

Exhibit J

**City of Fresno
Planning and Development Department**

**Conditions of Approval
March 1, 2023**

**Plan Amendment and Rezone Application No. P22-00507 and
Development Permit Application No. P22-00505**

Planner: Enrique Aponte 559-621-8046

PROJECT DESCRIPTION

Plan Amendment and Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505 were filed by Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc., and pertain to six (6) parcels totaling approximately ± 1.23 acres located west of North Sugar Pine Avenue between West Fir and West Beechwood Avenues.

Plan Amendment Application No. P20-04209 proposes to amend the Fresno General Plan, Pinedale Neighborhood Plan, and Fresno County Airport Land Use Compatibility Plan to change the planned land use designations for the subject property from Residential – Medium Density (±1.23 acres) to Commercial – General (±1.23 acres).

The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) (±1.23 acres) zone district to Commercial – General (±1.23 acres) zone district in accordance with the Plan Amendment Application.

Development Permit Application No. P22-00505 requests to construct an 11,664-square-foot, single-story medical clinic. The project proposes on and off-site improvements including but not limited to: two (2) points of ingress and egress; curbs, gutters, and sidewalks; landscaping; and guest and employee parking. The project will also require the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno. Under the current planned land use and zone district of Residential – Medium Density, the proposed use as a medical office would be prohibited. Under the proposed Commercial - General planned land use and zone district, the proposed use would be permitted by right.

APN(s): 303-161-48, 303-161-49, 303-161-50, 303-161-51, 303-161-52, and 303-161-53

ADDRESS: 49 West Fir Avenue

EXHIBITS: A 1-2, E, F, L, and O 1-6

EXISTING/PREVIOUS ZONING: RS-5 (*Residential Single Family, Medium Density*)

PROPOSED/APPROVED (BY CITY COUNCIL) ZONING: CG (*Commercial - General*)

PART A - ITEMS TO BE COMPLETED

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

Planner to check when completed

<input type="checkbox"/>	Development shall take place in accordance with Exhibits A 1-2, E, F, L, and O 1-6 dated March 1, 2023. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record prior to issuance of building permits (see directions below).
<input type="checkbox"/>	<i>Any proposed fences, walls, and hedges shall demonstrate compliance with the standards of Section 15-2006 of the FMC.</i>

<input type="checkbox"/>	<p><i>The General standards of outdoor lighting and illumination shall be met. Please revise plans to comply with Section 15-2015-B of the FMC.</i></p> <ul style="list-style-type: none">• <i>All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.</i>• <i>All parking lots and garages shall be illuminated with a minimum of 0.5 foot-candle of light.</i> <p><i>The maximum height for lighting fixtures shall be at most 25 feet when within 100 feet of any street frontage and 30 feet in any other location.</i></p>
<input type="checkbox"/>	<p><i>All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Add note to site plan and elevations.</i></p>
<input type="checkbox"/>	<p><i>All parking lots and garages shall be illuminated with a minimum of 0.5 foot-candle of light. Add note to site plan.</i></p>
<input type="checkbox"/>	<p><i>Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas.</i></p> <p><i>Enclosures shall be located as far as possible from the nearby residential district as feasible and be proximate to the non-residential development.</i></p> <p><i>Revise site plan to comply with these requirements.</i></p>
<input type="checkbox"/>	<p><i>Where potential vehicular and pedestrian conflict areas exist, provide visibility triangles per Section 15-2018 of the FMC. Revise Site Plan.</i></p>
<input type="checkbox"/>	<p><i>All required setbacks, except for areas used for exit and entry, shall be landscaped.</i></p>
<input type="checkbox"/>	<p><i>Pursuant to FMC Table 15-2305-C-1, a Type 2 Landscape Buffer shall be provided along the rear property line where the subject property abuts a residential district. Revise site plan and landscape plans.</i></p>
<input type="checkbox"/>	<p><i>The required Type 2 Landscape Buffer shall be planted and maintained in accordance with Table 15-2305-C-2 of the FMC. Revise landscape plans.</i></p>
<input type="checkbox"/>	<p><i>Provide a minimum of one tree for every 10,000 square feet of lot coverage.</i></p> <ul style="list-style-type: none">• <i>Trees which are provided to meet the minimum requirements for parking (or even street trees) shall count toward the satisfaction of this requirement).</i>
<input type="checkbox"/>	<p><i>Parking areas shall be landscaped in compliance with Article 24, Section 15-2421. Parking and Loading. This requirement has not been met; please revise site/landscape plans to comply.</i></p>
<input type="checkbox"/>	<p><i>Project shall comply with the noise standards contained in Table 15-2506-B & 15-2506-C of the FMC.</i></p>
	<p>Landscaping and irrigation shall be installed and maintained in accordance with provisions and standards of Article 23 of the Citywide Development Code.</p>
<input type="checkbox"/>	<p><i>Landscaping must be in place before issuance prior to occupancy and/or final inspection.</i> A Hold on Occupancy/Final Inspection shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division. (Include this note on the site and landscape plans.)</p>
<input type="checkbox"/>	<p><i>Prior to granting of occupancy/final inspection,</i> 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)</p>
<input type="checkbox"/>	<p><i>All exterior mechanical and electrical equipment shall be screened or incorporated into the</i></p>

	<p><i>design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. Please revise the site plan and/or elevations to demonstrate compliance with this requirement.</i></p>
<input type="checkbox"/>	<p><i>Pursuant to Section 15-2508 of the FMC, 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 streetlights 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.</i></p>
<input type="checkbox"/>	<p><i>The developer shall be required to mitigate the impacts of the increased runoff from the proposed commercial land use to a rate that would be expected if developed to medium density residential.</i></p> <ol style="list-style-type: none"><i>1. The developer may either make improvements to the existing pipeline system to provide additional capacity or;</i><i>2. May use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten year storm produced by a commercial development, to a two-year discharge, which would be produced by the property if developed medium density residential. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation. Implementation of the mitigation measures may be deferred until the time of development.</i>
<input type="checkbox"/>	<p><i>Buildings shall not be constructed over property lines. A Voluntary Parcel Merger shall be applied for prior to issuance of building permit and recorded prior to occupancy.</i></p> <p><i>Should revisions to the site plan result in buildings not being constructed over existing property lines, then a cross access/mutual easements covenant required. Provide a title report dated within 30 days of submittal for all properties involved. The covenant shall be applied for prior to issuance of building permit and recorded prior to occupancy.</i></p>

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable

<input type="checkbox"/>	<p>1. Fire Department</p> <p>All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department.</p> <p>All revisions to plans shall be called out with a cloud or delta.</p> <p>If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire-training/manuals-and-forms/</p>
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This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

1. Clarify on plan that the turn radius indicated meets the minimum 44 foot centerline requirement for fire apparatus and that the site lighting indicated on all fire lane points will not interfere with the vertical clearance of any fire apparatus.
2. All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)
3. Show the location of the fire department connection. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)
4. Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025)
5. The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025)
6. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2019 CFC, Section 912.2.1.
7. Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.3
8. Per DRC review: note and show on plan existing parcel lines to be removed with a parcel merger.
Provide documentation of parcel merger
9. Per DRC review: note and show items noted at pre-application meeting: Be advised that this project will be served by the Pinedale County Water District (PCWD) for domestic and fire protection water services. The existing water main shown in an easement through the proposed parking lot indicated as 8 inch may actually be 6 inch per a somewhat dated PCWD water system map in FF records. **Confirm actual size with PCWD and correct as necessary.** **Also be advised, that the PCWD now requires an aboveground double detector check assembly (DDCA) for fire services which may be problematic on placing south of the proposed riser closet in the hardscape area.** A location for the service in the landscape area next to the ambulance parking stall would be a better option. The DDCA incorporated two indicated fire sprinkler control valves and the FDC can be located on the back side of this device with no control valve on the riser in the proposed exterior closet. Applicant is advised to consult with the site utility contractor and fire sprinkler contractor on the details of the fire sprinkler service installation.

2. **Department Of Public Utilities (Water, Sewer, Solid Waste)**
See attached DPU comments and conditions memo dated November 3, 2022.

<input type="checkbox"/>	3. Department Of Public Works: Traffic Planning See attached DPW comments and conditions memo and redlined plan exhibit CP1 dated October 13, 2022. For questions, please contact Andreina Aguilar at andreina.aguilar@fresno.gov or at 559-621-8674..
<input type="checkbox"/>	4. Flood Control See attached FMFCD Notice of Requirements (NOR) comment memo dated October 4, 2022. NOR Review fees & Grading Plan Review fees are due.
<input type="checkbox"/>	5. Fresno County Environmental Health Recommended Conditions of Approval: <ul style="list-style-type: none">• The applicant will be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.• Prior to occupancy, the applicant must register any radiation diagnostic equipment with the California Department of Public Health, Radiologic Health Branch. Contact the registration staff at (916) 327-5106 for more information or visit the webpage at: https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/RHB-X-ray/Registration.aspx.• The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Fresno Municipal Code.• If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.• Should any underground storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.• 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.

	<p>used in the structures, then prior to remodel work the contractor should contact the following agencies for current regulations and requirements:</p> <p>? California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600.</p> <p>? United States Environmental Protection Agency, Region 9, at (415) 947-8000.</p> <p>? State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.</p>
<input type="checkbox"/>	<p>6. Building and Safety Services</p> <p>The following items require a separate process with additional fees and timelines, in addition to the Development Permit Application process.</p> <p>Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project.</p> <ul style="list-style-type: none">• Verify permanent drainage facilities are provided by Fresno Metropolitan Flood Control District (FMFCD). Contact Jason Clark at (559) 456-3292 for additional information.• Plans must be signed by a licensed Architect/Engineer prior to submittal for permits.• Provide a complete building code analysis for the proposed building.• Drop of zone a main entry shall comply with all requirements of CBC 11B-503.• Circulation paths shall comply with all requirements of CBC 11B-250. <ol style="list-style-type: none">1. Demolition permit is required for all structures being removed from the existing site.2. Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project. <ul style="list-style-type: none">• Verify permanent drainage facilities are provided by Fresno Metropolitan Flood Control District (FMFCD). Contact Jason Clark at (559) 456-3292 for additional information.• Parcel merger/Lot line adjustment is required for the proposed project. <p>These conditions are preliminary comments based on the drawings provided. A complete and detailed review will be provided once the full set of construction drawings are submitted to the Building and Safety Services Division for permit review.</p>
<input type="checkbox"/>	<p>7. Airports</p> <p>Airspace Protection</p> <p>> Airspace review required for any objects (temporary or permanent) over 100 feet tall.</p>
<input type="checkbox"/>	<p>8. Fresno Irrigation District</p> <p>Please see FID's comments uploaded to Accela dated October 5, 2022.</p>
<input type="checkbox"/>	<p>9. Land Division Impact Fees</p> <p>See development and impact fee estimate memo City of Fresno Development Impact Fee Estimate - Reference document: P22-00505 - Medical Clinic - 49 W Fir Ave.pdf dated September 20, 2022.</p>
<input type="checkbox"/>	<p>10. Long Range Planning</p> <p>This project (P22-00505 and P22-00507) is located across six parcels, five of which are part of the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates a combined minimum capacity of 5 above moderate units for this site. The 2013-2023 RHNA obligation for above moderate is 10,116 and the existing surplus capacity is 5,499 for a total existing capacity of 15,615 units. This project proposes 0 units of housing, therefore will lower the surplus capacity to 5,494 units. As the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's</p>

	share of the regional housing need pursuant to Section 65584, this project is consistent with the Housing Element.
<input type="checkbox"/> 11.	San Joaquin Valley Air Pollution Control District Please see previous comment letter dated September 30, 2022.
<input type="checkbox"/> 12.	Historic Preservation Per HPC meeting on 11/28/22, Permits P22-00505 & P22-00507 were approved. Thank you. Myrna Rivas, Administrative Clerk Historic Preservation Historic.preservation@fresno.gov 559-621-8071
<input type="checkbox"/> 13.	Council District Committee The Council District 2 Project Review Committee recommended approval of this project on October 10, 2022. The motion carried three to zero. The committee expressed support for the project and the services it provides. Recommended it be approved promptly and open as soon as possible to provide necessary services. Please see uploaded draft minutes for additional information.
<input type="checkbox"/> 14.	PG&E: See PG&E Impact Letter uploaded to project documents dated October 11, 2022.

PART C - PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards

	<u>Standard Requirement</u>	<u>Proposal</u>	<u>Complies?</u>
Maximum Floor Area Ratio	2.0	0.21	Yes

2. Building Form and Location Standards – CG zone district

	<u>Standard Requirement</u>	<u>Proposal</u>	<u>Complies?</u>
Maximum Height (ft.)	35'	28'	Yes
Minimum Setback (Major Street) Side Rear	- - -	N. Sugar Pine: ±16 10' 10'	Yes Yes No. Solid Waste & Recycling Storage shall not be located within required landscape buffer area. Relocate.
Parking, from back of sidewalk or curb	-	15'	Yes

Should corrections or revisions result in changes to the site plan, the revised exhibits shall demonstrate compliance w/ the development code standards of FMC Table 15-1202.

3. Site Design Development Standards

Development shall comply with applicable Site Design Development Standards in accordance with FMC Section 15-1204 including but not limited to Residential Transition Standards, Required Landscape Buffers, Screening, and Exceptions to Maximum Height in the CG District.

4. Façade Design Development Standards

Development and design of building elevations shall comply with the Façade Design Development in accordance with Section 15-1205 of the FMC as applicable.

5. Parking and Loading

- 1 parking space per 275 sq. ft. of floor area.
- Long-term bicycle parking requirement for manufacturing and production is per the California Green Building Standards Code which requires the provision of secure bicycle parking for 5% of the off-street parking provided.

6. Landscaping

- a. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**
- b. 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 California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
- c. Additional landscaping requirements including landscape plan requirements, landscape design standards, and general landscaping standards can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

7. Fencing

a. Front Yard.

- i. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- ii. **All Other Materials.** All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

b. Street-Side Yard.

- i. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- ii. **All Other Materials.** All other fences within any required street side yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

- c. **Other Yards.** Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per Section 15-2013, Outdoor Service Yards and Storage.
- d. **Setbacks.** Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.

e. Decorative Features.

- i. Fences, greater than 125 feet in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 feet apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned, or zoned residences.
- ii. A wrought iron decorative entry gate, located outside of required street yard setbacks may be allowed up to seven feet in height in Residential Districts and eight feet in Non-Residential Districts with Director approval.

8. Screening Between Differing Land Use

- i. **Common Property Lines.** A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district and where multi-family development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards.

ii. Screening Wall Standards.

1. **Location.** Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
2. **Materials.** Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent material as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement.
3. **Berms.** Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the **required height of such screening** may be provided by the berm.
4. **Maintenance.** Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising.
5. **Graffiti.** Graffiti on a screen wall shall be removed within 48 hours.
6. **Timing.** If a non-residential use develops adjacent to an existing residential development the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards.
7. **Pedestrian Access.** Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code.

9. Outdoor Storage. The open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours is not permitted in the front or street-facing side yard.

10. Special Use Requirements This section is not applicable.

Operational Requirements

PART D - PLANNING - OTHER REQUIREMENTS

Planning/Zoning/Environmental Compliance Requirements

1. Development shall take place in accordance with the policies of the Bullard Community Plan, Pinedale Neighborhood Plan, Fresno General Plan and with the Commercial – General planned land use designation..
2. Development shall take place in accordance with the CG (Commercial - General) zone districts, and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).
3. Comply with the operational statement submitted for the proposed project dated March 1, 2023.

4. Comply with all applicable mitigation measures detailed in the attached Program Environmental Impact Report (PEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.
6. Property development standards and operational conditions are contained in Articles 12 (Commercial 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.
7. Development shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" if applicable.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

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 Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under 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; [Click Here](#)

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 (including leasing out any commercial or industrial property, or renting out four or more dwelling units) 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 is available at the following website: [Click Here](#)
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 this 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. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
15. 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.
16. 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).
- 17. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
- 18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code
- 19. 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.
- 20. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
- 21. 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 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.)**
- 22. 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.)**
- 23. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
- 24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). 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.
- 25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

SIGNAGE

- 26. 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.
- 27. 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.)**
- 28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Planning and Development Department's Public Front Counter or online at: [Click Here](#)
- 29. 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.

30. 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 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

31. 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

32. 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.

33. 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.

34. 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.

35. 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.

36. 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'.

37. 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, 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).

38. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
39. 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.)**
40. 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.)**
41. 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.)**
42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. 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
44. 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) 621-8277.
45. Open street cuts are not permitted; all utility connections must be bored.
46. 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.
47. 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 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.

48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers except as may be permitted by Table 15-2013-B. Outdoor storage areas shall be screened from 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 operational statement. If it is not, it is not allowed on the site.
49. 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)

50. **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.
51. **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 ITE Generation Manual. 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)
52. **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.
 - c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the IH zone district and for development projects developed inconsistent with the plan land use.
 - d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of

the parcel multiplied by the applicable fee rate.

e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street Impact Fee obligation for the new use.

53. **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.

54. **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 prior to issuance of certificate of occupancy.

55. **SCHOOL FEES**

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. **FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES**

57. **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')

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, Administration Division at (559) 621-8600.

58. **WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513)**. 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) Transmission Grid Main Charge (based on acreage)

c) Transmission Grid Main Bond Debt Services Charge (based on acreage)

d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)

e) Wellhead Treatment Fee (based on living units or living unit equivalents)

f) Recharge Fee (based on living units or living unit equivalents)

g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)

h) Service Charges (based on service size required by applicant)

i) Meter Charges (based on service need)

59. 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.

Valley Health Team, Inc.
Plan Amendment and Rezoning Justification

July 12, 2022

Project Description/Request

Approve a General Plan Amendment and rezoning changing the general plan designation for the 1.23 +/- acres (54,600 +/- sq. ft.) from the *medium density residential* land use designation to the General Commercial (CG) land use and zoning. An 11,664 +/- sq. ft. medical clinic is proposed which is a *by-right* use per Section 15.16703 of the City of Fresno Development Code.

Other facts pertinent to this project are as follows:

Owner:

Valley Health Team, Inc.
P.O. Box 737
21890 W. Colorado Ave.
San Joaquin, CA 93660

APPL. NO.	P22-00505	EXHIBIT	O-1	DATE	09/15/2022
PLANNING REVIEW BY					DATE
TRAFFIC ENG.					DATE
APPROVED BY					DATE
CITY OF FRESNO DARM DEPT					

Applicant:

Valley Health Team, Inc.
Pinedale Community Health Center.
P.O. Box 737
21890 W. Colorado Ave.
San Joaquin, CA 93660

Representative:

Land Planner:
Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite No. 200
Fresno, CA 93721

Project Architect:
Bryan Pok
Centerline Design, LLC
1508 Tollhouse Rd. Suite C
Clovis, CA 93611
559-298-3060 ext.12

Area/APN:

APN 303-161-48/49,50, 51, 52 & 53

1.23 +/- Acres

Site Address:

Existing General Plan

Designation: Medium density residential

Existing Zone District:

Community or Specific Plan: Bullard Community Plan

The proposed clinic is also an *infill project* as the surrounding neighborhood was developed many decades ago. Information from long time Pinedale residents indicate that the subject site has never been developed. In fact, the project is subject to City of Fresno *intercity* land use fee reductions.

The project is also within an *Infill Opportunity Zone* of the City of Fresno General Plan adopted to promote and facilitate *both large, catalytic reinvestment projects, as well as smaller-scale strategic interventions.*

Neighborhood Outreach Efforts:

The applicant held a *zoom* outreach meeting with Pinedale residents many months ago using a mailing list provided by city staff. The neighborhood is very supportive of project. The applicant committed to working with the neighbors to assure compatibility particularly regarding parking and landscaping.

Describe how the proposal is complementary to the surrounding neighborhood:

To provide proximate health care to an undeserved area.

Describe how the proposal helps implement the Fresno General Plan

The project will provide health and specialized care services to an underserved area of the community and to the adjacent Pinedale Elementary school.

1. Background and Project Description

Valley Health Team, Inc., has a long history of providing healthcare services in the Central Valley. In 1973, concerned citizens from Kerman, San Joaquin, and surrounding communities worked together to bring quality healthcare to this underserved region. Valley Health Team has grown steadily since then to meet the increasing healthcare needs in Fresno, Tulare, and Inyo Counties. In keeping with the applicant's mission to provide accessible,

comprehensive, and quality health care in a culturally and linguistically appropriate manner regardless of patient's ability to pay,

Valley Health Team has Board-certified physicians, certified physician assistants, dentists, dermatologists, optometrists, podiatrists, chiropractors, psychologists, licensed clinical social workers, health educators, case managers, and support staff who work with leadership to provide primary health care and specialty care services to deliver outcome-based care.

Valley Health Team targets the indigent, uninsured, underserved, special needs population, migrant and seasonal agricultural workers, and all persons with limited access to health care including individuals at or below 200% of the Federal Poverty Level.

Valley Health Team desires to construct a 11,664+/- sq. ft. health center on the following the subject property in Pinedale, a previously unincorporated community in Fresno County, CA. The location next to Pinedale Elementary School will allow the students and their parents to have great accessibility to excellent health care.

The health center will meet OSHPD3 requirements and will accommodate exam, treatment, labs, x-ray, behavioral health, dental and other rooms and offices as detailed on the project floor plan prepared by Centerline Design, LLC.

The health center will provide outpatient services in family medicine, internal medicine, pediatrics, perinatal care, gynecology, nutrition and health education, behavioral health, dentistry, diagnostic lab and x-ray, referral services for women, infants and children. Additionally, chiropractic and podiatry dispensing services will be offered.

2. Hours of Operation

The proposed hours of operations are Monday through Friday, from 8:00 a.m. to 6:00 p.m. If demand exists, the proposed health center may offer expanded hours in the evenings to 8pm and on Saturdays. An Urgent Care component may also be provided 7 days a week from 8am to 9pm with a much reduced staff, if the demand for that service exists.

3. Employees

The project is anticipated to employ approximately 40 staff members including providers and support staff at the site.

4. Customers

The project will serve an estimated 5,000 unduplicated patients and provide 21,450 patient visits per year or 82 clients per day including telemedicine which will account for 25% (or 20+/- patients) of all client visits.

Valley Health Team anticipates that 40-50% of patient visits will consist of visits from residents within the Pinedale community and students from Pinedale Elementary School. Please find the attached letter of support from Debra Bolls Principal Pinedale Elementary

School acknowledging the opportunity to provide her students excellent health care proximate to their homes and school.

5. Service Delivery Vehicles

The are no service delivery vehicles.

6. Access to the site:

The site has frontage on two roads Beechwood and Spruce Avenues. Both roads are in good condition.

7. Number of parking spaces for employees, customers, and service/delivery vehicles.

Type of surfacing on parking area.

Please see the attached site plan prepared by Centerline Design, LLC.

8. Estimated traffic

See the project traffic study prepared by JLB Traffic Engineering.

9. Are any goods to be sold on-site?

No goods will be sold on site.

10. What equipment is used? If appropriate, provide pictures or brochure.

Typical office and medical equipment will be used.

11. What supplies or materials are used and how are they stored?

Typical office and medical supplies will be used.

12. Does the use cause an unsightly appearance?

Noise: Typical medical office noise

Glare: Lighting will be hooded and directed to not annoy adjacent properties

Dust: n/a

Odor: n/a

13. List any solid or liquid waste to be produced.

All solid waste will be disposed of per applicable health and safety codes. *Sharps* will also be disposed of in accordance with applicable regulations.

14. Describe proposed advertising including size, appearance, and placement.

Signage will be per City of Fresno standards

15. Will existing buildings be used or will new buildings be constructed?

Describe type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate

The site is vacant. All improvements will be new. Please see the attached site plan prepared by Centerline Design, LLC.

16. Will any outdoor lighting or an outdoor sound amplification system be used?

Describe and indicate when used.

Outdoor lighting will be hooded and directed to not annoy nearby residents. No sound amplification will be used on site.

17. Landscaping or fencing proposed? Describe type and location.

The site will be nicely landscaped per city standards. Please see the attached site plan prepared by Centerline Design, LLC.

18. Any other information that will provide a clear understanding of the project or operation.

A major premise of the Valley Health Team business plan is to locate clinics with a wide range of medical, physical, psychological services in underserved areas such as Pinedale. The proposed location was selected due to its immediate proximity meaning literally across the street from the Pinedale Elementary School located at 7171 N. Sugar Pine Ave. Please see the attached aerial. This proximity will allow the Pinedale Elementary School children and their families to walk to the clinic substantially reducing vehicular trips.

The proposed clinic is also proximate to the Pinedale Community Center located at 7170 N. San Pablo Ave. which located immediately west and functionally a part of the Pinedale Elementary School. The proposed Valley Health Team site proximity to these two community activity centers allows their clients to literally walk to the clinic. Valley Health Team has already established a protocol with Pinedale Elementary School to serve the students health care needs and by way of extension the family of the students.

The facility is located within 1,000 feet of the City of Fresno bus rapid transit system BRT). The purpose of the BRT system is to facilitate accelerated bus transportation along major city job and housing corridors thereby reducing automobile travel. Empirical information developed by the city at the time of the BRT implementation hearings concluded that the BRT reduces vehicle miles traveled for users proximate to BRT shelters.

Without the proposed Valley Health Team facility, Pinedale residents would have to travel outside of their community to obtain medical services. By locating the proposed Valley

Health Team facility within the community of Pinedale at the site proposed Pinedale residence medical, psychological, physical therapy and pharmaceutical needs can be addressed with much shorter trip lengths. In fact, as illustrated on the attached aerial, the unincorporated community of Pinedale is under 2 square miles and the community's furthest point from the proposed health center location is only 3,294+/- feet or .62 of a mile. Therefore, based on the information provided above, a majority of project vehicle trip lengths will be unusually short.

The project is within a highly *mixed use area* of substantial office, regional commercial and single and multifamily uses. Hundreds of acres of regional commercial uses including grocery, food, entertainment, fitness, general merchandising, home repair, etc. are proximate to the subject site. A variety of housing types exist in the Pinedale community including mobile home parks south of the subject site on Herndon Ave. This mix of uses substantially increases the likelihood that typical traffic counts overstate the *net* traffic generated by a use in a mixed use area.

m:\current clients\valley health team 21-04\correspondence\justification-operational statement.docx

APPL. NO. P22-00505 EXHIBIT O-6 DATE 09/15/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

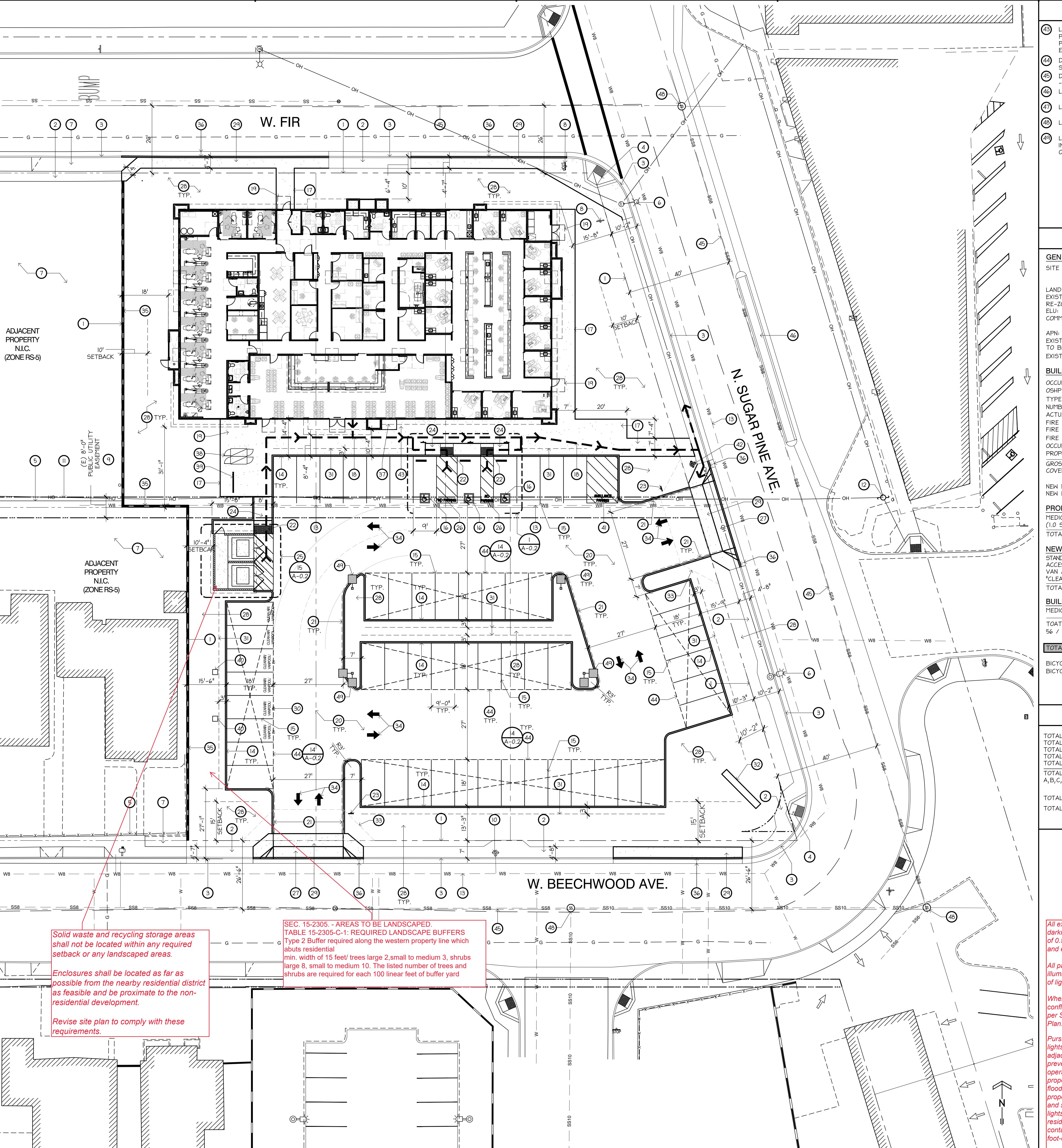
CITY OF FRESNO DARM DEPT



CENTERLINE

DESIGN, LLC

PLANNING DESIGN CONSULTING

1508 TOLLHOUSE ROAD, SUITE 1C
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

KEYED NOTES

- LOCATION OF EXISTING PROPERTY LINE TO REMAIN.
- LOCATION OF EXISTING CONCRETE PUBLIC SIDEWALK TO REMAIN.
- LOCATION OF EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- LOCATION OF EXISTING CONCRETE CURB RAMP TO REMAIN.
- LOCATION OF EXISTING FENCE TO REMAIN.
- LOCATION OF EXISTING STREET LIGHT TO REMAIN.
- LOCATION OF EXISTING LANDSCAPE AND IRRIGATION TO REMAIN.
- LOCATION OF EXISTING STREET SIGN TO REMAIN.
- LOCATION OF EXISTING PUBLIC UTILITY EASEMENT TO REMAIN.
- LOCATION OF EXISTING FIRE HYDRANT TO REMAIN.
- LOCATION OF EXISTING OVERHEAD UTILITIES TO REMAIN.
- LOCATION OF EXISTING PG&E POWER POLE TO REMAIN.
- LOCATION OF EXISTING WATERLINE TO REMAIN.
- LOCATION OF NEW CONCRETE CURB.
- LOCATION OF NEW 4" WIDE STRIPING PAINTED PER CITY OF FRESNO PARKING MANUAL (TYP.).
- INDICATES LOCATION OF NEW ACCESSIBLE PARKING, UNLOAD ZONES, AND CURB CUT RAMPS.
- LOCATION OF NEW CONCRETE FLATWORK (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE).

PROJECT DATA

GENERAL DATA:

SITE ADDRESS:

INTERSECTION OF W. BEECHWOOD AVE. & N. SUGAR PINE AVE., FRESNO, CALIFORNIA 93650
APN: #53,815 SQ. FT. (#1.23 ACRES)

LAND AREA:

#53,815 SQ. FT. (#1.23 ACRES)

EXISTING ZONING DESIGNATION:

RE-ZONE PROPOSED DESIGNATION: RS-5

RE-ZONE PROPOSED DESIGNATION:

GENERAL COMMERCIAL CG

ELU: VACANT PARCEL

COMMUNITY PLAN: BULLARD COMMUNITY PLAN, BULLARD NEIGHBORHOOD PLAN 30316148 THRU 30316153

APN: 923 SQ. FT.

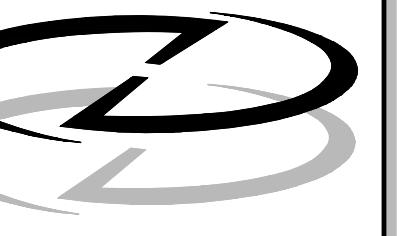
EXISTING SINGLE FAMILY DWELLING UNIT TO BE DEMOLISHED: 464 SQ. FT.

EXISTING UNATTACHED GARAGE TO BE DEMOLISHED: 923 SQ. FT.

923 SQ. FT.

464 SQ. FT.

923 SQ. FT.

CENTERLINE
DESIGN, LLC

PLANNING DESIGN CONSULTING

1508 TOLLHOUSE ROAD, SUITE 1C
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

KEYED NOTES

- LOCATION OF EXISTING PUBLIC UTILITY EASEMENT TO REMAIN.
- LOCATION OF EXISTING WATERLINE TO REMAIN.
- LOCATION OF PROPOSED NEW BUILDING. SEE SHEET A-1.0 FOR ADDITIONAL INFORMATION.
- CONSTRUCT NEW 6" HIGH CONCRETE CURB - PER CITY STANDARDS.
- LOCATION OF NEW 4" WIDE STRIPING - PER CITY STANDARDS.
- LOCATION OF NEW CONCRETE TRUNCATED DOMES (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE). REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- LOCATION OF NEW AC PAVING.
- LOCATION OF NEW CURB CUT RAMP FOR ACCESSIBLE PATH.
- LOCATION OF NEW 6" HIGH WHEEL STOP (TYP).
- LOCATION OF NEW TRUNCATED DOMES OVER NEW CONCRETE - 6" FROM FACE OF FLOOR LINE BY 36" DEEP IN FILL OF ZERO CURE - YELLOW AND APPROXIMATELY FIVE FEET OF FEDERAL STANDARD BOR. OR PROVIDE 70% MIN VISUAL CONTRAST WITH ADJACENT WALKING SURFACES.
- LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
- NEW POLE MOUNTED VAN ACCESSIBLE PARKING SIGNAGE - SEE DETAILS.
- NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE - SEE DETAILS.
- NEW ACCESSIBILITY SYMBOL - SEE DETAILS.
- NEW 4" WIDE STRIPING PAINTED BLUE AT ACCESS AISLE PERIMETER WITH PAINTED WHITE INFILL STRIPING AT 45 DEGREES AND AT 36" ON CENTER MAXIMUM WITHIN 'NO PARKING' ZONE.
- DASHED LINE INDICATES 3'-0" PARKING OVERHANG.

APPL. NO. P22-00505 EXHIBIT A-2 DATE 09/15/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

PROJECT PROPOSED DEVELOPMENT FOR:
 VALLEY HEALTH TEAM
 INTERSECTION OF W. BEECHWOOD AVE. & N. SUGAR PINE AVE.
 APN'S: 303-161-48 THROUGH 53
 FRESNO, CALIFORNIA 93560

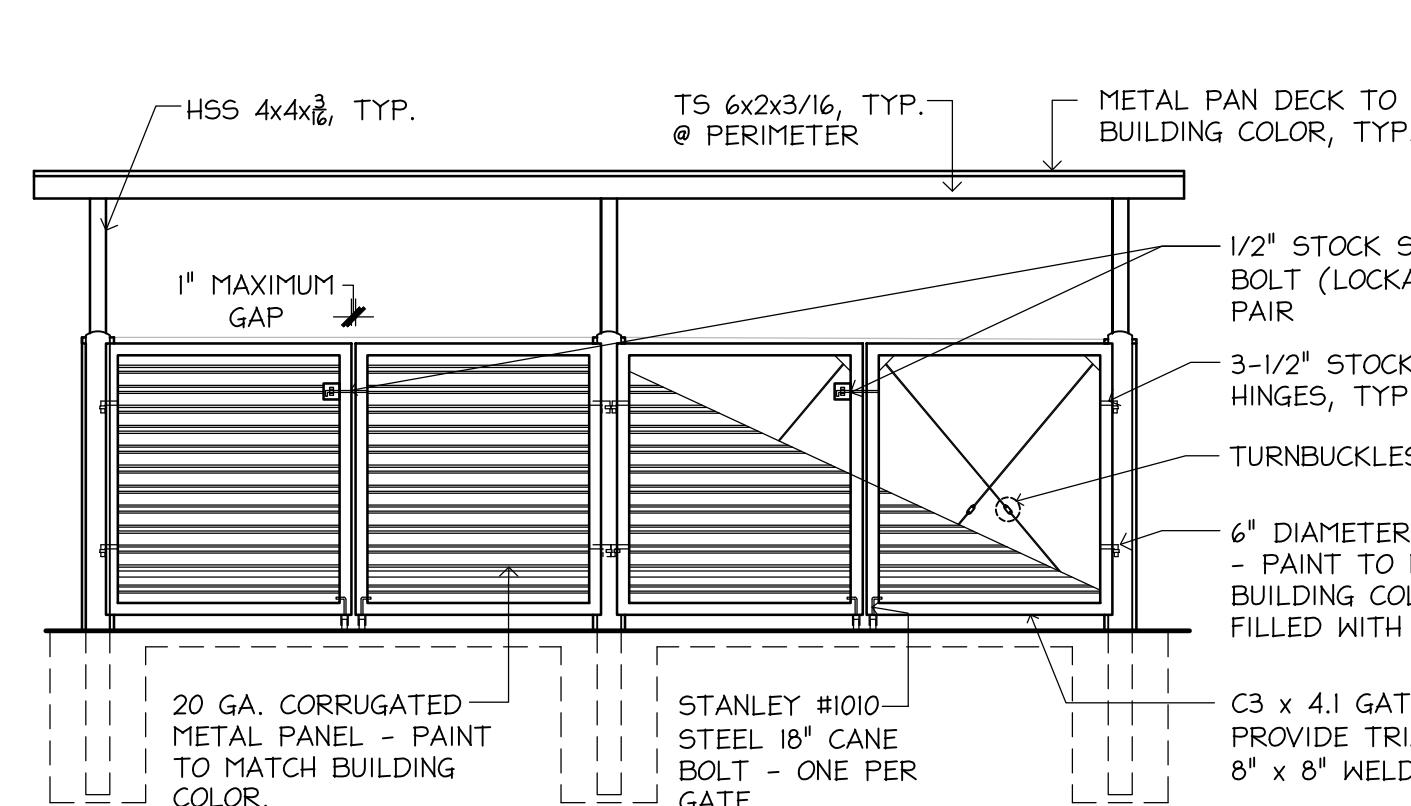
STATUS
 Current Release Date 02-08-2022
 Planning Submittal
 Plan Check Submittal

REVISIONS
 △ △ △ △

IDENTIFICATION
 Scale 1/16" = 1'-0"
 Project Coordinator ROGER HURTADO
 Project No. 20-166
 Sheet

A-0.2

PROPOSED ENLARGED SITE PLAN AND DETAILS

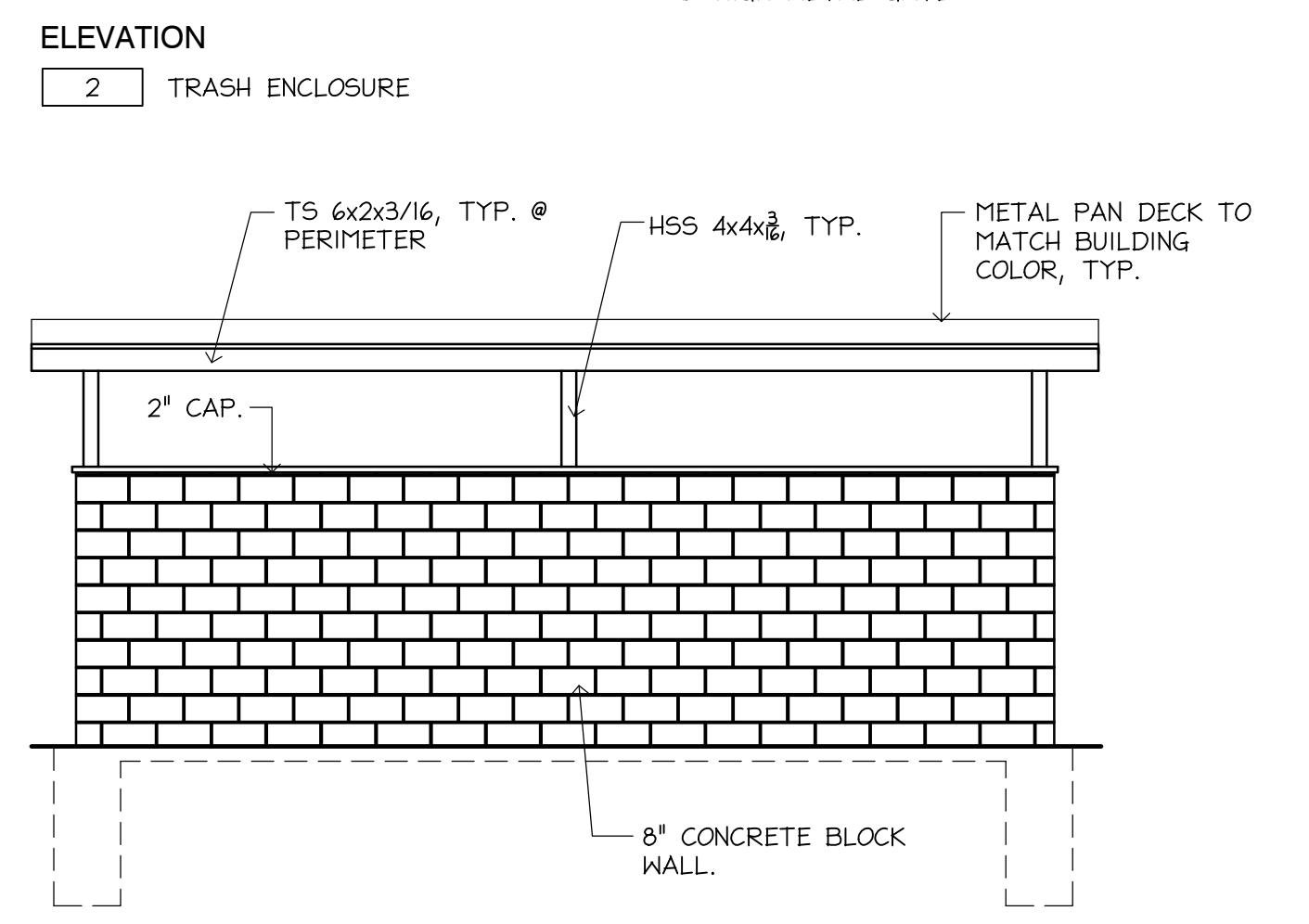


ELEVATION
 1 TRASH ENCLOSURE
 METAL PAN DECK TO MATCH BUILDING COLOR, TYP.
 TS 6x2x3/16, TYP. @ PERIMETER
 1' O.H., TYP.
 2' CAP.
 9'-6"
 6'-2"
 3'-4" DIA. x 48" DEEP CONCRETE FOOTING.
 6' HIGH METAL GATE
 20 GA. CORRUGATED METAL PANEL - PAINT TO MATCH BUILDING COLOR.
 STANLEY #1010 STEEL 18" CAGE BOLT - ONE PER GATE.
 1/2" STOCK SLIDE BARREL BOLT (LOCKABLE) EA. PAIR
 3-1/2" STOCK BARREL HINGES, TYP. - EA. GATE
 TURNBUCKLES.
 6" DIAMETER STEEL PIPE - PAINT TO MATCH BUILDING COLOR, TYP. FILLED WITH CONCRETE.
 C3 x 4.1 GATE FRAME - PROVIDE TRIANGLE OF 1/4" x 8" x 8" WELD AT CORNERS.

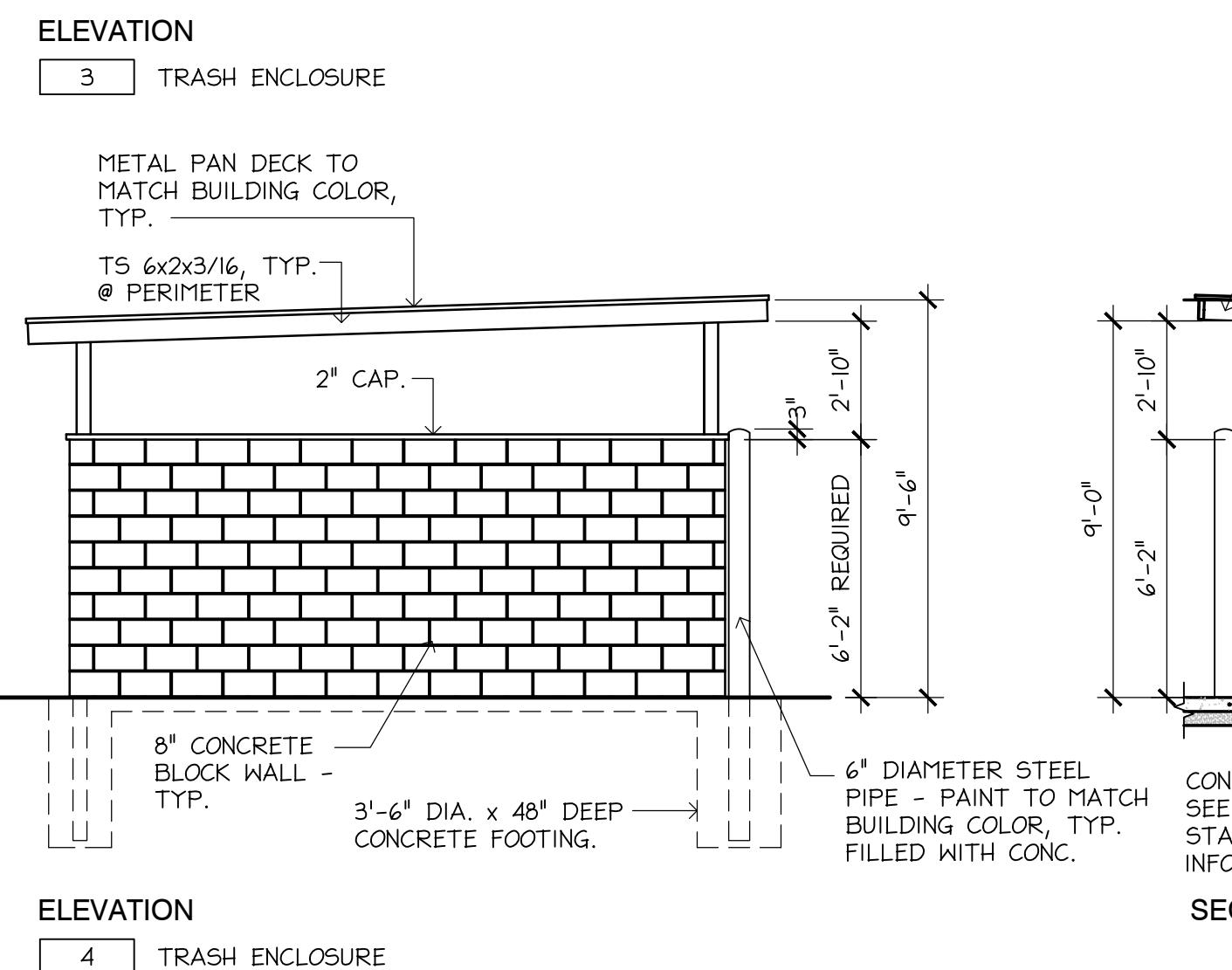
Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas.

Enclosures shall be located as far as possible from the nearby residential district as feasible and be proximate to the non-residential development.

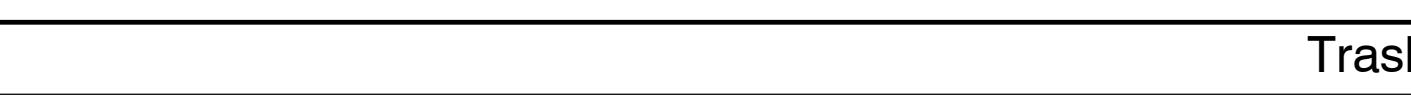
Revise site plan to comply with these requirements.



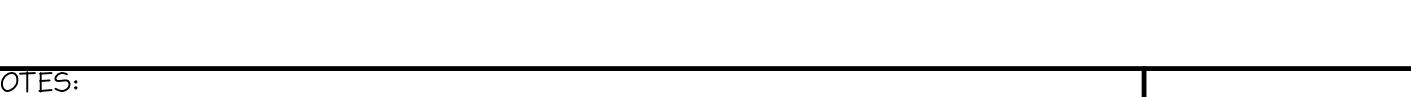
NOT USED
 NOTES:
 ALL TRASH ENCLOSURE FRAMING MEMBERS ARE TO BE PAINTED TO MATCH BUILDING COLOR. GATES ARE TO MATCH BUILDING PAINT.
 STEEL FABRICATOR SHALL SUBMIT FULL STEEL SHOP DRAWINGS FOR ENCLOSURE ROOF STRUCTURE FOR REVIEW.
 ALL WELDS AND JOINTS TO BE FILLED AND GROUND SMOOTH, PREPARED TO BE PAINTED.



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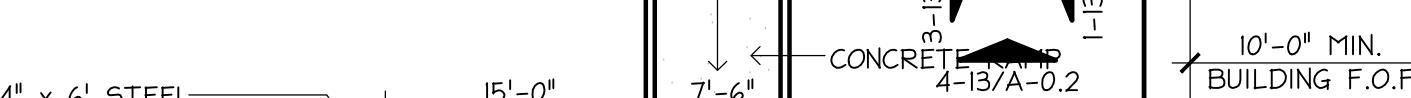
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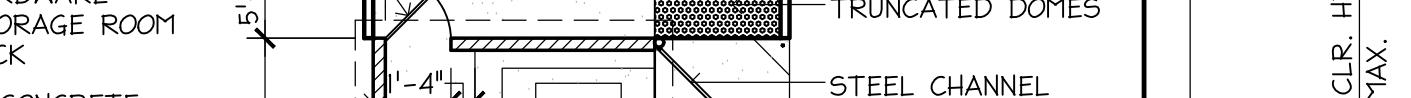
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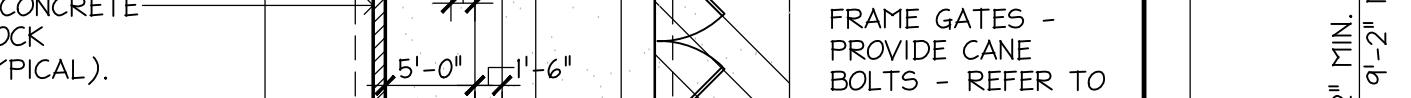
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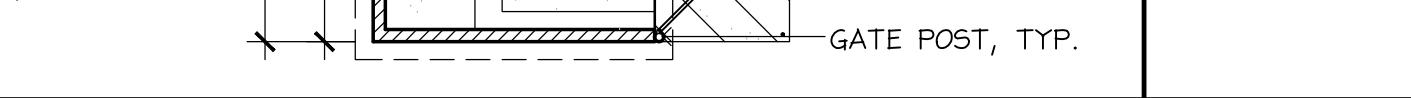
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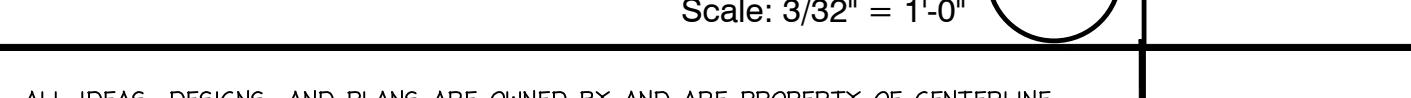
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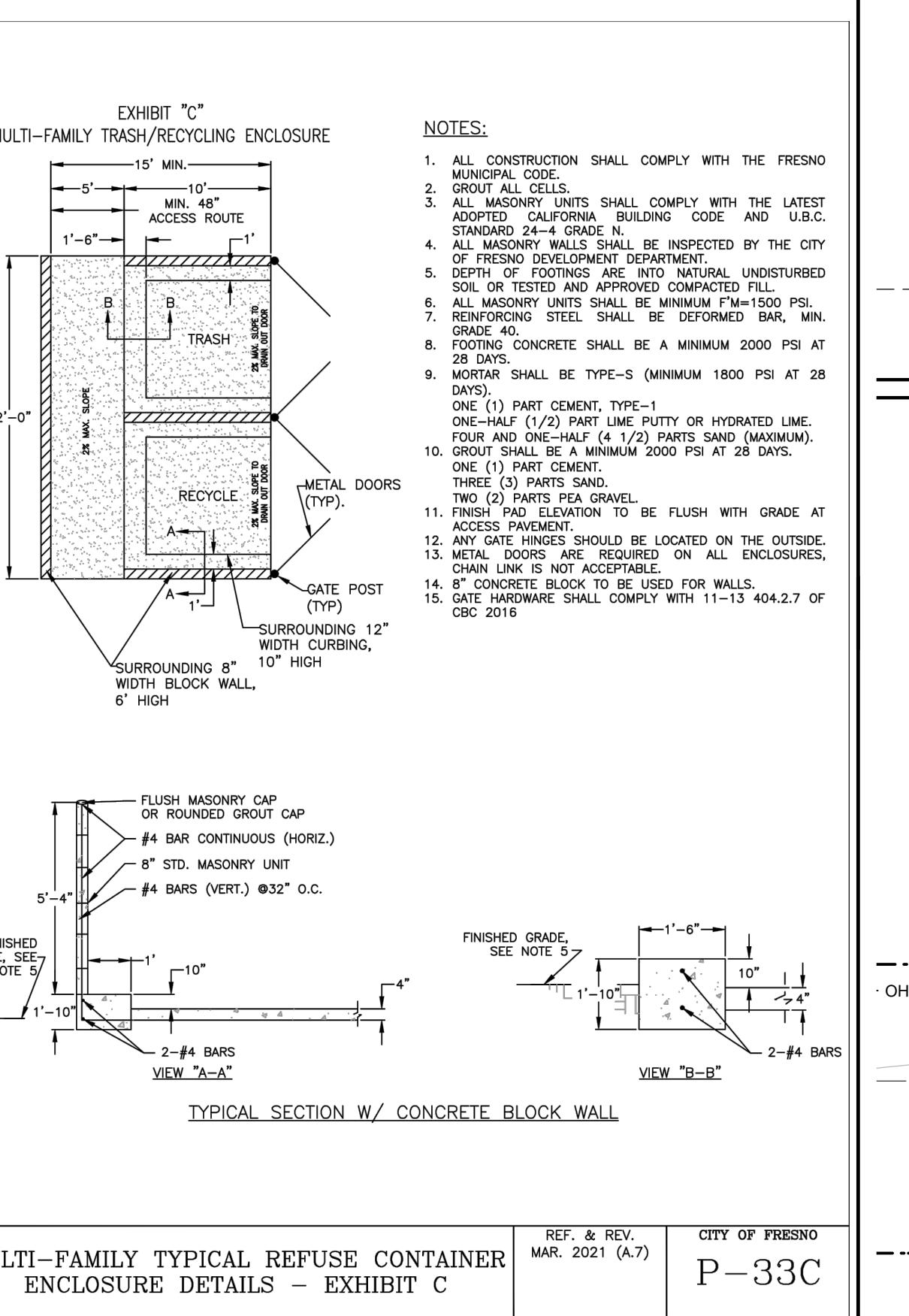
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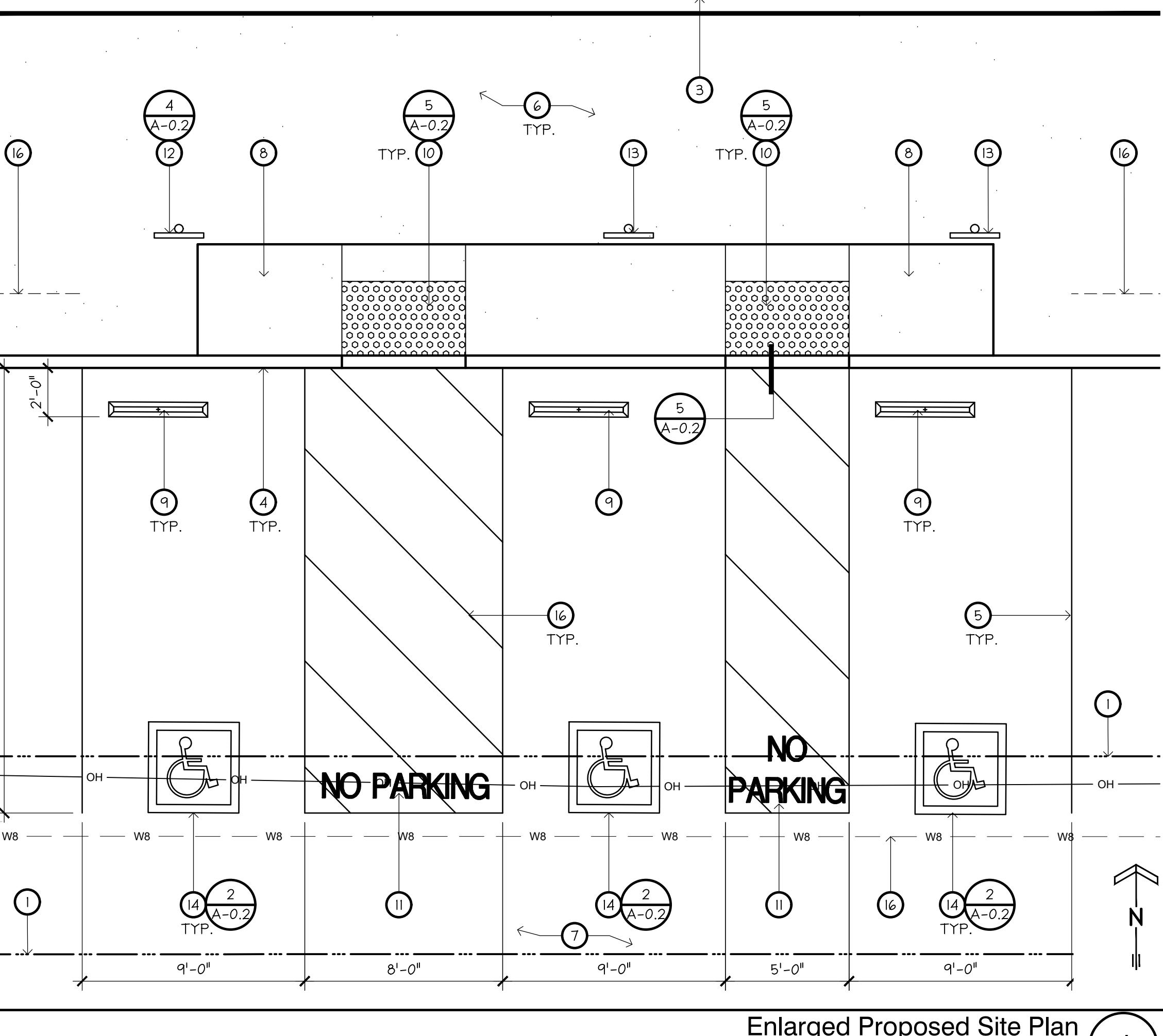


MULTI-FAMILY TYPICAL REFUSE CONTAINER ENCLOSURE DETAILS - EXHIBIT C

REF. & REV. MAR. 2021 (A.7) CITY OF FRESNO P-33C

CITY OF FRESNO TRASH ENCLOSURE STANDARD

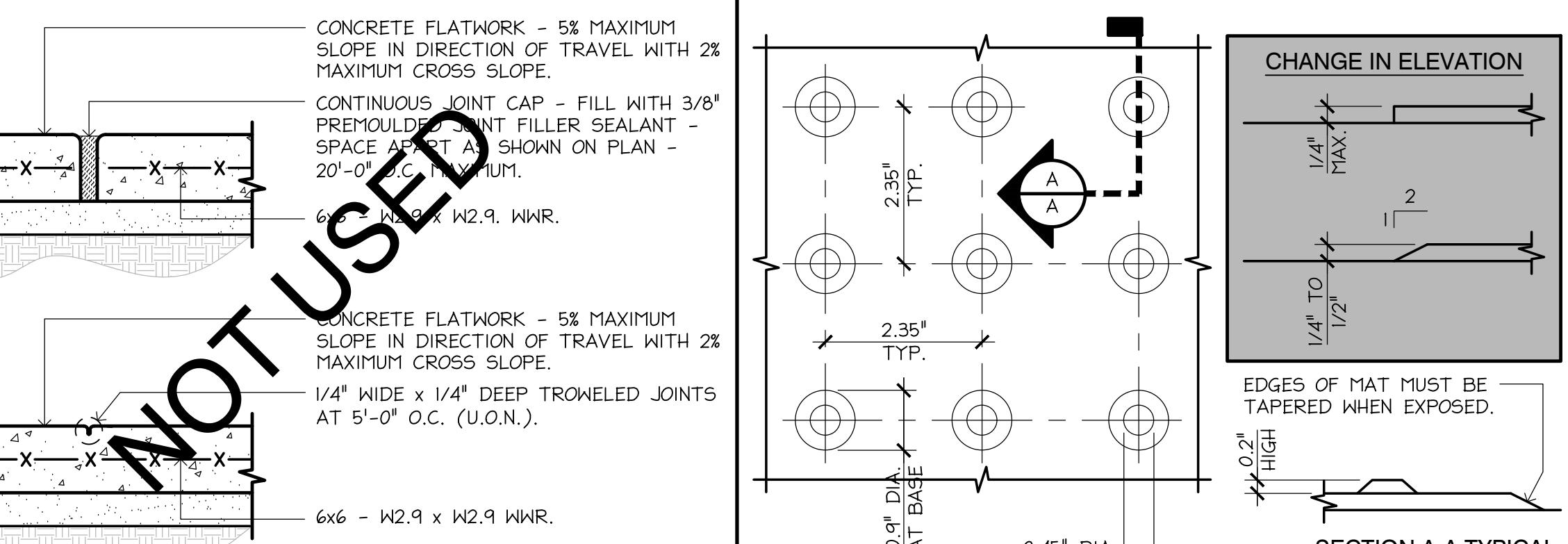
Scale: 1/4" = 1'-0"



Enlarged Proposed Site Plan

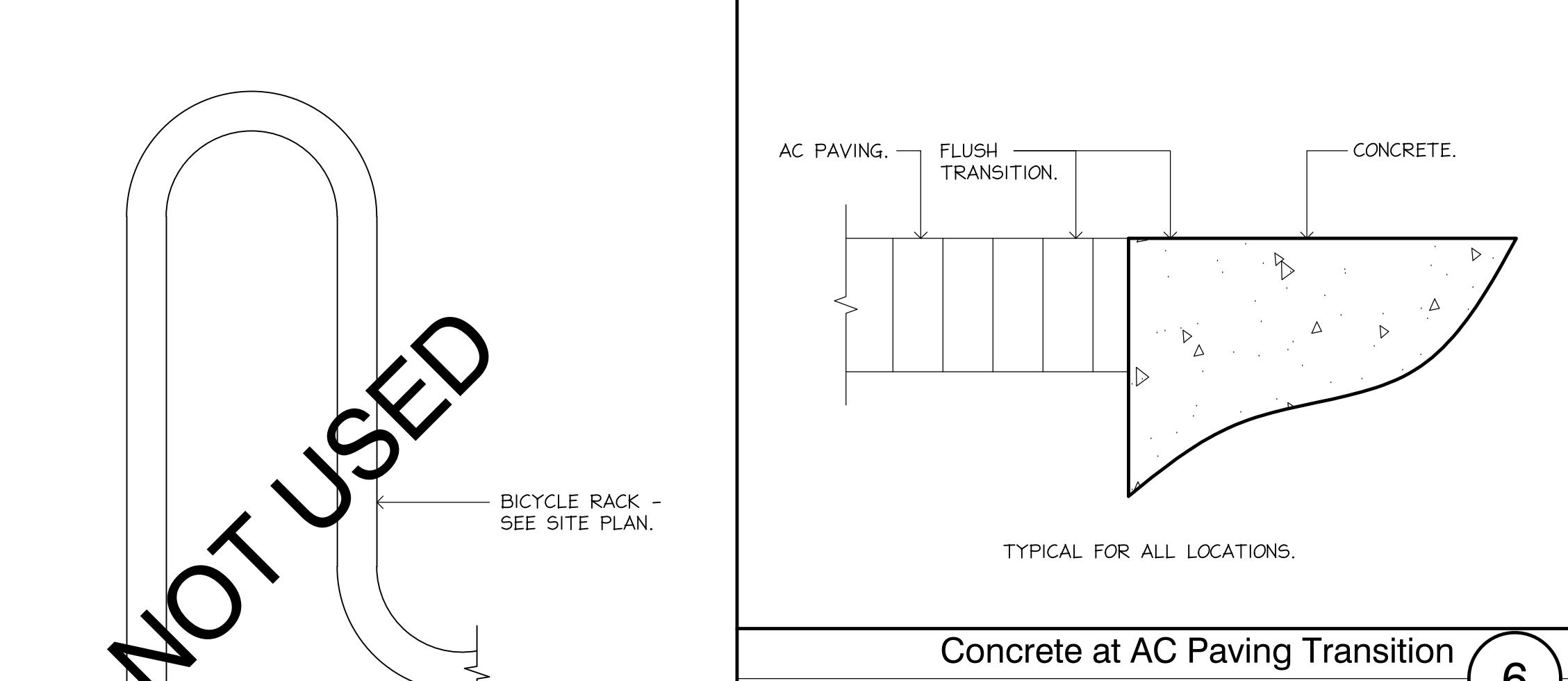
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Scale: 1/4" = 1'-0"



Concrete Flatwork Edge

Scale: 1" = 1'-0"



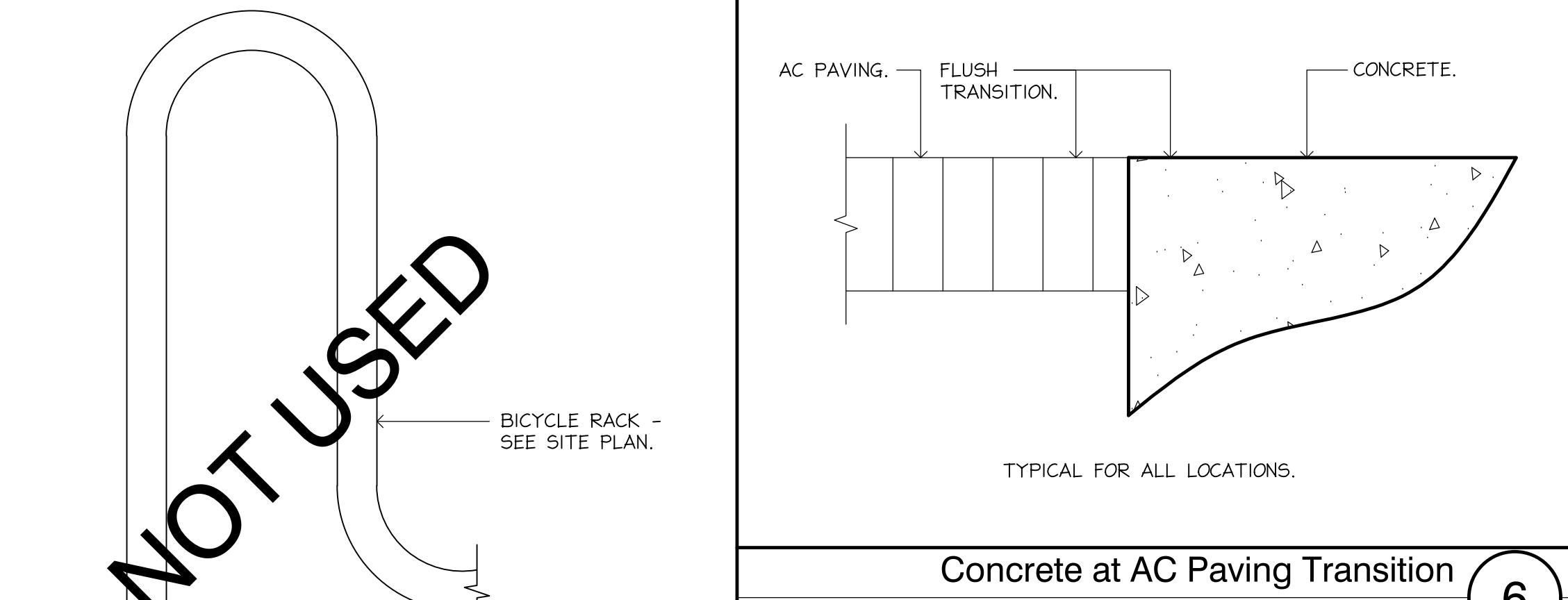
Troweled Joint / Expansion Joint

Scale: 1 1/2" = 1'-0"



Truncated Domes

Scale: 6" = 1'-0"



Accessibility Symbol

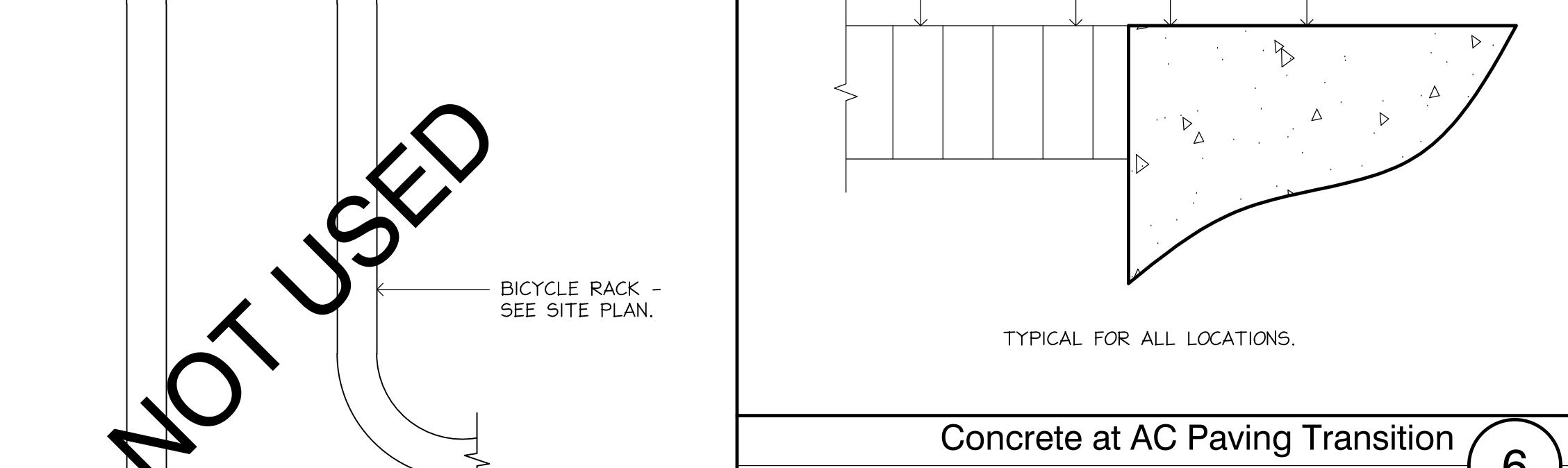
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Concrete at AC Paving Transition

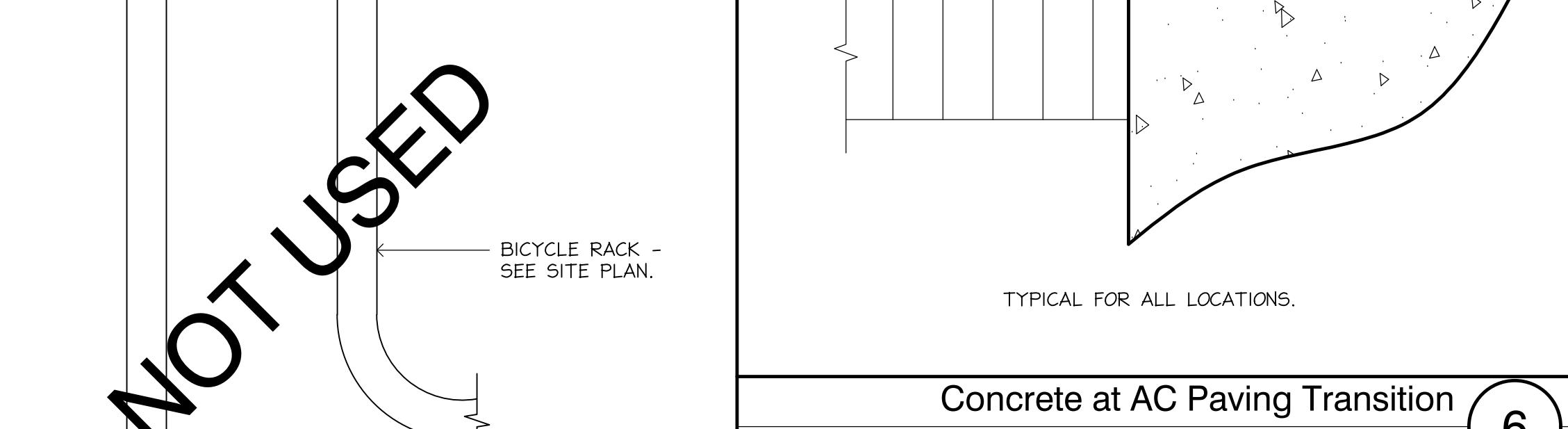
N.T.S.

Scale: 1/2" = 1'-0"



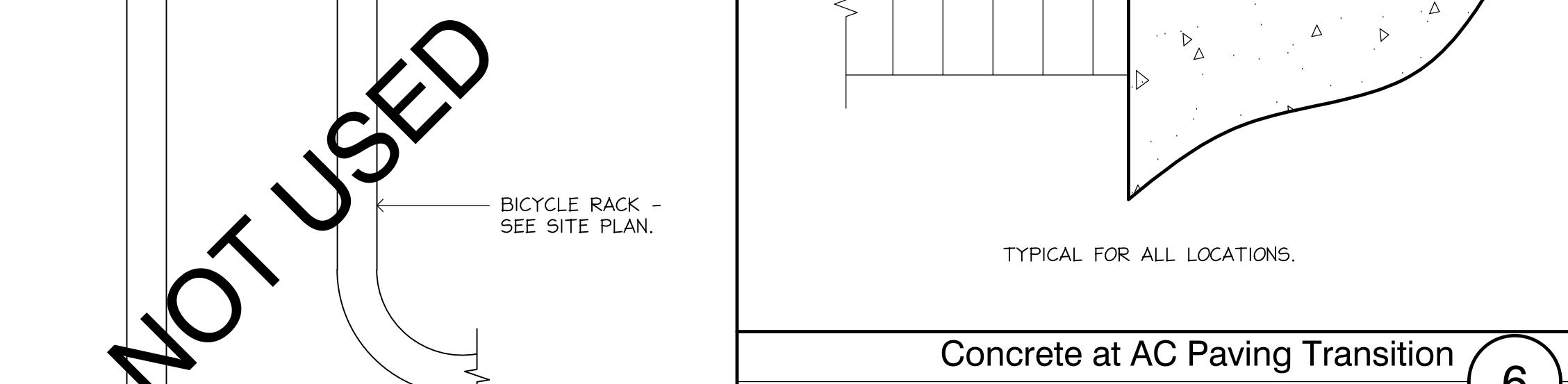
Site Entrance Signage

Scale: 1/2" = 1'-0"



Accessible Stall Signage

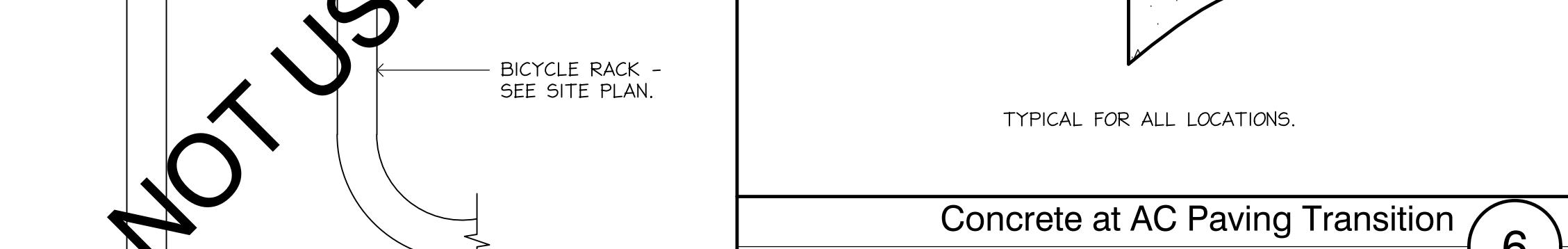
Scale: 1/2" = 1'-0"



Concrete Flatwork at Concrete Paving

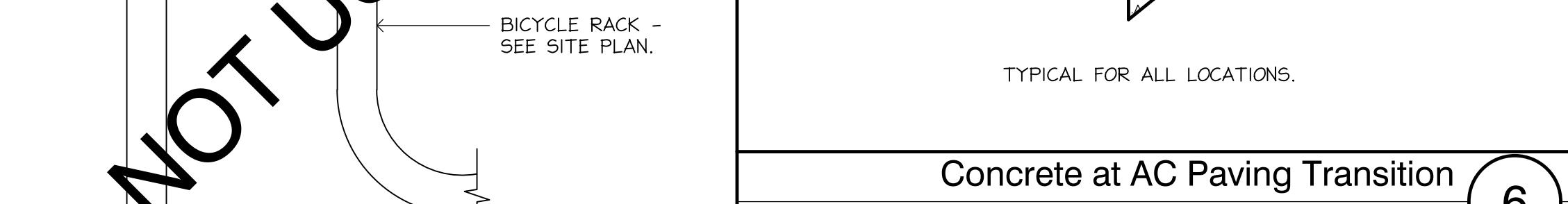
Transition

N.T.S.



Bicycle Rack

Scale: 1 1/2" = 1'-0"



Concrete Filled Bollard

Scale: 1" = 1'-0"

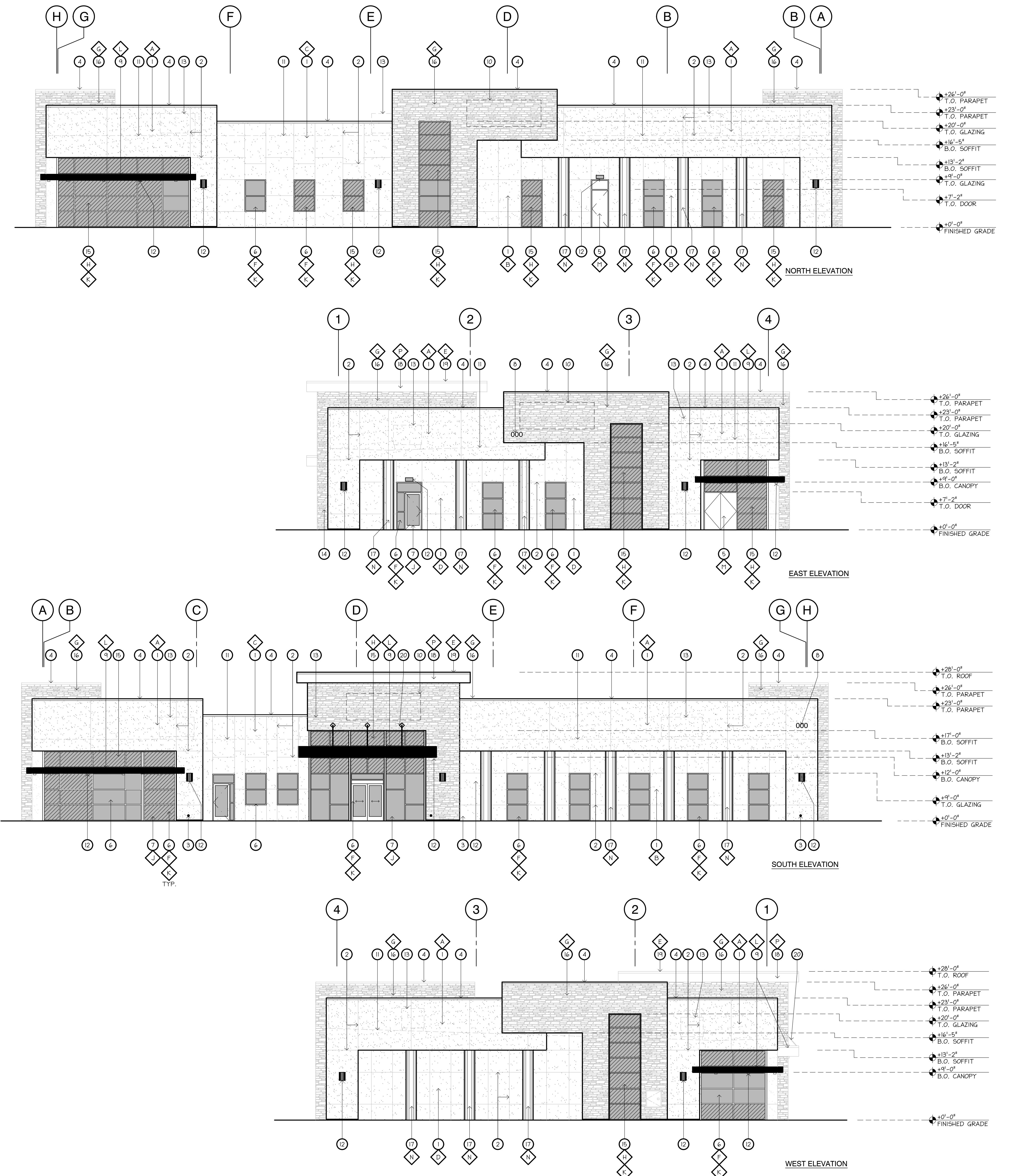


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PROPOSED ENLARGED SITE PLAN AND DETAILS

A-0.2

APPL. NO. P22-00505 EXHIBIT E1 DATE 09/15/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



KEYED NOTES

- ① LOCATION OMEGA WALL STUCCO SYSTEM - SYSTEM COMPONENTS SHALL INCLUDE BUT NOT BE LIMITED TO AKROFLEX WM (EIFS WITH DRAINAGE) OVER AKROGUARD WATER-RESISTIVE COATING SYSTEM OR CODE-COMPATIBLE WATER-RESISTIVE BACKING. INSULATION BOARD 2" THICK SHALL BE CORDED AND MECHANICALLY FASTENED WITH A BACK COAT OF STYRELOC TF. FINISH SHALL BE AKROPAINT OVER AKROFLEX REINFORCING MESH - REFER TO COLOR/MATERIAL LEGEND AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ② LOCATION OF VERTICAL/HORIZONTAL EXPANSION JOINT AND/OR REVEAL IN EIFS SYSTEM - REFER TO DETAIL FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ③ LOCATION OF ROOF DRAIN LEADER THAT RUNS THRU/DOWN FRAMED CORNERS AND DAYLIGHTS OUT - PAINT ALL EXPOSED SURFACES WITH 2-COATS ENAMEL (INCLUDING INTERIOR SURFACES) TO MATCH ADJACENT FINISH COLOR.
- ④ LOCATION OF G3M PARAPET CAP FLASHING - PAINT 2-COATS ENAMEL TO MATCH COLOR OF FINISH MATERIAL DIRECTLY BELOW - REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑤ LOCATION OF HOLLOW METAL DOOR AND FRAME - PAINT (2) COAT ENAMEL TO MATCH ADJACENT WALL COLOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- ⑥ LOCATION OF DUAL PANE GLAZING SYSTEM - REFER TO COLOR/MATERIAL LEGEND FOR ADDITIONAL INFORMATION. STOREFRONT DOOR AND WINDOW ASSEMBLIES SHALL MEET TITLE 24 ENERGY CALCULATION REQUIREMENTS.
- ⑦ LOCATION OF STOREFRONT DOOR(S) - REFER TO DOOR SCHEDULE AND DETAIL(S) FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑧ LOCATION OF STREET ADDRESS NUMERALS LOCATED SO AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD - LETTERS, NUMBERS, AND SYMBOLS SHALL BE A MINIMUM OF 12" HIGH, HAVE A 1" STROKE, BE REFLECTIVE, AND BE CONTRASTING WITH THE BACKGROUND COLOR OF THE BUILDING.
- ⑨ LOCATION OF EXTERIOR METAL CANOPY - REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑩ POTENTIAL TENANT SIGNAGE LOCATION - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS - PROVIDE SELF-ADHERED FLASHING UNDER BUILDING PAPER TYPICAL THIS HALL FACE 12' BEYOND THE PERIMETER OF THE SIGN CONFIGURATION.
- ⑪ DASHED LINE INDICATES APPROXIMATE TOP OF ROOFING (BEYOND).
- ⑫ LOCATION OF NEW EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ⑬ DASHED LINES INDICATE APPROXIMATE LOCATION OF HVAC UNIT(S) ON ROOF DECK SCREENED BY PARAPET AS SHOWN.
- ⑭ LOCATION OF 36"x36", LOCKABLE, FIRE RISER ACCESS DOOR - PAINT TO MATCH STUCCO.
- ⑮ DIAGONAL HATCHED AREA DENOTES GLAZING W/ BLACKOUT INSTALLED ON THE INSIDE FACE OF THE GLAZING - TYP.
- ⑯ LOCATION OF STONE VENEER FINISH.
- ⑰ LOCATION OF PRE-FINISHED METAL COLUMN COVERS.
- ⑱ LOCATION OF PRE-FINISHED METAL FASCIA.
- ⑲ LOCATION OF PRE-FINISHED METAL ROOF PANELS.
- ⑳ LOCATION OF CANOPY SUPPORT RODS.

COLOR / MATERIAL LEGEND

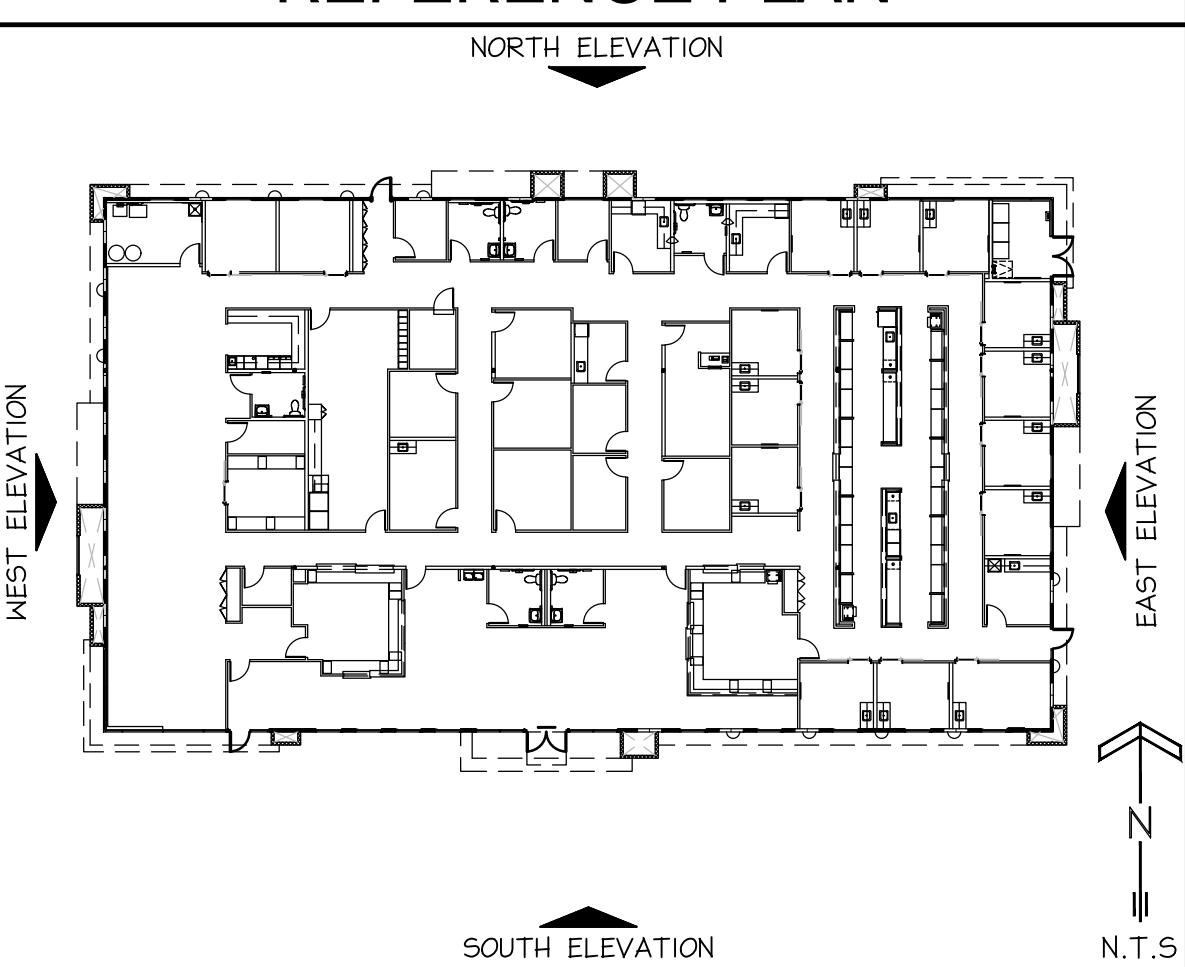
MATERIAL	FINISH	COLOR
Ⓐ EFIS (FIELD)	PAINTED	T.B.D.
Ⓑ EFIS (FIELD)	PAINTED	T.B.D.
Ⓒ EFIS (FIELD)	PAINTED	T.B.D.
Ⓓ EFIS (ACCENT)	PAINTED	T.B.D.
Ⓔ METAL ROOF PANELS	FACTORY FINISH	T.B.D.
Ⓕ GLAZING SYSTEM	FACTORY FINISH	T.B.D.
Ⓖ STONE VENEER	FACTORY FINISH	T.B.D.
Ⓗ SPANDREL GLASS	FACTORY FINISH	T.B.D.
Ⓘ STOREFRONT DOOR	FACTORY FINISH	T.B.D.
Ⓚ ALUMINUM STOREFRONT SYSTEM	FACTORY FINISH	T.B.D.
Ⓛ METAL CANOPY	PAINTED	T.B.D.
Ⓜ HOLLOW METAL DOOR	PAINTED	T.B.D.
Ⓝ METAL COLUMN COVERS	FACTORY FINISH	T.B.D.
Ⓟ PRE-FINISHED METAL FASCIA	FACTORY FINISH	T.B.D.

NOTE: REFER TO EIFS WALL ASSEMBLY FINISH NOTES AND DETAILS.

NOTE TO GENERAL CONTRACTOR:
 GENERAL CONTRACTOR SHALL PROVIDE BRUSH-OUT PAINT COLORS TO THE DESIGN FIRM FOR REVIEW AND APPROVAL PRIOR TO PAINTING THE PROPOSED BUILDING FINISHES.

ALL NEW GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF DETAIL:

REFERENCE PLAN



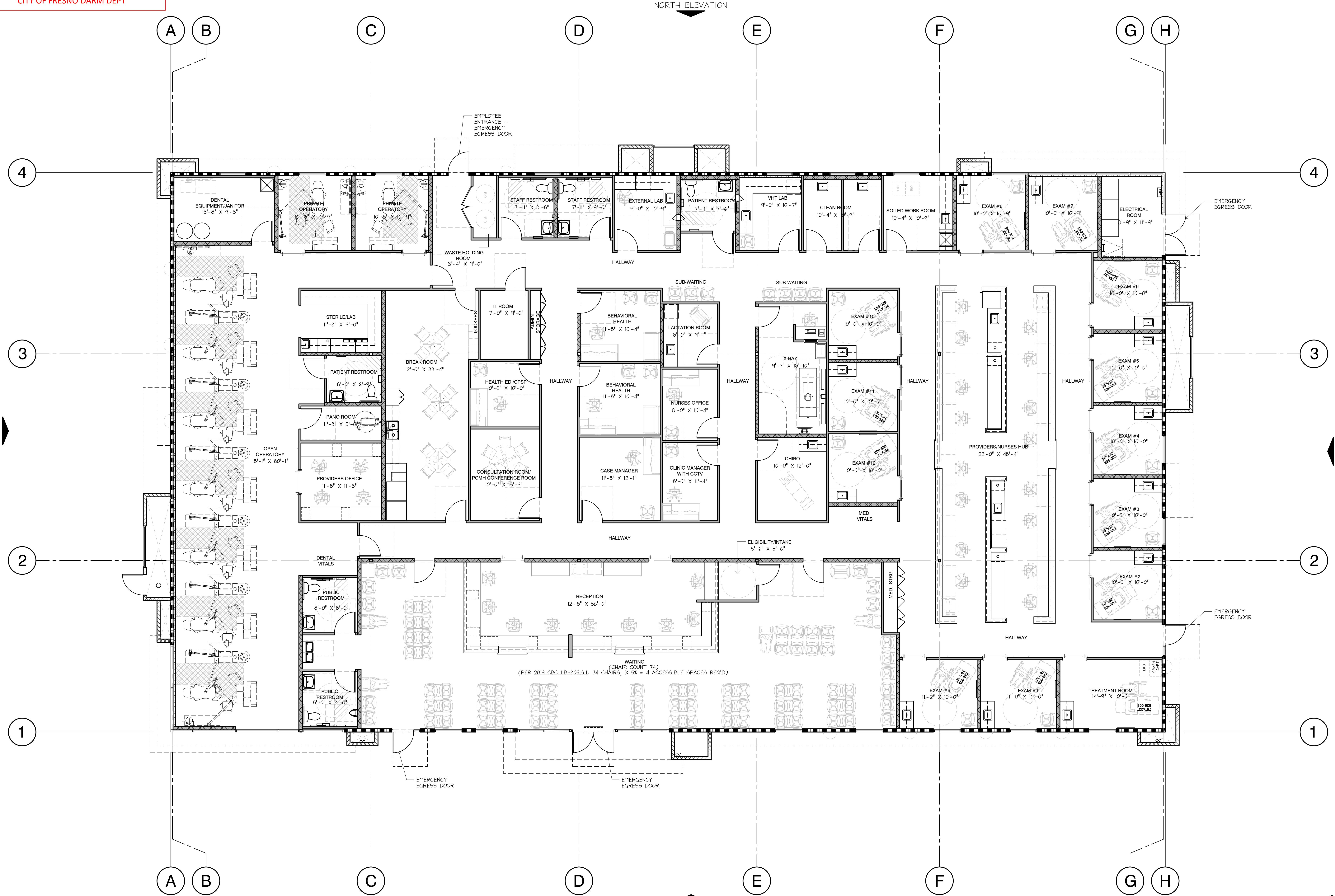
EXTERIOR ELEVATIONS

PROJECT PROPOSED DEVELOPMENT FOR:
 VALLEY HEALTH TEAM
 INTERSECTION OF W. BEECHWOOD AVE. & N. SUGAR PINE AVE.
 APN'S: 303-161-48 THROUGH 53
 FRESNO, CALIFORNIA 93560

STATUS
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 Planning Submittal --
 Plan Check Submittal --

REVISIONS
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 Project Coordinator ROGER HURTADO
 Project No. 20-168
 Sheet A-3.0



PROPOSED FLOOR PLAN

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Project Coordinator	
ROGER HURTADO	
Project No.	
20-168	
Sheet	

A-1.0

**project:
MEDICAL
DENTAL
OFFICES AT:
W. Beechwood
Ave.
N. Sugar Pine
Ave.
Fresno, CA 93560**

client:
Valley Health
Team, Inc.
21890 Colorado
Ave.
San Joaquin,
Ca. 93660

559.908.8297

P.O. Box 27616 Fresno, CA 93729

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



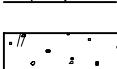
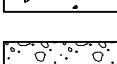
drawn by: KJ checked by: PB

submittal:	date:
No. 1	02/25/2022
No. 2	04/13/2022
No. 3	XX/XX/XXXX
No. 4	XX/XX/XXXX

scale: 1"=20'-0"

sheet title:

REFERENCE NOTES SCHEDULE

<u>PRELIMINARY DESIGN</u>		
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	PARKING LOT AREA	21,638 SF
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	ORGANIC MULCH-3" DEPTH	139.08 CY
	GRAVEL - CA GOLD OR EQUAL	13.46 CY

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>WATER USE</u>	<u>QTY</u>
	LAGERSTROEMIA INDICA 'ALBA' WHITE Crape MYRTLE	15 GAL	LOW	11
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL	LOW	11
	QUERCUS LOBATA VALLEY OAK	15 GAL	LOW	4
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 GAL	LOW	12
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>WATER USE</u>	<u>QTY</u>
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	LOW	31
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL	LOW	139
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	LOW	80
	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE	5 GAL	LOW	174
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	173

STREET TREE CHART:

STREET NAME:	FRONTAGE LENGTH (FT)	TREES REQUIRED (@ 40' OC)	TREES PROPOSED	Notes
West Fir Avenue	158	4.0	6	Trees from approved tree list. Overhead utility at the corner of Fir and Sugar Pine. Reduced spacing to compensate for tree size.
North Sugar Pine Avenue	228	5.7	9	Trees from approved tree list. Overhead utility along Sugar Pine. Reduced spacing to compensate for tree size.
West Beechwood Avenue	214	5.4	5	Trees from approved tree list.
	Totals:	15.0	20	

PARKING LOT SHADE CALCULATIONS

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	QUANTITY BY SHADE COVERAGE				TOTAL SHADE (sf)
			25%	50%	75%	100%	
<i>Lagerstroemia indica</i>	7.5	177				4	707
<i>Pistacia chinensis</i>	12.5	491				11	5397
<i>Quercus lobata</i>	20	1256				2	2512
<i>Qercus Virginiana</i>	15	707				5	3533
					Tree area shade		12148
					Carport area shade		0
					Total area parking lot		21638
					Percent shade		56%

APPI NO P22-00505 EXHIBIT 1 DATE 09/15/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

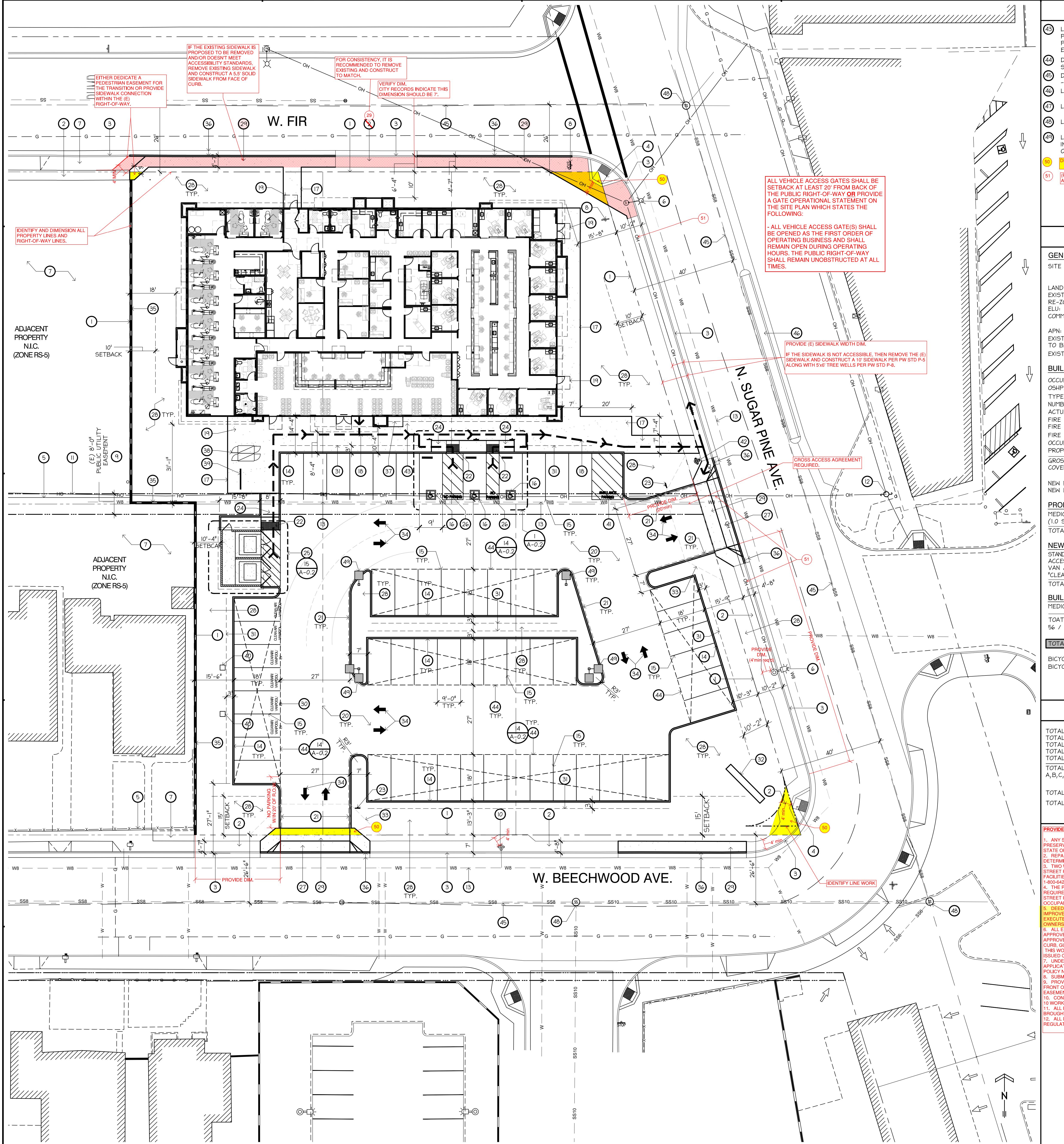
CITY OF FRESNO DARM DEPT

LANDSCAPE SITE PLAN

sheet no.

LSP-1

project no. 22-01-010



KEYED NOTES

1. LOCATION OF EXISTING PROPERTY LINE TO REMAIN.
2. LOCATION OF EXISTING CONCRETE PUBLIC SIDEWALK TO REMAIN.
3. LOCATION OF EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
4. LOCATION OF EXISTING CONCRETE CURB RAMP TO REMAIN.
5. LOCATION OF EXISTING FENCE TO REMAIN.
6. LOCATION OF EXISTING STREET LIGHT TO REMAIN.
7. LOCATION OF EXISTING LANDSCAPE AND IRRIGATION TO REMAIN.
8. LOCATION OF EXISTING STREET SIGN TO REMAIN.
9. LOCATION OF EXISTING PUBLIC UTILITY EASEMENT TO REMAIN.
10. LOCATION OF EXISTING FIRE HYDRANT TO REMAIN.
11. LOCATION OF EXISTING OVERHEAD UTILITIES TO REMAIN.
12. LOCATION OF EXISTING PG&E POWER POLE TO REMAIN.
13. LOCATION OF EXISTING WATERLINE TO REMAIN.
14. LOCATION OF NEW CONCRETE CURB.
15. LOCATION OF NEW 4" WIDE STRIPING PAINTED PER CITY OF FRESNO PARKING MANUAL (TYP.).
16. INDICATES LOCATION OF NEW ACCESSIBLE PARKING, UNLOAD ZONES, AND CURB CUT RAMPS.
17. LOCATION OF NEW CONCRETE FLATWORK (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE).
18. DASHED LINES INDICATE LOCATION OF ACCESSIBLE PATH OF TRAVEL FROM BUILDING MAIN ENTRANCE TO PUBLIC WAY - THE ACCESSIBLE PATH OF TRAVEL AS DIMINISHED SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH A MAXIMUM SLOPE BETWEEN 1/4" AND 1/2" HIGH AND SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1/4" MAX SLOPE, THE CROSS SLOPE SHALL NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00% - THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE PATH OF TRAVEL SHALL BE FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80").
19. DASHED LINES INDICATE 3'-0" - 5'-0" - (5'-0" x 6'-0" AT DOUBLE DOORS) LEVEL ACCESS FROM EXTERIOR DOOR LOCATIONS - LEVEL LANDINGS SHALL HAVE A 2% MAXIMUM SLOPE IN ANY DIRECTION AND SHALL SLOPE AWAY FROM THE BUILDING.
20. CONSTRUCT NEW AC PAVING - PER PWI STDs. P-21, P-22, P-23 (TYP.).
21. DASHED LINES INDICATE LOCATION OF NEW FIRE LANES PER CITY STANDARDS - CURB EXPOSED FACES (OR ON PAVING WHERE NO CURB IS SHOWN BUT DASHED LINE IS SHOWN ON PAVING) SHALL BE PAINTED RED WITH WHITE PAINTED TEXT STATING "NO PARKING" AND THE LETTER "P" TO BE PAINTED (3 LETTERS WITH 1" STROKES) OCCURRING APPROXIMATELY EVERY 10'-0" AND AS PER CIVIC FIRE DEPARTMENT STANDARD #1.1 - GENERAL CONTRACTOR SHALL ALSO PROVIDE DRIVENWAY ENTRANCE SIGNAGE IDENTIFYING FIRE APPARATUS ACCESS ROADS.
22. LOCATION OF NEW TRUNCATED DOMES OVER NEW CONCRETE - 6' FROM FACE OF FLOW LINE BY 36" DEEP BY FULL WIDTH OF ZERO CURB - YELLOW AND APPROXIMATELY FS33538 OF FEDERAL STANDARD 595C OR PROVIDE 70% MIN VISUAL CONTACT WITH ADJACENT WALKING SURFACES.
23. LOCATION OF NEW TOW-AWAY/SITE ENTRANCE SIGNAGE - PER CVC 2265.
24. LOCATION OF CURB CUT RAMPS.
25. LOCATION OF NEW TRASH ENCLOSURE - PER CITY STANDARDS P-33B.
26. LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
27. CONSTRUCT NEW DRIVE APPROACH PER PWI STDs. P-2, P-6, P-11, P-42 (TYP.). PROVIDE 10' OF RED PAINTED CURB (3 COATS) ON BOTH SIDES OF THE PROPOSED DRIVE APPROACH (TYP.) OF ALL.
28. LOCATION OF NEW LANDSCAPING AND IRRIGATION.
29. CONSTRUCT NEW PUBLIC IN-FILL SIDEWALK PER PWI STDs. P-5 - CONTROL AND EXPANSION JOINTS SHALL NOT ALLOW PASSAGE A SPHERE MORE THAN 1/2" DIA. - GENERAL CONTRACTOR SHALL MATCH TOOLING PATTERN, COLOR, AND TEXTURE OF THE EXISTING ADJACENT PUBLIC SIDEWALK.
30. NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "CLEAN AIR/VANPOOL/EV" AS SHOWN - THE FOLLOWING CHARACTERS SHALL BE PAINTED IN WHITE ON A PAINTER PAINTED DARK GREEN COLOR OF THE EXISTING SIDEWALK ALONG WITH THE END OF THE STALL. STYLING AND IS VISIBLE BEHIND A PARKED VEHICLE - THESE DESIGNATED PARKING STALLS ARE FOR ANY COMBINATION OF LOW-Emitting, FUEL-Efficient and CARPOOL/VAN POOL VEHICLES PER THE 2016 CAL GREEN SECTION 5.106.5.2 - PROVIDE CONCRETE WHEEL STOP 2' FROM FACE OF CURB.
31. DASHED LINES INDICATE 3' VEHICLE OVERHANG. (TYP.)
32. LOCATION OF NEW MONUMENT SIGN.
33. VISIBILITY OF A DRIVEWAY CROSSING A STREET LOT LINE SHALL NOT BE BLOCKED ABOVE A HEIGHT OF THREE FEET BY VEGETATION OR STRUCTURES EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 12 FEET. STREET TREES SHALL NOT PROTRUDING INTO THE DRIVEWAY OR THE ESTABLISHED GRADE OF THE CURB SO AS NOT TO OBSTRUCT CLEAR VIEW BY MOTOR VEHICLE DRIVERS ARE PERMITTED - PER FMC 15-201B.
34. LOCATION OF NEW DIRECTIONAL ARROWS PAINTED TRAFFIC WHITE AT THE BEGINNING AND END OF AISLES (TYP.).
35. LOCATION OF NEW CMU BLOCK WALL.
36. LOCATION OF NEW CONCRETE CURB AND GUTTER. (ADD: PER PWI STD P-5.)
37. LOCATION OF FIRE SPRINKLER RISER.
38. LOCATION OF A NEW BIKE LOCKER (PARK-A-BIKE, CBV2-GREY) FOR LONG TERM BIKE STORAGE - THIS LOCKER ACCOMMODATES TWO BIKES AND IS LOCKABLE - INSTALL PER MANUFACTURERS REQUIREMENTS (PARK-A BIKE 800-430-7225).
39. LOCATION OF NEW SHORT TERM BIKE RACK - GENERAL CONTRACTOR SHALL PROVIDE NEW "UHQ-IG-P-BLACK" MADRAY "U" BIKE RACK IN GROUND MOUNT BIKE RACK - REFER TO DETAIL FOR ADDITIONAL INFORMATION AND REQUIREMENTS - (1 LOOP - 2 BIKE SPACES).
40. LOCATION OF UNDERGROUND VAULT FOR FUTURE EV CAR CHARGER.
41. LOCATION OF AMBULANCE PARKING, PROVIDE 12" HIGH LETTERS TO READ "AMBULANCE PARKING".
42. LOCATION OF RELOCATED/NEW FIRE HYDRANT.
43. LOCATION OF NEW FIRE SPRINKLER LOCKABLE ACCESS PANEL - ACCESS PANEL SHALL BE 36x36" MIN. AND SHALL BE CENTERED AT 48" A.F.F. - PAINT ACCESS PANEL TO MATCH ADJACENT WALL COLOR - REFER TO EXTERIOR ELEVATION FOR ADDITIONAL INFORMATION.

PROJECT DATA

GENERAL DATA:

SITE ADDRESS: INTERSECTION OF W. BEECHWOOD AVE. & N. SUGAR PINE AVE., FRESNO, CALIFORNIA 93650
APN: #53, 815, 90, FT. (#1.23 ACRES)
LAND AREA: 1.23 ACRES
EXISTING ZONING DESIGNATION: RE-ZONE PROPOSED DESIGNATION: RS-5
COMMUNITY PLAN: BULLARD COMMUNITY PLAN - BULLARD NEIGHBORHOOD PLAN 30316148 THRU 30316153
APN: 923, 90, FT. 464, 90, FT.
EXISTING SINGLE FAMILY DWELLING UNIT TO BE DEMOLISHED: 923, 90, FT.
EXISTING UNATTACHED GARAGE TO BE DEMOLISHED: 464, 90, FT.

BUILDING DATA:

GROUP "B" (MEDICAL OFFICE) YES
TYPE VB (SPRINKLERED) YES
TYPE VB (SPRINKLERED) SINGLE STORY + 28'-0"
OCCUPANCY TYPE: OSHPD3
TYPE OF CONSTRUCTION: YES (RENOVATIONS: SEPARATE SUBMITTAL)
NUMBER OF STORIES: YES (RENOVATIONS: SEPARATE SUBMITTAL)
ACTUAL BUILDING HEIGHT: NO
FIRE SPRINKLERS: NO
FIRE ALARM: NO
FIRE BARRIERS: NO
OCCUPANCY SEPARATIONS: NO
PROPOSED BUILDING AREA: NO
GROSS BUILDING AREA: 11,664, 90, FT.
COVERAGE: 11,664, 90, FT.
NEW PAVED AREA: 21,444, 90, FT.
NEW LANDSCAPE AREA: 15,626, 90, FT.
PROPOSED PARKING DATA:
MEDICAL OFFICES (11,664, 90, FT. / 275): 43 STALLS
(1.0 STALL FOR EVERY 275 SQ. FT. OF FLOOR AREA)
TOTAL REQUIRED PARKING STALLS: 43 STALLS

NEW PARKING PROVIDED:

STANDARD PARKING STALLS: 47 STALLS
ACCESSIBLE PARKING STALLS: 2 STALLS
VAN ACCESSIBLE PARKING STALLS: 1 STALL
"CLEAN AIR/VANPOOL/EV" PARKING STALLS: 6 STALLS
TOTAL PARKING SUBTOTAL: 56 STALLS

BUILDING SQUARE FOOTAGE TO PARKING RATIO:

MEDICAL OFFICES: 11,664, 90, FT.
TOTAL BUILDINGS SQUARE FOOTAGE: 11,664, 90, FT.
56 / 11,664, 90, FT. X 1,000 = 4.80 STALLS / 1000 FT. 4.80 STALLS / 1000 FT.

TOTAL PROVIDED PARKING STALLS: 56 STALLS

BICYCLE SHORT TERM PARKING SPACES: 56 x .05 = 3
BICYCLE LONG TERM PARKING SPACES: 56 x .05 = 3

SOLAR ZONE CALCULATION

TOTAL SOLAR STRUCTURE "A" SOLAR ZONE: 2,106, 90, FT.
TOTAL SOLAR STRUCTURE "B" SOLAR ZONE: 972, 90, FT.
TOTAL SOLAR STRUCTURE "C" SOLAR ZONE: 1,296, 90, FT.
TOTAL SOLAR STRUCTURE "D" SOLAR ZONE: 1,458, 90, FT.
TOTAL SOLAR STRUCTURE "E" SOLAR ZONE: 1,296, 90, FT.
TOTAL SOLAR ZONE ROOF AREA PROVIDED FOR A, B, C, D & E SOLAR STRUCTURE: 7,128, 90, FT.
TOTAL SOLAR ROOF AREA REQUIRED: 1,750, 90, FT.
TOTAL SOLAR ZONE AREA PROVIDED: 7,128, 90, FT.

PROVIDE THE FOLLOWING GENERAL NOTES:

1. 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.
2. REPAIR ALL DAMAGED AND OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) SETBACKS ARE REQUIRED FOR THE PUBLIC STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES AGENT USA, CALL 1-800-898-4848.
4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIREMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
5. REQUIREMENTS REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER. ENGINEER EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP.
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS APPROVED BY THE CITY. THE STREET RIGHT-OF-WAY 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 APPROVED FOR OCCUPANCY.
7. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICABLE SITE PLAN SHALL BE UNDERGROUNDED IN ACCORDANCE WITH PUBLIC WORKS POLICY NO. 260.01.
8. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
9. PROVIDE A DEDICATED PEDESTRIAN EASEMENT FOR THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
10. THE OWNER / DEVELOPER SHALL CALL THE CONSTRUCTION MANAGEMENT ENGINEER AT 559-821-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
11. ALL EXISTING SIDEWALKS AND EXISTING MAXIMUM SIDEWALK WIDTH MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
12. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

APPL. NO. P22-00505 EXHIBIT A-1 DATE 09/15/2022
PLANNING ANDREINA PW TRAFFIC PLANNING REVIEWED NOT APPROVED ANDREINA.AGUILAR@FRESNO.GOV 2022.10.13 17:02:31.0700
TRAFFIC EN APPROVED CITY OF FRESNO DARM DEPT
CP1

PROPOSED SITE PLAN

PROJECT PROPOSED DEVELOPMENT FOR:
VALLEY HEALTH TEAM
INTERSECTION OF W. BEECHWOOD AVE. & N. SUGAR PINE AVE.
APN'S: 303-161-48 THROUGH 53
FRESNO, CALIFORNIA 93560

STATUS
Current Release Date
02-08-2022
Planning Submittal
--
Plan Check Submittal
--

REVISIONS
△
△
△
△

IDENTIFICATION
Scale 1/16" = 1'-0"
Project Coordinator ROGER HURTADO
Project No. 20-166
Sheet
A-0.1



SUBJECT: Conditions of Approval for **P22-00505**

DATE: October 13, 2022

TO: Enrique Aponte, Planner II
Planning and Development Department

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

ADDRESS: 49 West Fir Avenue

APN: 303-161-48, -49, -50, -51, -52, -53

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
Cross Access Agreement Contact your planner regarding Cross Access Agreement requirements. (or process a Voluntary Parcel Merger)	Enrique Aponte	Planning and Development Department (559) 621-8046 Enrique.Aponte@fresno.gov
Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. https://www.fresno.gov/publicworks/engineering-services/#tab-5	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

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. **Address:** Verify the project address with the Planning and Development Department.
2. **Assessor's Parcel Number (APN):** Provide all APNs.
3. **Property Lines:** Identify and dimension existing property lines.
4. **Legal description:** Provide legal description.
5. **Easements:** Identify and dimension proposed pedestrian easements
6. **North Arrow:** Provide a north arrow.
7. **Vicinity Map:** Provide **4 major streets** (1/2 square mile) with a north arrow.
8. **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. Undergound all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
 - h. Submit street lighting plans to the Public Works Department.
<https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - i. 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.

- j. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- k. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
- l. All development shall take place in accordance with all city laws and regulations.

B. OFFSITE INFORMATION:

- 1. **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. **Parking lot:** No parking permitted within 20' from the right-of-way line.

PUBLIC IMPROVEMENT REQUIREMENTS

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

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations.

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

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

The construction of any 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.

Fir Avenue: Local

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

1. Dedication Requirements:
 - a. Dedicate a pedestrian easement for the corner cut at the intersection of Fir and Sugar Pine Avenue.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for 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 concrete curb, gutter, and sidewalk to *Public Works Standard P-5*. Construct a **5.5'** commercial sidewalk.
 - c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Standard Specification, Section 26-2.11(C) and AB1881.
 - d. Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.

Sugar Pine Avenue: Local

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

1. Construction Requirements:
 - a. Construct a driveway approach to *Public Works Standards P-4* 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. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Standard Specification, Section 26-2.11(C) and AB1881.
 - c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-9A* for Locals
 - d. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Beechwood Avenue: Local

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

1. Dedication Requirements:
 - a. Dedicate a pedestrian easement for the corner cut at the intersection of Beechwood and Sugar Pine Avenue.
 - b. Dedicate a pedestrian easement to accommodate the accessible 4' clear path of travel behind the drive approach.
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 driveway approach to *Public Works Standards P-4* 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”**.
- c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Standard Specification, Section 26-2.11(C) and AB1881.
- d. 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.

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 **New Growth Area;** therefore pay all applicable growth area fees and citywide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

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

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

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

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

February 23, 2023

Enrique Aponte, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC GENERATION ANALYSIS (TGA) DATED APRIL 8, 2022 FOR THE PROPOSED MEDICAL CLINIC LOCATED ON THE NORTHWEST QUADRANT OF BLACKSTONE AVENUE AND HERNDON AVENUE.
TIS 23-004, P22-00505/P22-00507

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Generation Analysis (TGA) prepared by JLB Traffic Engineering, Inc. for the proposed medical clinic, “project”, which plans to construct up to 39,220 square feet of medical office build space on the northwest quadrant of Blackstone Avenue and Herndon Avenue. The TGA proposes a General Plan Amendment to modify the land use from Medium Density Residential to Commercial General. The approximately 1.23 acre site is currently vacant.

Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition. The following tables include the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan land use (Table 1), the Amended General Plan land use (Table 2), and the Difference in Trip Generation (Table 3) as shown in the TGA:

Table 1 – Existing Trip Generation

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Code 210)	11 d.u.	104	2	6	8	7	4	11

d.u. = dwelling unit

Table 2 – Proposed Trip Generation

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical-Dental Office Building (ITE Code 720)	11.664 k.s.f	406	25	7	32	11	29	40

k.s.f. = thousand square feet

Table 3 – Difference in Trip Generation

Land Use	ADT	Weekday					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Land Use	104	2	6	8	7	4	11
Proposed Land Use	406	25	7	32	11	29	40
Difference	302	23	1	24	4	25	29

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. Based on the analyses included in the TGA the difference in the trips between the existing land use and proposed land use is 24 (AM) and 29 (PM) peak hour trips. If the General Plan Amendment is approved, no further traffic analysis will be required. The TGA submitted for this project is sufficient for the project as proposed.

GENERAL COMMENTS and CONDITIONS

1. 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 to 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 for reimbursement.

Failure to pay the TSMI 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.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. 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.
4. The proposed project shall pay the \$220 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.
5. 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.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

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
Supervising Professional Engineer
Public Works Department, Traffic Operations & Planning Division

C: Copy filed with Traffic Impact Study
Louise Gilio, Public Works, Traffic Planning Supervisor
Jill Gormley, Public Works, Traffic Operations & Planning Manager
Andrew Benelli, Public Works, Assistant Director

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

ENRIQUE APONTE
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

ROGER HURTADO, CENTERLINE DESIGN, LLC
1508 TOLLHOUSE ROAD, SUITE C
CLOVIS, CA 93611

PROJECT NO: **2022-00505**

ADDRESS: **W. SIDE OF SUGARPINE AVE. BTWN. FIR AVE &
BEECHWOOD AVE.**

APN: **303-161-50, 51, 53, 48, 49, 303-161-52**

SENT: **October 04, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
CO2	\$7,156.00	NOR Review	\$50.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$247.00 Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$7,156.00		Total Service Charge: \$297.00	

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 2/28/23 based on the site plan submitted to the District on 9/15/22 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. 2022-00505**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

1. a. Drainage from the site shall BE DIRECTED TO FIR AVENUE, SUGAR PINE AVENUE, AND/OR BEECHWOOD AVENUE.
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as
 None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 - Grading Plan
 - Street Plan
 - Storm Drain Plan
 - Water & Sewer Plan
 - Final Map
 - Drainage Report (to be submitted with tentative map)
 - Other
 - None Required
4. Availability of drainage facilities:
 - a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 - b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 - c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 - d. See Exhibit No. 2.
5. The proposed development:
 - Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 - Does not appear to be located within a flood prone area.
6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR DPA No. 2022-00505

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

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: 10/4/2022 8:57:02 AM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 9/21/2022 3:45:15 PM

FR
DPA
No. 2022-00505

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

Page 4 of 4

CC:

JEFFREY LAWSON, VALLEY HEALTH TEAM, INC.
21890 W. COLORADO AVE.
SAN JOAQUIN, CA 93660

RONALD & SHARI ASADOOR
407 E. NILES
FRESNO, CA 93720

FR DPA No. 2022-00505

OTHER REQUIREMENTS

EXHIBIT NO. 2

The District's existing Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed commercial land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed commercial land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a commercial development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

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.

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: Medical Clinic - 49 W. Fir Avenue

A.P.N. 303-160-48, 49, 50, 51, 52, 53

Planned Land Use: Medium Density Residential

Current Zoning: RS-5

Proposed Zoning: CG

Site Area: +/- 1.23 acres

Building Area: +/- 11,664 sq. ft.

Entitlement: P22-00505

Estimate Date: September 20, 2022

WATER CONNECTION CHARGES

Water provided by Pinedale County Water District

SEWER CONNECTION CHARGES

Sewer provided by Pinedale County Water District

CITYWIDE/REGIONAL IMPACT FEES	Service Area	Quantity	Units	Fee Rate	Amount Due	
					Notes	
Citywide Fire Facilities Impact Fee	Comm. Office	11,664	Sq.Ft.	\$688.00	\$8,024.83	[7]
Citywide Police Facilities Impact Fee	Comm. Office	11,664	Sq.Ft.	\$844.00	\$9,844.42	[7]
Citywide Regional Street Charge	Comm. Office	1.23	AC	\$16,517.00	\$20,315.91	[6]
New Growth Area Major Street Charge	Comm. Office	1.23	AC	\$47,189.00	\$58,042.47	[6]
Citywide Traffic Signal Charge	Medical Clinic	11,664	Sq.Ft.	\$3,081.00	\$35,936.78	[6]

Total Citywide/Regional Impact Fees **\$132,164.41**

Total Fees and Charges **\$132,164.41**

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 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 City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).

[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: September 20, 2022

(559) 621-8797

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



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: November 3, 2022

TO: MINDI MARIBOHO, Development Services Coordinator
Planning & Development Department – Current Planning

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-00505 MEDICAL CLINIC
APNs 303-161-48 THROUGH 53**

General Requirements

Water Service Requirements

The Project is located within the Pinedale County Water District service area, and it is anticipated that Pinedale County Water District will provide **water** services (potable water and fire protection) to the proposed development. The applicant shall contact the Pinedale County Water District for water service conditions and/or restrictions.

Sewer Service Requirements

The Project is located within the Pinedale County Water District service area, and it is anticipated that Pinedale County Water District will provide **sewer** service to the proposed development. The applicant shall contact the Pinedale County Water District for sewer service conditions and/or restrictions.

Solid Waste Requirements:

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

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at (559) 275-1551 or (800)-493-4285.
2. All trash bins provided to office complexes must be serviced with a frequency of at least once per week.
3. All office 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,

DPU CONDITIONS OF APPROVAL FOR P22-00505 MEDICAL CLINIC

APNs 303-161-48 THROUGH 53

November 3, 2022

Page 2 of 2

cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.

4. 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.
5. 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.
6. This location will require 1 (one) 2-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash and one for recycling collection to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced weekly.
7. 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.
8. Developer 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.
9. Americans with Disability Act (ADA) requirement for office complexes (developments):

Developer 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 developer installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

October 5, 2022

Enrique Aponte
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application No. P22-00505
N/W Herndon and Blackstone avenues

Dear Mr. Aponte:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application P22-00505 for which the applicant proposes to construct an 11,520 square foot medical clinic across six parcels, APN: 303-161-48 through 53. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's Bullard No. 124 runs southwesterly, crosses Minarets Avenue approximately 1,800 feet northwest of the subject property, crosses the intersection of Spruce and College avenues approximately 1,700 feet northwest of the subject property, crosses Fir Avenue approximately 2,000 feet northwest of the subject property, crosses Beechwood approximately 2,100 feet southwest of the subject property, and crosses Herndon Avenue approximately 2,300 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Minarets Avenue, Spruce Avenue, College Avenue, Fir Avenue, Beechwood Avenue, Herndon Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

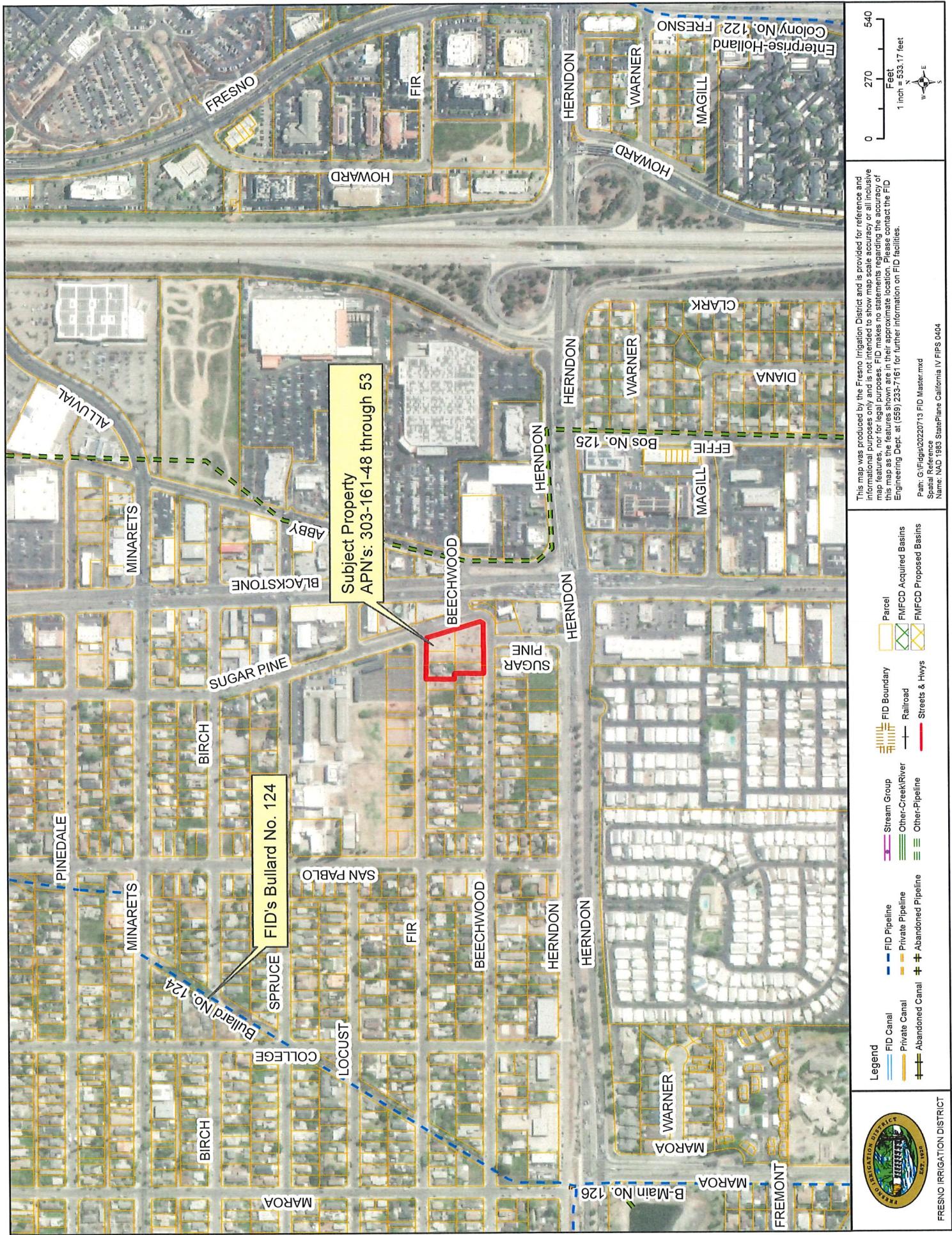
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Development Permit Application\P22-00505\P22-00505 FID Comment.docx



Chris Lundeen

From: do_not_reply@fresno.gov
Sent: Thursday, September 15, 2022 5:06 PM
To: Engineering Review
Subject: Planning Application P22-00505 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P22-00505 has been assigned for your review. You can review details online.

Application Description: Development Permit Application No. P22-00505 was filed by Roger Hurtado of Centerline Design, LLC and pertains to 1.23 acres of properties located on West Fir and West Beachwood Avenues between North Sugar Pine and North San Pablo Avenues. The applicant proposes to construct an 11,520 square foot medical clinic across six parcels. The properties are currently zoned RS-5 (Residential Single-Family, Medium Density. A related application has been submitted (P22-00507) which proposes to rezone 6 parcels from RS-5 zoning to CG (Commercial General) in order for the proposed medical clinic to be a by right use at this location.

Task Information: Irrigation District

A handwritten signature in red ink, appearing to read "Dre 10/6", is placed over the bottom right portion of the page.

P22-00505 VHT - Pinedale
Development P...

STATUS

> In Review

10/03/2022 ...

LOCATION

> 49 FIR AVE

FRESNO, CA ...

CONTACT

> Roger Hurt...

WORKFLOW

> 36 total Task

● 7 complete...

P22-00505 - VHT - Pinedale

Menu

Help

File Date: [02/09/2022](#)

P22-00505

Application Status: [In Review](#)Application Type: [Development Permit](#)Application Detail: [Detail](#)

Description of Work: [Development Permit Application No. P22-00505 was filed by Roger Hurtado of Centerline Design, LLC and pertains to 1.23 ac and West Beachwood Avenues between North Sugar Pine and North San Pablo Avenues. The applicant proposes to construct a new medical clinic across six parcels. The properties are currently zoned RS-5 \(Residential Single-Family, Medium Density\). A related application which proposes to rezone 6 parcels from RS-5 zoning to CG \(Commercial General\) in order for the proposed medical clinic to...](#)

Application Name: [VHT - Pinedale](#)Address: [49 W FIR AVE, FRESNO, CA 93650](#)Owner Name: [CASTELLANOS MARIA REBECCA CASTELLANOS MARIA REBECCA](#)Owner Address: [734 W LAMONA, FRESNO, CA 93728](#)Parcel No: [30316148](#)

Contact Info: Name Organization Name Contact Type Status

Roger Hurtado	Centerline Desi...	Applicant	Active
Soyla Reyna-Griffin	Valley Health Team	Developer	Active

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

Workflow Status: Task Assigned To Status Status Date Action By

Application	Enrique Aponte	Accept	09/14/2022	Enrique Aponte
Pre-review- TIS	Jill Gormley	Content Suff...	02/17/2022	Andreina Aguilar
Pre-review- Traffic	Louise Gilio	Content Suff...	02/17/2022	Andreina Aguilar
Plan Distribution		Assign Revie...	09/15/2022	Kenneth Jimenez

Public

Utilities

Commi...

October 11, 2022

Re: P22-00505
49 W Fir Avenue, Fresno, CA 93650

Dear City of Fresno:

Thank you for giving us the opportunity to review the subject plans. The proposed P22-00505 is within the same vicinity of PG&E's existing facilities that impact this property.

The proposed P22-00505 will require the relocation of existing PG&E gas and electric service. The applicant may contact the below resources to relocate existing services and to apply to for new service.

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

September 30, 2022

Enrique Aponte
City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA, 93721

Project: P22-00505, Valley Health Team, Inc. - Pinedale

District CEQA Reference No: 20221286

Dear Mr. Aponte:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit (DP) from the City of Fresno (City) for the Valley Health Team, Inc. Pinedale project. Per the DP, the project consists of a General Plan Amendment and a Rezone to allow for the construction of an approximately 11,664 square foot medical clinic (Project). The Project is located on North Sugar Pine Avenue between West Fir Avenue and West Beechwood Avenue, in Fresno, CA 93650.

The District offers the following comments regarding the Project:

1) 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 (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 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://www.valleyair.org/transportation/GAMAQI.pdf>.

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) 392-5586

1a) 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, including the latest tier equipment.

2) 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.

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.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

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. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

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 in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww3.arb.ca.gov/ch/handbook.pdf>.

3) 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 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: www.valleyair.org/ceqa.

4) Vegetative Barriers and Urban Greening

There are residential units located west and south of the Project as well as a school to the north. 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).

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.

5) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 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: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

6) 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.

7) Electric Vehicle Chargers

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

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: www.valleyair.org/rules/1ruleslist.htm. 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 District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 20,000 square feet for a medical office development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

8c) 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:

<http://www.valleyair.org/rules/currntrules/r4601.pdf>

8d) 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://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

8e) 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 Matt Crow by e-mail at Matt.Crow@valleyair.org or by phone at (559) 230-5931.

Sincerely,

Brian Clements
Director of Permit Services



For: Mark Montelongo
Program Manager