Exhibit K



2600 Fresno Street, Third Floor Fresno, California 93721-3604 (559) 621-8277 FAX (559) 498-1026 Development and Resource Management Department Jennifer K. Clark, AICP, Director

September 20, 2017

<u>Please reply to:</u> Andreina Aguilar (559) 621-8075

Giorgio Russo Ginder Development <u>grusso@ginderdevelopment.com</u> Sent via email only

SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. C-17-091 FOR PROPERTY LOCATED AT 512 WEST SAN JOSE AVENUE (APN: 417-151-23 & 417-400-11)

Dear Mr. Russo:

Conditional Use Permit Application No. C-17-091 has been filled, which proposed a 19-unit multi-unit residential development with an attached two car garage and private patios for each unit.

The Development and Resource Management Department has evaluated the project in compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. The initial study prepared for Environmental Assessment (EA) No. C-17-091 dated August 11, 2017, resulted in a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR NO. 2012111015). No additional environmental analysis is required beyond what was analyzed by Environmental Assessment Application No. C-17-091. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits and prior to occupancy:

Planner to check when completed		
	1.	Development shall take place in accordance with Exhibits A, E and F dated September 6, 2017, Operational Statement dated July 10, 2017. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
	2.	Submit three copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of

	trees, to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits.
3.	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.
4.	Prior to final inspection , a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
5.	The proposed buildings are situated over property lines; a Lot Merger of APN 417-151-23 and 417-400-11 is required to establish this configuration prior to issuance of building permits. Contact the Jon Bartel with the Department of Public Works for details or submittal.
6.	Provide a six-foot screening wall along the west and east property line where the proposed project abuts single-family residential, per Section 15- 2006 of the Fresno Municipal Code (FMC). The six-foot screen wall shall be reduced to a maximum three feet in height within the front yard setback area of the proposed project.
7.	Remove parking stalls located within 20 feet of the northeast drive access to West San Bruno Avenue, per Section 15-2418-C of the FMC. The northeast drive access to West San Bruno shall be designated for emergency vehicle access only. Provide notation on the site plan and signage, as appropriate, with development.
8.	Solid waste enclosures shall not be located within the required 20 foot setback along the rear property line; relocate the trash enclosure or submit a Variance Application to the DARM Planning Department for review and approval prior to issuance of building permits . Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures. Provide design details that will meet the Stormwater Pollution Prevention requirement, per Section 15-2016 of the FMC.
9.	Per Section 15-2305-E, provide planters along 20% of the building facades along West San Jose Avenue.

10.	Provide additional brick cladding on building facades where visible from the street frontage along West San Jose Avenue.
11.	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.
12.	Provide details and coordinate plans for the West San Bruno Avenue frontage with Fire, Solid Waste, Fresno Municipal Flood Control District, DARM and Public Works.
13.	Per Fire Department memo dated August 3, 2017, a City of Fresno approved Best Padlock Model 21B700 or electric cylinder switch model 1W7B2 shall be used for Police/Fire access to the property.
14.	Provide fire access gate details; gate shall be shown as minimum of 20 feet wide.
15.	A flood control review fee of \$59.00 is due prior to issuance of building permits . Please provide proof of payment to the Planner.
16.	A flood control drainage fee of \$4,506.00 is due prior to issuance of building permits . This fee is valid through February 28, 2018. Please provide proof of payment to the Planner.
17.	The Indirect Source Review (ISR) shall be completed and all applicable fees must be paid to the San Joaquin Valley Air Pollution Control District prior to issuance of building permits . Submit verification that this process has been completed.
18.	Add applicable notes from the attached document titled "Notes and Requirements for Entitlement Applications".

PART B – OTHER REQUIREMENTS

- 1) Planning/Zoning/Environmental Compliance Requirements
 - a) Property development standards and operational conditions are contained in Articles
 9, 20, 23, 24 and 25. Many of these requirements are contained in an attached document titled "Property Development Standards Checklist" dated September 06, 2017. Any project revisions, development and operation must comply with these property development standards and operational conditions.
 - 1. Section 15-1005-A: Provide additional brick cladding where the building is visible from the street.

- 2. Section 15-2008-B: Provide a six-foot screening wall, with a three foot step down within the 14 foot front setback along the west and east property lines.
- 3. Section 15-2015-B: Provide Outdoor Lighting and Illumination for Multi-Unit Residential.
- 4. Section 15-2016-C: Trash enclosures shall be located outside of the required 20 foot rear setback. Comply with the stormwater pollution prevention requirements.
- 5. Section 15-2418-C: Parking spaces shall not be located within 20 feet of an access driveway, measured from the property line.
- b) Development and operation shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.
- c) Development shall take place in accordance with the policies of the Fresno General Plan, Bullard Community Plan, and with the Residential Medium Density planned land use designation.
- d) Development shall take place in accordance with the RS-5 and RM-1 zone district and all other applicable sections of the Fresno Municipal Code.
- e) Comply with the operational statement submitted for the proposed project dated July 10, 2017.
- f) Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report Mitigation Monitoring Checklist for the Fresno General Plan and with the Finding of Conformity Environmental Assessment adopted for the project.
- 2) City and Other Services
 - a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies, including:
 - Building and Safety dated July 27, 2017;
 - Public Works Department, Engineering Division dated August 2, 2017and CP2 dated September 7, 2017;
 - Public Works Department, Parks Division dated August 14, 2017;
 - Department of Public Utilities Sewer Division dated August 4, 2017;
 - Department of Public Utilities Water Division dated July 31, 2017;
 - Department of Public Utilities Solid Waste Division dated August 4, 2017;
 - Fire Department dated September 12, 2017;
 - Fresno Municipal Flood Control District dated July 24, 2017;
 - Fresno Unified School District dated July 17, 2017;
 - Fresno Irrigation District dated July 26, 2017;
 - San Joaquin Valley Air Pollution Control District dated July 28, 2017;

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• Department of Public Health dated July 20, 2017;

3) Miscellaneous Requirements

- a) 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:
- 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;
- ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
- iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b) 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. The Development and Resource Management 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.

<u>APPEALS</u>

A Notice of Public Hearing for Planning Commission, regarding this project was mailed to nearby property owners on September 8, 2017, commencing a 10 day comment period. The Planning Commission approved the project on September 20, 2017. This commences a 15 day appeal period. Should an appeal be received, it shall be scheduled to be heard before the City Council.

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

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the Fresno Municipal Code (FMC) may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed, but will ultimately be deemed mandatory unless Conditional Use Permit Application No. C-17-091 September 20, 2017 Page 6

appealed in writing to the Director within 15 days. In the event you wish to appeal the Planning Commission's decision, you may do so by filing a written appeal with the Councilmember of the district in which the project is located. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

In accordance with Section 15-5017 of the Fresno Municipal Code, decisions of the Planning Commission may be appealed to the City Council by the Councilmember of the district in which the project is located or by the Mayor, either on their own initiative or upon receiving a petition from any person. Appeals must be initiated by filing a letter with the Director. Such action shall require a statement of reasons for the appeal. The written appeal request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above. Unless otherwise specified in governing State or federal law, all appeals shall be filed with the Director in writing within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken. If you wish to appeal the decision, a written request must be received by the Development and Resource Management Department by **October 15, 2017**.

BACKCHECK PROCESS

<u>Please Note:</u> To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with two copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Andreina Aguilar in the Development Services Division for final review and approval, <u>at least 15 days before applying for building permits</u>.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

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

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by September 20, 2020 (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year <u>may</u> be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must

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be installed prior to the operation of the proposed use.

Pursuant to Section 15-5308 of the FMC an expiration date of seven years from the date of approval has been established for Conditional Use Permits. Therefore, the approval for C-17-091 shall expire on September 20, 2024 and a new conditional use permit must be obtained prior to that expiration date for the use only (not the physical structure(s)).

If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

Andreina Aquilar

Andreina Aguilar, Planner Development Services Division

- Enclosures: Exhibits A, E, and F dated September 6, 2017 Operational Statement dated July 10, 2017 Comments from Partner Agencies & Departments Property Development Standards Checklist dated September 06, 2017 Notes and Requirements for Entitlement Applications MEIR/Project Specific Mitigation Monitoring Checklist Landscape Certification Form
- C: Mel Richtel, President of RICCO, Inc. JAF: 512 W San Jose Avenue

July. 10, 2017

City of Fresno Planning and Development Department 2600 Fresno St Third Floor Fresno, CA 93721

RE: The Bungalows at Figarden Apartment

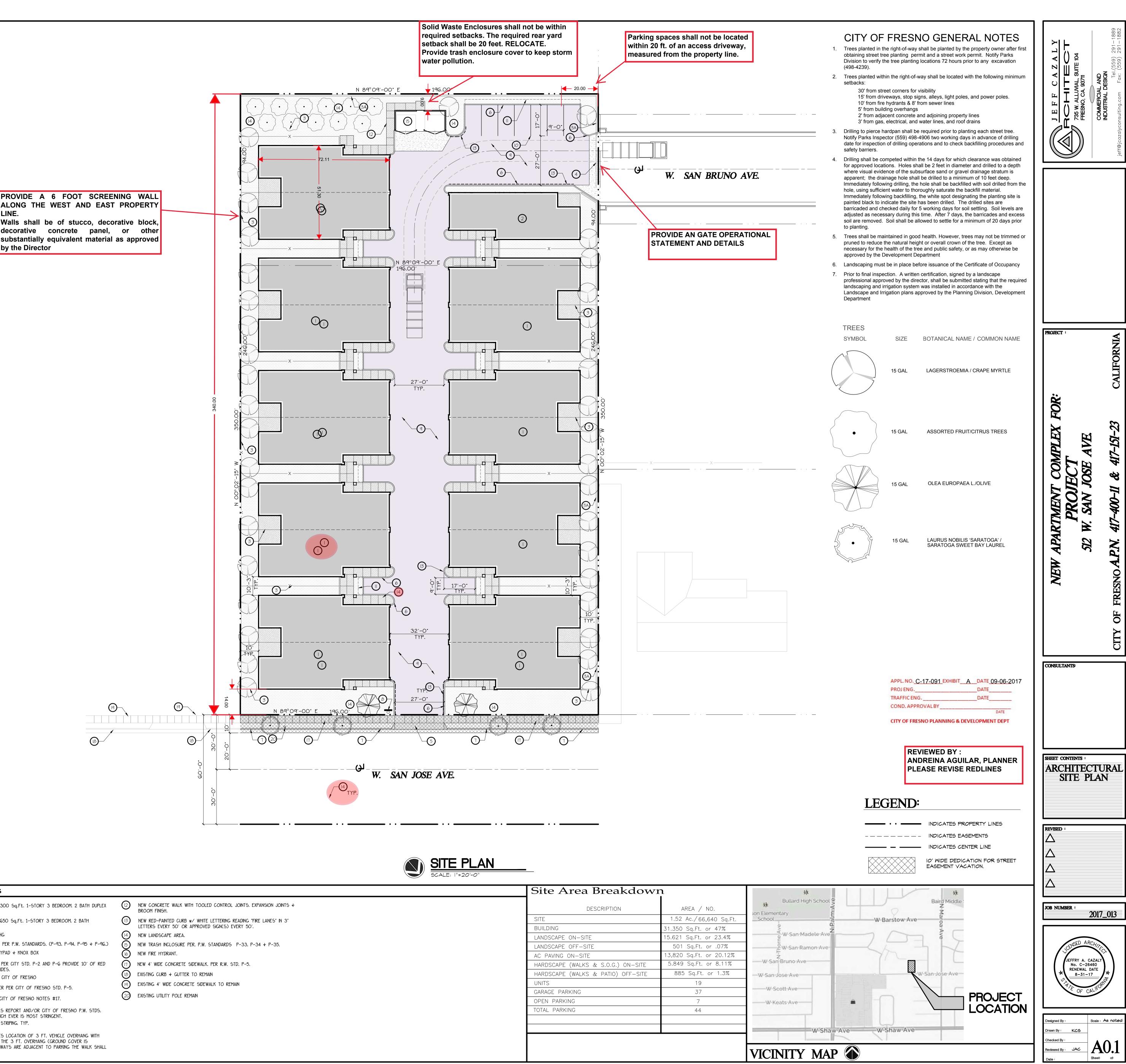
To Whom It May Concern:

We are proposing to construct a 19-unit market rate apartment complex on San Jose Avenue near the intersection of Palm and Show Avenues in Fresno, California. This is planned to be a community with an on-call manager available 24-hours a day through Manco Abbot Corporation's professional property management division. This complex is not planned to have any Clubhouse, fitness center or pool/spa facilities.

Thank you,

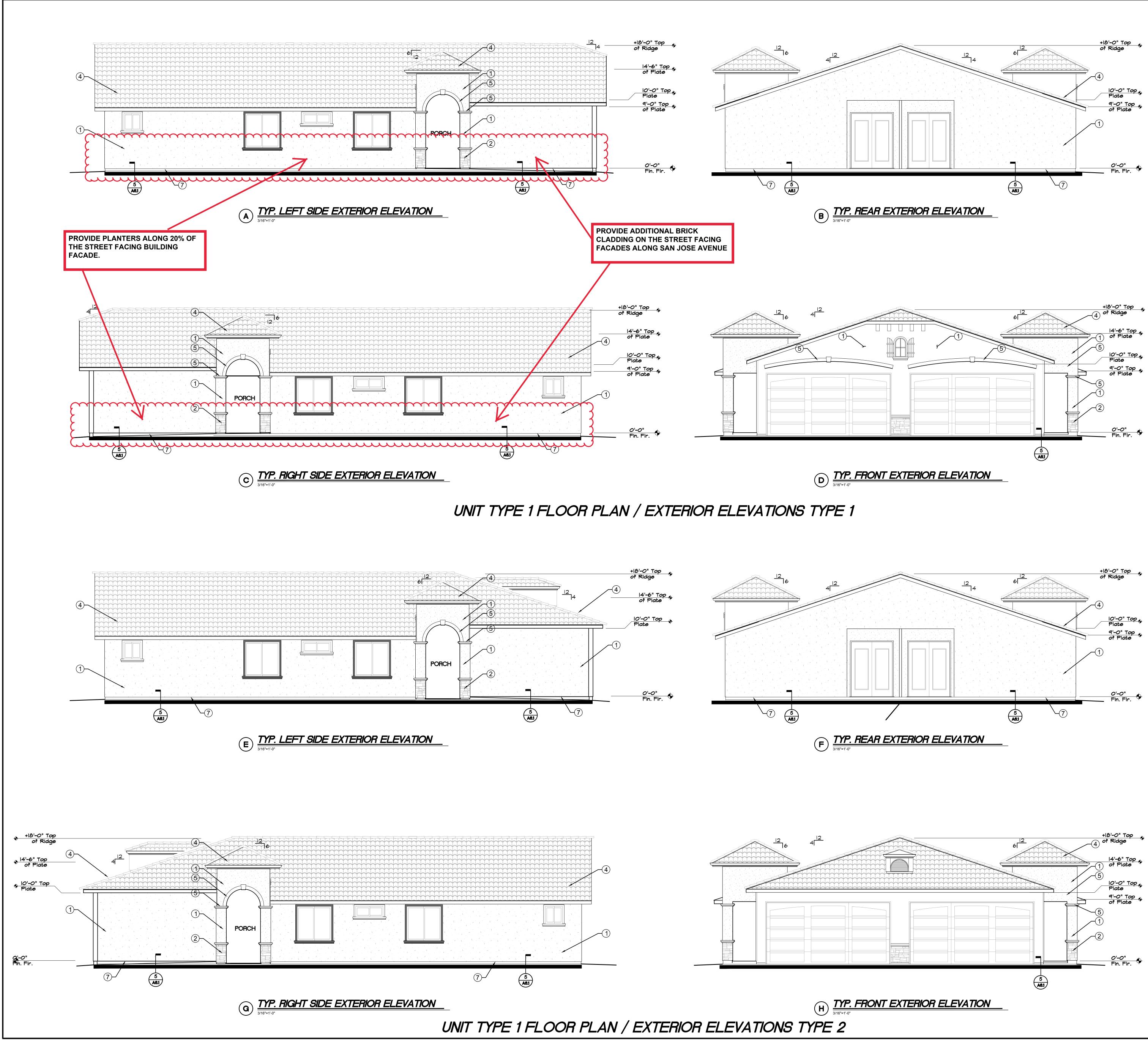
Giorgio Russo Ginder Development Corporation

City of Fresno Notes	
 NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED. NO STRUCTURES OF ANY KIND (INCLUDING FREE STANDING SIGNS AND/OR FENCES) MAY BE 	
INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.	
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.	
4. 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 THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.	
5. PRIOR TO THE FINAL INSPECTION. A WRITTEN CERTIFICATION. SIGNED BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT AND RESOURCE MANAGEMENT.	
G. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT. PRIOR TO INSTALLATION.	PROVIDE A 6 FOO ALONG THE WEST
7. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.	LINE. Walls shall be of stu
8. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.	decorative concrete substantially equivaler by the Director
9. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. 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.	
10. IF ANIMAL FOSSILS ARE UNCOVERED. THE MUSEUM OF PALEONTOLOGY, U.C. BEZERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.	
 VERIFY LOCATION OF UTILITY AND WATERASTE LINES WITH UTILITY DEPARTMENT. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER: FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK. 	
 DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT. WHEN APPROVED BY THE DIRECTOR, THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES. ALL EVICTING DRIVEWAY APPROACHES, WHICH NO LONGER PROVIDE ACCESS TO APPROVED. 	
 14. 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 FRESNO MUNICIPAL CODE (FMC) 11-209 15. GRADE DIFFERENTAILS GREATER THAN 12' SHALL BE SUPPORTED BY AN APPROVED ENGINEERED 	
RETAINING WALL. 16. INSTALL 30' STATE STANDARD 'STOP' SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2' GALVANIZED POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.	
City of Fresno Fire Dept. Notes	
1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8' WATER MAIN.	
 THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED HYDRANT FLOW OF 1500 GPM WITH A MIN OF 8" WATER MAIN. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING 	
ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 Ibs. VEHICLES (MIN. 4' BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERED PLANS) YEAR ROUND AND WITH 24 FOOT MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.	
 STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH 'FIRE LANE' IN 3' LETTERS EVERY 50 FEET) FIRE LANES ARE REPRESENTED AS ====== ON THE PLANS. 	
6. PROVIDE SIGN(S) (17'x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300."	
Site Plan 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/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.	
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444	
4. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.	
 ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND 	
CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.6.2.	
 HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8' WATER MAIN. PROVIDE SIGN(S) (17'x22' MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY 'WARNING-VEHICLES STOPPED. PARKED. OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT TRACE. 	
734-8116." 9. STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH 'FIRE LANE' IN 3' LETTERS EVERY 50 FEET)	
 (RED CURB WITH 'FIRE LANE' IN 3' LETTER'S EVERY 50 FEET) FIRE LANES ARE REPRESENTED AS =ON THE PLANS. 10. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2' FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. 	
11. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS 12. DEED(S) OF EASMENT(S) FOR THE REQUIRED DEDICATION'S SHALL BE PREPARED BY THE	Keyed Notes
OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.	 NEW BUILDING TYPE 1 - 3.300 Sq.Ft. 1-STORY 3 BEDROOM, 2 APARTMENT BUILDING NEW BUILDING TYPE 2 - 1.650 Sq.Ft. 1-STORY 3 BEDROOM, 2 APARTMENT BUILDING
Legal Description The land referred to is situated in the County of Fresno, City of Fresno, State of California, and is described as follows:	$\begin{array}{c} \hline 3\\ \hline 3\\ \hline 3\\ \hline 3\\ \hline \end{array} \qquad \text{NEW 6' HIGH WOOD FENCING} \\ \hline 3\\ \hline 3\\ \hline 3\\ \hline 8\\ \hline 8\\ \hline 8\\ \hline 8\\ \hline $
PARCEL ONE: Outlot B of Tract No. 2548, in the City of Fresno. County of Fresno. State of California. according to the Map thereof recorded in Book 2G, Page G9, of Plats, in the Office of the County Recorder of said County. APN: 417-400-11 PARCEL TWO: The East 150 feet of the South 350 feet of Lot GG of California Poultry Farms, according to the Map thereof recorded May 2, 1904, in Book 2, Page 82, of Record of Surveys, in the Office of the County Recorder of said County;	 A NEW SECURITY GATE W/KEYPAD + KNOX BOX NEW DRIVEWAY APPROACH PER CITY STD. P-2 AND P-6 PROVIDE PAINTED CURB ON BOTH SIDES. NEW CONCRETE CURB PER CITY OF FRESHO NEW CONC CURB + CUTTER PER CITY OF FRESHO
EXCEPTING THEREFROM all that portion conveyed in the Deed from Ricco Inc., a California corporation, dated May 23, 1974 and recorded May 24, 1974 in Book G3O4. Page 895. Official Records. Fresno County Records. PARCEL THREE: The East 19G feet of the South 350 feet of Lot GG of California Poultry Farms. according to the Map thereof	 NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-5. NEW "STOP" SIGN SEE CITY OF FRESNO NOTES #17.
recorded May 2. 1904, in Book 2. Page 82, of Record of Surveys, in the Office of the County Recorder of said County; EXCEPTING THEREFROM the East 150 feet of the South 350 feet of said Lot GG. ALSO EXCEPTING THEREFROM all that portion conveyed in the Deed from Ricco Inc., a California corporation, dated May 23, 1974 and recorded May 24, 1974 in Book G304. Page 895. Official Records, Fresno County Records. APN: 417-151-23 as to Parcels Two and Three	 NEW A.C. PAVING PER SOILS REPORT AND/OR CITY OF FRESNO (P-21, P-22 + P-23.) WHICH EVER IS MOST STRINGENT. NEW WHITE PAINT PARKING STRIPING, TYP. NEW DASHED LINE INDICATES LOCATION OF 3 FT. VEHICLE OVER NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG (GROUND COVE ALLOWABLE). WHERE WALKWAYS ARE ADJACENT TO PARKING THI
	BE 7' WIDE.





,300 Sq.Ft. 1-STORY 3 BEDROOM, 2 BATH DUPLEX (2) NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS. EXPANSION JOINTS + BROOM FINISH. 650 Sq.Ft. 1-STORY 3 BEDROOM, 2 BATH PER P.W. STANDARDS. (P-93, P-94, P-95 + P-96.) PER CITY STD. P-2 AND P-6 PROVIDE 10' OF RED S REPORT AND/OR CITY OF FRESNO P.W. STDS. ICH EVER IS MOST STRINGENT.



1 3 COAT PLASTER SYSTEM: 3-COLORS; EVERY OTHER DUPLEX; "ICI" PAINTS. "PARKS LOOP" #AI753, "MOONSTRUCK" #AO718,

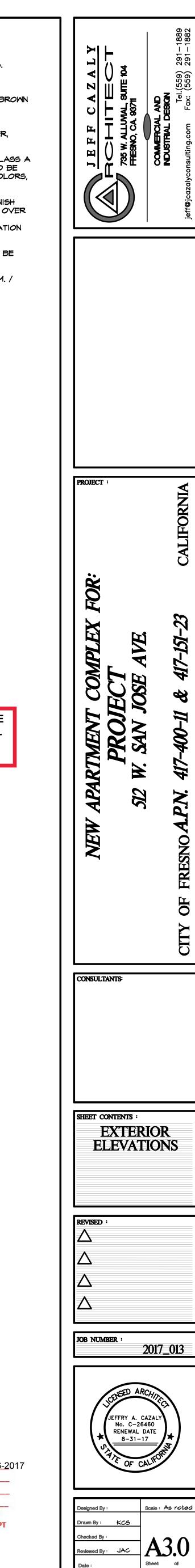
"MAPLEWOOD TRAIL" #A0558

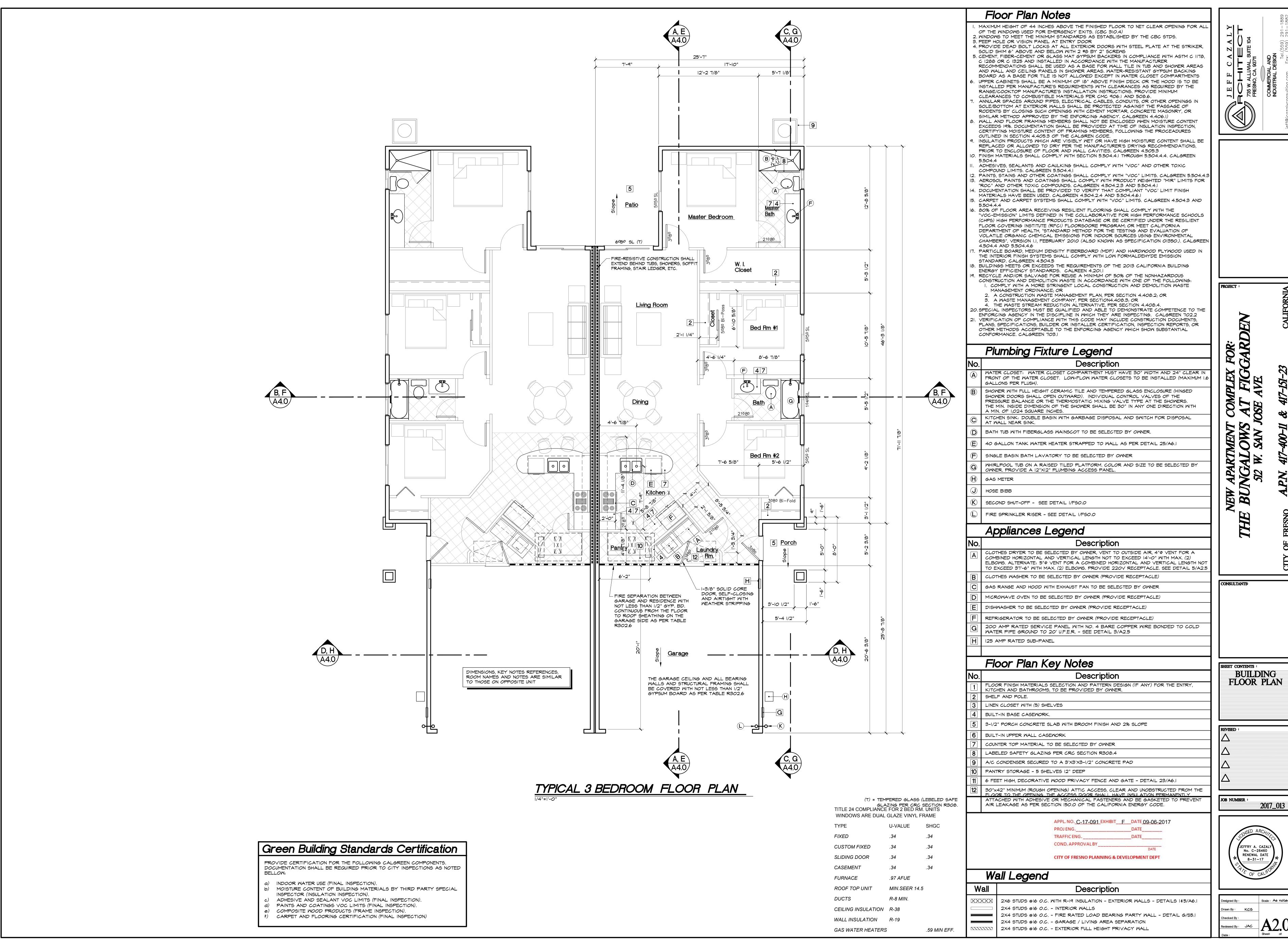
- 2 "CORONADO" THIN BRICK TO BE ADHERED TO BROWN COAT. " OLD WORLD LEDGE" TO BE USED WITH GROUTED JOINTS. SEE DETAILS 8 & 9/A6.1
- 3 NEW LIGHT FIXTURE, TO BE SELECTED BY OWNER, PURCHASE AND INSTALLED BY CONTRACTOR.
- (4) ROOF TO BE SUN VALLEY SPANISH TILE: U.L. CLASS A FIRE RATING, ASTM E-108, CLASS A. COLOR TO BE SELECTED BY OWNER, GIVE FULL RANGE OF COLORS, 65% GROUT PACK UNDER TILES.
- 5 FOAM TO BE PLASTERED OVER W/ SMOOTH FINISH COAT OVER FIBER GLASS MESH AND PAINTED OVER W/ 3 COATS, "AKROTIQUE" BY OMEGA. SEE ADDITIONAL DECORATIVE FOAM INSTALLATION NOTES ON SHEET A3.3
- 6 PAINT: 3 COATS OVER PLASTER, COLOR TO BE SELECTED BY OWNER.
- 7 WEEP SCREED, WITH 3 1/2" FLANGE No. 26 G.S.M. / LOCATE 2" ABOVE CONCRETE PATIO

INDICATE ON THE SITE PLAN WHERE TYPE 1 AND TYPE 2 BUILDINGS WILL BE LOCATED.

APPL. NO. C-17-091 EXHIBIT E DATE 09-06-2017 DATE DATE TRAFFICENG. COND. APPROVAL BY

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT







2600 Fresno Street-Third Floor Fresno, California 93721-3604 (559) 621-8277 FAX (559) 488-1026

Development and Resource Management Department Jennifer K. Clark, AICP Director

Property Development Standards Checklist August 17, 2017

REVISED SEPTEMBER 6, 2017

PROJECT DESCRIPTION

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to ±1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue. The applicant proposes to construct an apartment complex of nine duplexes and one detached single unit, each unit will have an attached two car garage. The property is zoned RS-5 (*Residential Single Family, Medium Density*).

APN: 417-151-23 & 417-400-11

ADDRESS: 512 WEST SAN JOSE AVENUE

GENERAL INFORMATION

ZC	ZONING					
	Existing RS-5					
	Proposed RS-5					
PL	PLANNED LAND USE					
	Existing Residential Medium Density					
PL	PLANS - available on-line at https://www.fresno.gov/darm/general-plan-development-code/					
	Community Plan Bullard Community Plan					

PROPERTY DEVELOPMENT STANDARDS

Use the website below to access the Development Code to find more information on zoning/property development standard requirements for RS-5 zone district:

https://www.fresno.gov/darm/general-plan-development-code/

USE PERMITTI	ED			
Pursuant to Table 15-902 of the Fresno Municipal Code (FMC) Multi-Unit Residential is a use permitted subject to a Conditional Use Permit. The standards of the RM-1 District shall apply, per FMC 15-906-D.				
LOT COVERAG	SE SE			
Maximum	50%			
Proposed	60%: Reduce lot coverage and show calculation. 47% LOT COVERAGE			
DWELLING UNIT DENSITY				

	Permitted 5.0-12.0 dwelling units per acre							
	Proposed	oposed 11.45 dwelling units per acre						
М	INIMUM FRONTAGE COVERAGE							
	Permitted	50%						
	Proposed	88%						
вι	JILDING HEIGH	łT						
	Permitted	40 feet						
	Proposed	19 feet 4 inches						
SE	TBACKS	1						
De	epict dimension	s of all setbacks from b	ouile	dings to property	/ lines on the Site Plan.			
	Required Buil	ding Setback		Proposed Bui	Iding Setback			
	Front	14 feet (Adjacent Site)		Front	14 feet 🗸			
	Interior Side	Min 4 feet; total 10'		Interior Side	15 feet each side			
	Rear	20 feet		Rear	31 feet			
	Surface Parking	30 feet (San Jose Avenue)		Surface Parking	66 feet (San Jose Avenue)			
	Required Lan	dscaping Setback		Proposed Landscaping Setback				
	Front	14 feet		Front	14 feet 🗸			
	Interior Side	10 feet (Landscape Buffer)		Interior Side	10 feet (Landscape Buffer)			
		Banor)						

General Yard Requirements:

Table 15-2305-C.1, Required Landscape Buffers. Provide 10 foot buffer along the east and west property line with the following every 100 feet: 2 large trees, 2 medium trees, 6 large shrubs, and 8 medium shrubs.

0	PEN SPACE		
	Required	20%	
	Proposed	27%	
S	CREENING WA	LL	
	Required	6 foot on east and west property line	
	Proposed	6 foot CMU Wall; Provide wall along East and West.	
T	REES (On-Site)		
	Required	19 trees	
	Proposed	50 trees	
0	FF-STREET PA	RKING	
	Required	19 Covered	
		10 Guest	
	Proposed	38 Covered 15 Guest	
P	PARKING LOT SHADING		
	Required	19 trees	
	Proposed	20 trees	

SUMMARY AND OTHER COMMENTS /REQUIREMENTS

- A. <u>Miscellaneous</u>
 - (1) <u>Section 15-1005-A: Flexibility Option.</u> The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:
 - 1. Present an attractive appearance to public streets.
 - 2. Be aesthetically and functionally compatible to the nearby development context.
 - 3. Demonstrate a high level of quality.
 - Support the growth in value of surrounding properties
 Provide additional brick cladding where the building is visible from the street.
 - (2) The following additional General Site Regulations pursuant to Article 20 shall apply:
 - 15-2006: Six foot fence along San Jose shall be outside the front setback of 14 feet.
 - 15-2008-B: Provide a 6 foot wall (step down to 3 feet within the front yard) along the east and west property line where the multifamily abuts single family.
 - \$ 15-2015-B: Provide Outdoor Lighting and Illumination for Multi-Unit Residential.
 - 15-2016-C: Relocate the solid waste enclosure so it is outside of the required 20 foot

rear setback. Provide elevations and details for the Solid Waste enclosure. Provide a roof (or similar) to prevent storm water pollution.
 15-2017: Underground Utilities: Underground all lines providing direct service to the development site.
(3) The following Performance Standards pursuant to Article 23 shall apply:
✓ 15-2305-C: Provide 10 foot buffer along the east and west property line with the
following every 100 feet: 2 large trees, 2 medium trees, 6 large shrubs, and 8 medium shrubs.
• 15-2305-D: Vines may be included for areas adjacent to concrete or masonry walls.
15-2305-E: Provide planters along the street facing buildings that add up to a min of 20% of wall.
 (4) The following Standards for Specific Uses and Activities pursuant to Article 24 shall apply: 15-2416: <i>Provide one EV Space per Building Code 4.106.4.2.</i>
• 15-2418-C: Parking spaces shall not be located within 20 ft. of an access driveway, measured from the property line. Remove parking spaces since the project exceeds the min required or relocate.
(5) The environmental review for the proposed project has been completed. The Notice of Intent to Adopt a Finding of Conformity has been filed.
B. Local Plans and Policies
(1) Bullard Community Plan: There are no policies in the Bullard Community Plan for Residential development that are more restrictive than the FMC or Fresno General Plan.

Use the following links to review City development regulations and requirements:

Public Works Department, Standard Drawings -https://www.fresno.gov/publicworks/developer-doorway/#tab-9



APN:	417-151-23, 417-400-11	ADDRESS: 512 West San Jose Avenue
FROM:	Melessa Avakian, Senior Engineer Public Works Department, Traffic a	
TO:	Andreina Aguilar Development and Resource Mana	gement Department
DATE:	August 2, 2017	
SUBJECT:	Conditions of Approval for C-17-09	1

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.

x	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. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov
x	Proposed building is over an existing lot line. A Lot Merger is prior to building permits or submit a revised exhibit confining the proposed development within existing parcel lines.	Andreina Aguilar	Planning and Resource Management Department (559) 621-8075 Andreina.Aguilar@fresno.gov

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information on the site plan:

A. GENERAL REQUIREMENTS

1. Identify and dimension property lines and easements.

B. OFFSITE INFORMATION:

- 1. Identify and provide the names of adjacent streets. Provide San Bruno details.
- 2. Identify existing and proposed), street lights (specify if wood or metal pole), etc.
- 3. Identify the required <u>4' minimum path of travel</u> along the public sidewalk adjacent to property. A pedestrian easement may be required if Title 24 requirements cannot be met.
- 4. Coordinate plans for the San Bruno frontage with Fire, Solid Waste, FMFCD, DARM and Public Works.

C. ONSITE INFORMATION:

1. Identify, and provide turning templates on the site plan for, the largest vehicle to enter/exit the site. (Fire and Solid Waste)

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.

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.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-4114.

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

San Jose Avenue: Local

- 1. Dedication Requirements
 - a. Dedicate **30**' of property, from centerline, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
- 2. Construction Requirements:
 - a. Construct **20**' of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct a **27**' driveway approach to Public Works Standards **P-2** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
 - c. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - d. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 10' residential (4.5' from face of curb to sidewalk-4' sidewalk-0.5' from sidewalk to property line) pattern.
 - e. Show the existing street light locations on the plans.

San Bruno Avenue: Local This is a pre-existing dead-end street. A cul-de-sac is not required per City of Fresno upper management on June 22, 2017. Coordinate the design with Fire, Solid Waste, Public Works, FMFCD and DARM.

- 1. Construction Requirements:
 - a. <u>Construct concrete curb and gutter to Public Works Standard P-5</u>. The curb location to <u>be determined, per approved street construction plans</u>.
 - b. Construct permanent paving as needed per Public Works Standard **P-50**.
 - c. <u>Provide a barricade and signage at the end of the street per Public Works Standard P-100</u>. Provide signage at the intersection of San Bruno Avenue and Nantucket Avenue. Contact Scott Sehm at 559-621-8712 for approval of the signage.
 - d. <u>Construct a modified access for Fire and Solid Waste vehicles or provide an onsite turn around.</u>

Street Construction Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the City of Fresno, Public Works

Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT** <u>prior</u> to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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.

All 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

- 1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21**, **P-22**, **P-23**.
- Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on Exhibit "A". No obstructions shall be within the 3' overhang.
- 3. When no masonry wall is required, wheel stops in the form of a **6**" high concrete curb or other approved fixed barrier, placed a minimum distance of **3**' from the property line, or the building to be protected, shall be installed.

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 trip generation rates as set forth in the latest edition of the ITE Generation Manual.

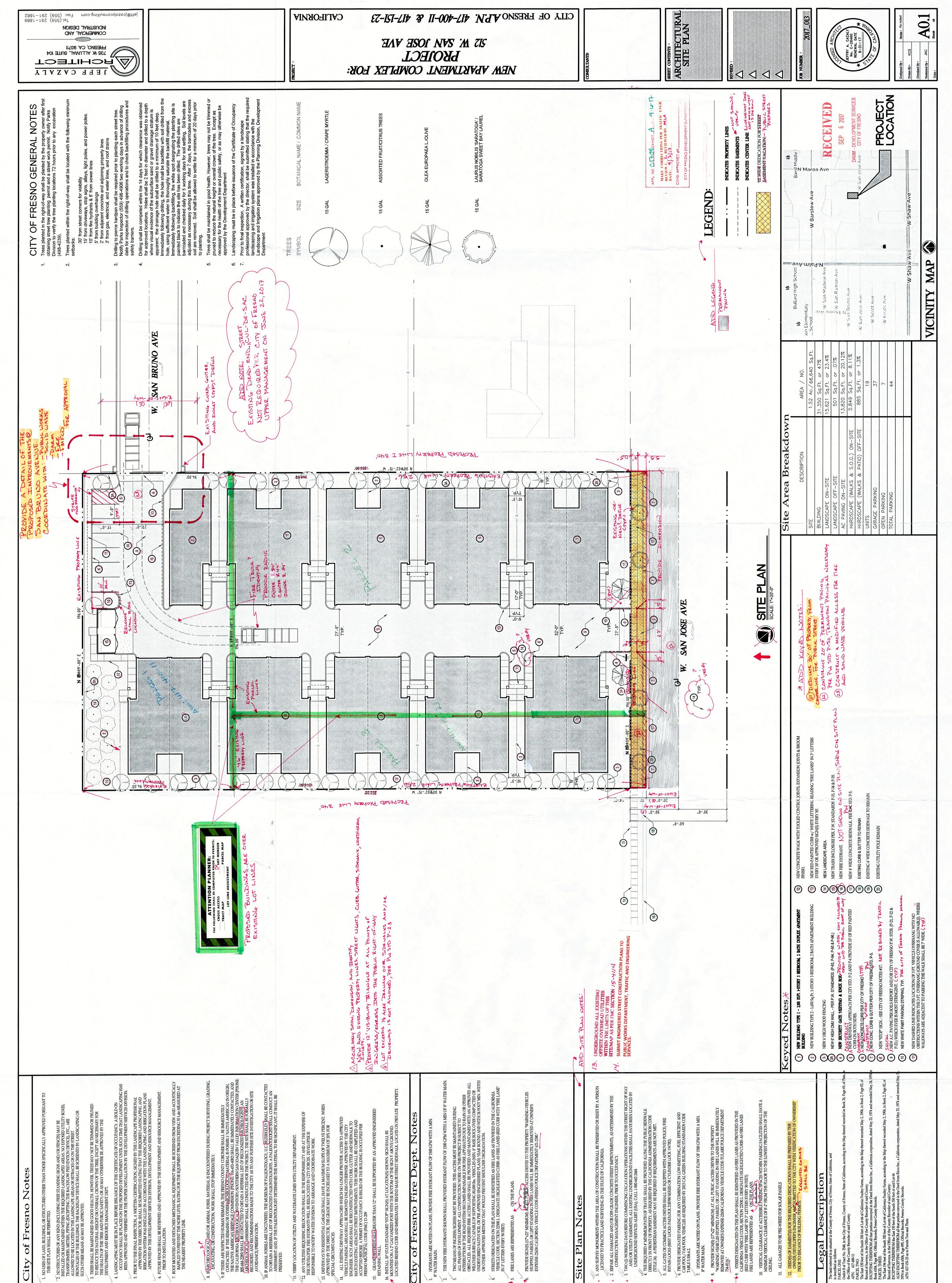
Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), as shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Apartment/220	19 DU	126	10	12

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

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

Questions relative to these conditions may be directed to Melessa Avakian at 559 621-8812 <u>Melessa.Avakian@fresno.gov</u> in the Public Works Department, Traffic and Engineering Services Division.



 F THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIA CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AME THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-653-4082) SHALL BE IMMEDIATELY THE CALIFORNIA & RCHEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMAT 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOG ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE R RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGA AVOIDANCE/PRESERVATION. 13. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT. APPROVED BY THE DIRECTOR, THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES. ALLEXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVE VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY VEHICLE PARKING AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO 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 FRESNO MUNICIPAL CODE (FMC) 11-209
 GRADEDIFFERENTALLS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGIN RETAINING WALL. VI. VERIFY LOCATION OF UTILITY AND WATERASTE LINES WITH UTILITY DEPARTMENT.
 ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPERTIFE DEVELOPER: FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLICS DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT ME
 ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/ BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
 LEPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEME CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY. 8. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. Legal Description The land referred to is situated in the County of Fresno, City of Fresno, State of C is described as follows: PARCEL ONE: Outlot B of Tract No. 2548, in the City of Fresno, Cunty of Fresno, State of Califo the Office of the County Recorder of said County. APN: 417-400-11 PARCEL TWO: The East 150 feet of the South 350 feet of Lot 66 of California Poultry Farms, accon Record of Surveys, in the Office of the County Recorder of said County: EXCEPTING THEREFROM all that portion conveyed in the Deed from Ricco Inc. Book 6304, Page 955, Official Records, Fresno County Records. PARCEL TING THEREFROM all that portion conveyed in the Deed from Ricco Inc. Book 6304, Page 955, Official Records, Fresno County Records. PARCETTING THEREFROM all that portion conveyed in the Deed from Ric APN: 417-151-23 as to Parcels Two and Three APN: 417-151-23 as to Parcels Two and Three 9. STREETS DESIGNATED ON THE PLAN SHALL BE IDENTI CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNAT (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEI FIRE LANES ARE REPRESENTED AS
 10. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPAC MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLO CEILING. of Fresno Fire PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBL STOPPED, PARKED, OR LEFT STANDING IN FIRE LA EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESN TWO MEANS OF INGRESS/EGRESS MUST BE PROV ALL PHASES OF DEVELOPMENT. ALL CONSTRUC INTERRUPTION IF THE ROAD SYSTEM BECOMES I OBSTACLES. ALL REQUIRED FIRE ACCESS LANES: WEATHER SURFACE CAPABLE OF SUPPORTING 8 UNDISTURBED NATIVE SOIL OR PER APPROVED F OR OTHER APPROVED METHOD THAT WOULD PI ALL GARAGES TO BE PRE-WIRED FOR SOLAR PL DEED(S) OF EASMENT(S) FOR THE REQUIRED DI OWNER/DEVELOPER'S ENCINEER AND SUBMIT PRIOR TO ISSUANCE OF BUILDING PERMITS. 3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. TO REDUCE THE NATURAL HEIGHT OR OVERALL (THE HEALTH OF THE TREE AND PUBLIC SAFETY; DEVELOPMENT AND RESOURCE MANAGEMENT D LANDSCAPING MUST BE IN PLACE BEFORE ISSU, OCCUPANCY SHALL BE PLACED ON THE PRO BEEN APPROVED AND VERIFIED FOR THE PRC 7. ROOF MOUNTED AND DETACHED MECHANICA BAFFLED TO PREVENT THE NOISE LEVEL RAT THE NEAREST PROPERTY LINE. STREETS DESIGNATED ON THE PLAN SHALL B VEHICLE CODE, SECTION 22500.1. DESIGNATE I IN 3" LETTERS EVERY 50 FEET) Site Plan Notes 6. PROVIDE DESIGNATED PARKING FOR ANY CO CAR POOL/VAN POOL VEHICLES AS REQUIRED TABLE 5.106.6.2 PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL "WARNING-VEHICLES STOPPED, PARKED, OR L REMOVED AT OWNER'S EXPENSE-22658 CALIFC 734-8116." City of Fresno I **DRANTS SHOWN SHALL PRO** 10. IF ANIMAL FOSSILS ARE UNCOVERED, THE MU TO OBTAIN A REFERRAL LIST OF RECOGNIZEI ASSESSMENT AND, IF THE PALEONTOLOGIST PRESERVED. HYDRANTS ARE NOTED ON PLANS. PROVID 8" WATER MAIN. 1. NO USES OF LAND, BUILDINCS, OR STRUCTUR THIS SITE PLAN SHALL BE PERMITTED. 7. HYDRANTS ARE NOTED ON PLANS. PROV 8" WATER MAIN. ED AND 6. FUTURE FENCES SHALL BE REVIEW PRIOR TO INSTALLATION. 2. THE NEW FIRE HYI 3. Third City 74. Jui in . Not Required on a local -2 Street SAME NOTE WITH DIFFERENT PHONE NUMBERS SAME NOTE

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-17-091

ATTN: FIRE DEPARTMENT

REVISED PLANS

LAURIE SAWHILL

Return Completed Form to:

Andreina Aguilar, Development Services/Planning Email: <u>Andreina.Aguilar@fresno.gov</u> Development and Resource Management 2600 Fresno Street, Third Floor Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to ±1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (*Residential Single Family, Medium Density*).

APN: 417-151-23 & 417-400-11 ZONING: RS-5

ADDRESS: 512 W. San Jose Avenue

DATE ROUTED: September 6, 2017

COMMENT DEADLINE: September 12, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL

The REQUIRED FAR carections were not made on plans. Resubmit for Fire approved

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: L Smithu, Sr Ingreder

Telephone Number



FIRE DEPARTMENT

- DATE: September 12, 2017
- TO: ADREINA AGUILAR, Planner I Development and Resource Management Department
- FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector V Prevention and Technical Services Division
- SUBJECT: 512 W SAN JOSE, C-17-091-REVISED Proposed construction of 9 duplex units and one single family residence with attached garages.

The following items to be corrected or added to site plan prior to Fire approval. <u>This requires a resubmittal to Fire</u>.

Note on plan: An emergency drive approach shall be installed at the entrance of the fire department only access road off of San Bruno which complies with Public Works Standard Drawing P067 and P-68.

The required fire hydrant has been deleted from this site plan and is still required. Show the proposed new fire hydrant on the plans where previously located on original site plan as note 16.

Sheet A0.1: Keynote 4: A Knox box may not be used for Police/Fire access to the property. It must be the City of Fresno approved Best Padlock Model 21B700 or electric cylinder switch model 1W7B2.

Note on plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate:

"FIRE LANE" (in 6 inch letters) "VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters) "FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)

If at any time in the future gated access is proposed for the main entry on San Jose the following will be required: All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

ANDREINA AGUILAR 512 W SAN JOSE September 12, 2017 Page 2

Note on plan: Electric gates shall be provided with battery back-up.

Due to narrow street width of less than 35', one side of street shall be fire lane the entire length of drive access. All areas highlighted on plan shall be noted as fire lanes.

*Note for Planner: A minimum 11x17 inch set must be included with each submittal to Fire for our files. Plans will not be returned in the future until the fire set has been received.

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.



DEPARTMENT OF PUBLIC UTILITIES MEMORANDUM

- DATE: August 4, 2017
- TO:ANDREINA AGUILAR, Planner IIDepartment of Development and Resource Management
- FROM: KEVIN GRAY, Supervising Engineering Technician Department of Public Utilities, Planning and Engineering
- SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-091

<u>General</u>

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to +/-1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue; 512 W. San Jose Avenue, APN: 417-151-23. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (Residential Single Family, Medium Density)

Solid Waste Requirements

<u>General</u>

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.

Does Project Affect Your Agency/Jurisdiction

Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

Provide drive up access when possible

Backing limit of 45' for solid waste vehicle.

Provide 44' (centerline) turning radius.



MEMORANDUM

ANDREINA AGUILAR, Planner II Department of Development and Resource Management August 4, 2017

SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-091 Page 2 of 2

Recommended Conditions of Approval

2-cell trash enclosure required.

Relocate enclosure as shown on the site plan.

Provide turn around for solid waste vehicle (noted on plans).

Additional Information

Revise plans to address concerns stated above and resubmit for approval. \mathcal{OK}

Revise plans to show location of trash enclosure and resubmit for approval.

Need answers to questions stated above.

Storm water Pollution Prevention.

Enclosure pads must be designed to prevent contamination of the storm water system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert storm water away from the enclosures, creating grade breaks to properly direct storm water away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.

Specify on plans Which method will be user to address storm water Bilistion Prevention. ADA requirement for multifamily residential

Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements. Show of plans ADA Reguirements and Submit to building department.



DEPARTMENT OF PUBLIC UTILITIES – UTILITIES PLANNING & ENGINEERING MEMORANDUM

- **DATE:** July 31, 2017
- TO: ANDREINA AGUILAR, Planner II Department of Development and Resource Management
- **THROUGH:** THOMAS C. ESQUEDA, Director Department of Public Utilities
- FROM: ROBERT A. DIAZ, Senior Engineering Technician Department of Public Utilities Utilities Planning & Engineering

SUBJECT: Water Requirements for Conditional Use Permit C-17-091

<u>General</u>

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to +/-1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue; 512 W. San Jose Avenue, APN: 417-151-23. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (Residential Single Family, Medium Density)

Water Requirements

The nearest water main to serve the proposed project is a 6-inch main located in West San Jose Avenue. Water facilities are available to provide service to the site subject to the following requirements:

- 1. On-site water facilities shall remain private.
- 2. No water service connections shall be allowed to the existing 6-inch water main located along the easterly boundary of the proposed project. The water main is to be abandoned and existing water service to be transferred in Fiscal Year 2018.
- 3. Water meter installation shall be required.

The water supply requirements for this project are as follows:

1. The existing property is currently served with a 1.5-inch water service.



MEMORANDUM ANDREINA AGUILAR, Planner II Department of Development and Resource Management July 31, 2017

Water Requirements for Conditional Use Permit C-17-091 Page 2 of 2

- a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing 1.5-inch water service, then the applicant shall not be required to pay a Water Capacity Fee Charge.
- b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the existing 1.5-inch water service, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
 - i. If an additional water meter is required, the Water Capacity Fee charge assessed to the applicant shall be based on the size of additional water meter. The Water Capacity Fee charges by meter size are published in the City's Master Fee Schedule.
 - ii. If a larger water meter is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing water meter size from the Water Capacity Fee charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee charges by meter size are published in the City's Master Fee Schedule.
- c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
- d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
- 2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.



DEPARTMENT OF PUBLIC UTILITIES MEMORANDUM

- DATE: August 4, 2017
- TO: ANDREINA AGUILAR, Planner II Department of Development and Resource Management
- FROM: KEVIN GRAY, Supervising Engineering Technician Department of Public Utilities, Planning and Engineering
- **SUBJECT:** SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-091

<u>General</u>

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to +/-1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue; 512 W. San Jose Avenue, APN: 417-151-23. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (Residential Single Family, Medium Density)

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in West San Jose Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

- 1. Connection to Man hole in San Bruno Avenue is prohibited.
- 2. Installation of sewer house branch(s) shall be required.
- 3. On-site sanitary sewer facilities shall be private.
- 4. Abandon any existing on-site private septic systems.
- 5. A cross access agreement is required for sewer service(s) crossing parcels
- 6. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.



MEMORANDUM ANDREINA AGUILAR, Planner II Department of Development and Resource Management August 4, 2017

SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-091 Page 2 of 2

Sanitary Sewer Fees

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

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

DEPARTMENT OF PUBLIC WORKS

- TO: Andreina Aguilar, Planner II Planning Division
- FROM: Hilary Kimber, Parks Supervisor II (559-621-1345) Public Works, Median Island Maintenance
- DATE: August 1,4, 2017

SUBJECT: SITE PLAN REVIEW NO. C-17-091

The Department of Public Works offers the following comments for 512 West San Jose Avenue (APN: 417-151-23) located on the north side of West San Jose Avenue near North Maroa Avenue:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

- 1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and trail landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. Approved onsite trees planted within ten feet of the back of the monolithic sidewalk will count towards the street tree requirement. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
- 2. There are approximately 195 lineal feet of street frontage along W. San Jose Ave. resulting in the requirement of three (3) street trees.
- 3. The conceptual plan submitted by Jeff Cazaly, Architect. shows four (4) Laurus nobilis 'Saratoga' (Saratoga Sweet Bay). This exceeds the Public Works requirement for street trees and is acceptable.
- 4. Public Works requires a landscape and irrigation plan for the street trees to be submitted before any landscaping is installed in the right-of-way at the scale of 1"=20'.

Page 1 of 4

DEVELOPER

FRESNO, CA 93711

GIORGIO RUSSO, GINDER DEVELOPMENT

759 W. ALLUVIAL AVE., SUITE 102

PUBLIC AGENCY

ANDREINA AGUILAR DEVELOPMENT AND RESOURCE MANAGEMENT CITY OF FRESNO 2600 FRESNO ST. FRESNO, CA 93721-3604

PROJECT NO: 2017-091

ADDRESS: 512 W. SAN JOSE AVE.

APN: 417-151-23, 417-400-11 SENT: Development Review Drainage Area(s) Preliminary Fee(s) Fee(s) Service Charge(s) DD \$4,506.00 NOR Review \$59.00 To be paid prior to release of District comments to Public Agency and Developer \$301.00 Grading Plan Review Amount to be submitted with first grading plan submittal. Total Drainage Fec: \$4,506.00 **Total Service Charge:** \$360.00

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 2/28/18 based on the site plan submitted to the District on 7/14/17 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.

Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district underb.) which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the f.) 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 CUP No. 2017-09

Page 2 of 4

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

- 1. _____a. Drainage from the site shall
 - X b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 - --- c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
- 2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 - _____ Developer shall construct facilities as shown on Exhibit No. 1 as
 - <u>X</u> None required.
- 3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 - <u>X</u> 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:
 - X 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.)
 - <u>X</u> 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.

Page 3 of 4

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.

See Exhibit No. 2 for additional comments, recommendations and requirements.

ampbell

Debbie Campbell Design Engineer

X

Gary W. Chapman Project Engineer

7.

Page 4 of 4

CC:

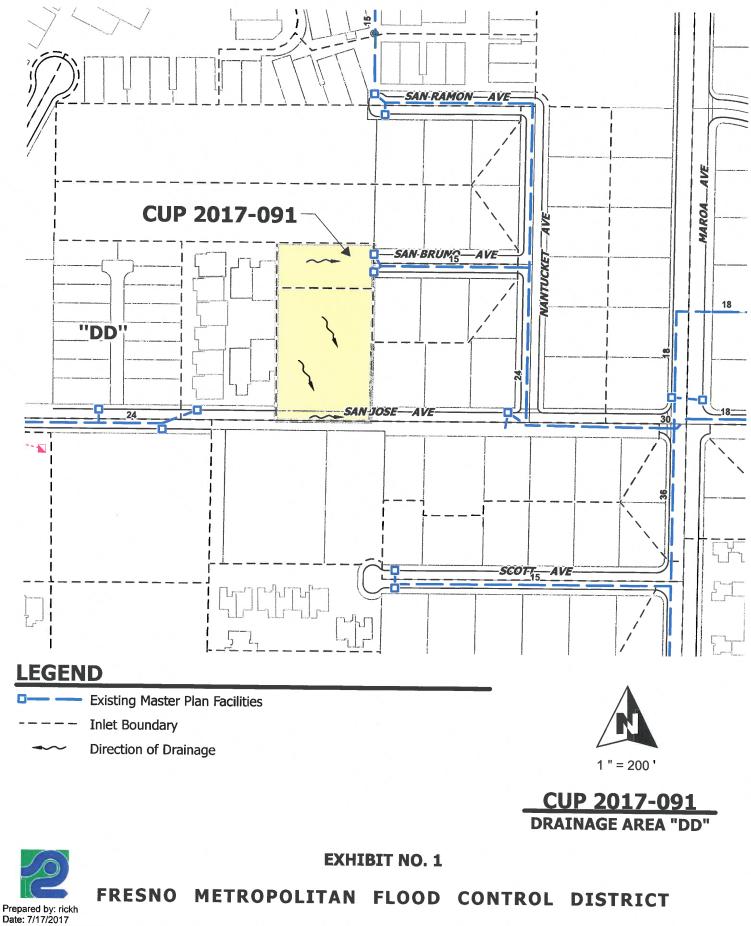
JEFF CAZALY, ARCHITECT

735 W. ALLUVIAL AVE., SUITE 104

FRESNO, CA 93711

5469 E. OLIVE - FRESNO, CA 93727 - (559) 456-3292 - FAX (559) 456-3194

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



Path: K:\Autocad\DWGS\0EXHIBIT\CITYCUP\2017-091.mxd

OTHER REQUIREMENTS EXHIBIT NO. 2

The minimum finish floor elevation shall be 321.38 (U.S.G.S. Datum).

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 medium-high type residential land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium-high residential type 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 medium-high density residential type 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.

Development No. <u>CUP 2017-091</u>

k:\permits\exhibit2\city-cup\2017\2017-091.docx(gc)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-17-091



Return Completed Form to:

Andreina Aguilar, Development Services/Planning Email: <u>Andreina.Aguilar@fresno.gov</u> and <u>Marissa.Butler@fresno.gov</u> Development and Resource Management 2600 Fresno Street, Third Floor Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to ± 1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (*Residential Single Family*, *Medium Density*).

APN: 417-151-23 ZONING: RS-5

ADDRESS: 512 W. San Jose Avenue

DATE ROUTED: July 14, 2017

COMMENT DEADLINE: July 28, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (IF yes, specify.) REFER TO FMFCD NOTICE OF REQUIREMENTS FOR CUP 2017-091.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: GARY CHAPMAN ENG. TECH, 11 456-3292 Telephone Numbe

DRC 06-22-17; Level 3; District 2; Fresno General Plan, Bullard Community Plan

CITY OF FRESNO - DL ELOPMENT AND RESOURCE MA AGEMENT DEPARTMENT REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-17-091

Building and Safety Svcs - Yeghia Oulashian

Return Completed Form to:

Andreina Aguilar, Development Services/Planning Email: <u>Andreina.Aguilar@fresno.gov</u> and Marissa.Butler@fresno.gov

Development and Resource Management 2600 Fresno Street, Third Floor Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to ±1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (*Residential Single Family, Medium Density*).

APN: 417-151-23 ZONING: RS-5

ADDRESS: 512 W. San Jose Avenue

DATE ROUTED: July 14, 2017

COMMENT DEADLINE: July 28, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Grading Plan BILY Planspernts (CRC)

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:

Name and Title

Telephone

7.2217

Telephone Number

Date

DRC 06-22-17; Level 3; District 2; Fresno General Plan, Bullard Community Plan





July 28, 2017

Andreina Aguilar City of Fresno 2600 Fresno Street, Third Floor Fresno, CA 93721

Project: Conditional Use Permit Application No. C-17-091

District CEQA Reference No: 20170838

Dear Ms. Aguilar:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of constructing an apartment complex of nine duplexes and one detached single unit, each unit will have an attached two car garage located at 512 W. San Jose Avenue, in Fresno, CA. The District offers the following comments:

- <u>Significance Impact for Criteria Pollutants</u> The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOx, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.
- 2. <u>District Rule 9510 (Indirect Source Review)</u> At full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm. The AIA applications.htm.

Seyed Sadredin Executive Director/Air Pollution Control Officer

Northern Region 4800 Enterprise Way Modesto, CA 95356-8718 Tel: (209) 557-6400 FAX: (209) 557-6475 Central Region (Main Office) 1990 E. Gettysburg Avenue Fresno, CA 93726-0244 Tel: (559) 230-6000 FAX: (559) 230-6061 Southern Region 34946 Flyover Court Bakersfield, CA 93308-9725 Tel: 661-392-5500 FAX: 661-392-5585

www.valleyair.org www.healthyairliving.com

- 3. <u>District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)</u> In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: http://www.valleyair.org/busind/comply/asbestosbultn.htm.
- 4. <u>Regulation VIII (Fugitive PM10 Prohibitions)</u> The Project will be subject to Regulation VIII. The project proponent is 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 District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
- 5. <u>Potential Air Quality Improvement Measures</u> The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at:

http://www.valleyair.org/ceqaconnected/aqimeasures.aspx.

- a. <u>Cleaner Off-Road Construction Equipment</u> This measure is to utilize offroad construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
- b. <u>Improve Walkability Design</u> This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- c. <u>Improve Destination Accessibility</u> This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest

at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.

- d. Increase Transit Accessibility This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Michael Corder at (559) 230- 5818 or e-mail Michael.Corder@valleyair.org When calling or emailing the District, please reference District CEQA number 20170838.

Sincerely,

Arnaud Marjollet Director of Permit Services

Brian Clements Program Manager

AM: mc





TELEPHONE (559) 233-7161 FAX (559) 233-8227 2907 S. MAPLE AVENUE FRESNO, CALIFORNIA 93725-2208

YOUR MOST VALUABLE RESOURCE - WATER

July 26, 2017

Andreina Aguilar Development and Resource Management City of Fresno 2600 Fresno Street, Third Floor Fresno, CA 93721

RE: Conditional Use Permit Application No. C-17-091 N/E Shaw and Palm avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. C-17-091 for which the applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached two car garages, APN: 417-151-23. FID has the following comments:

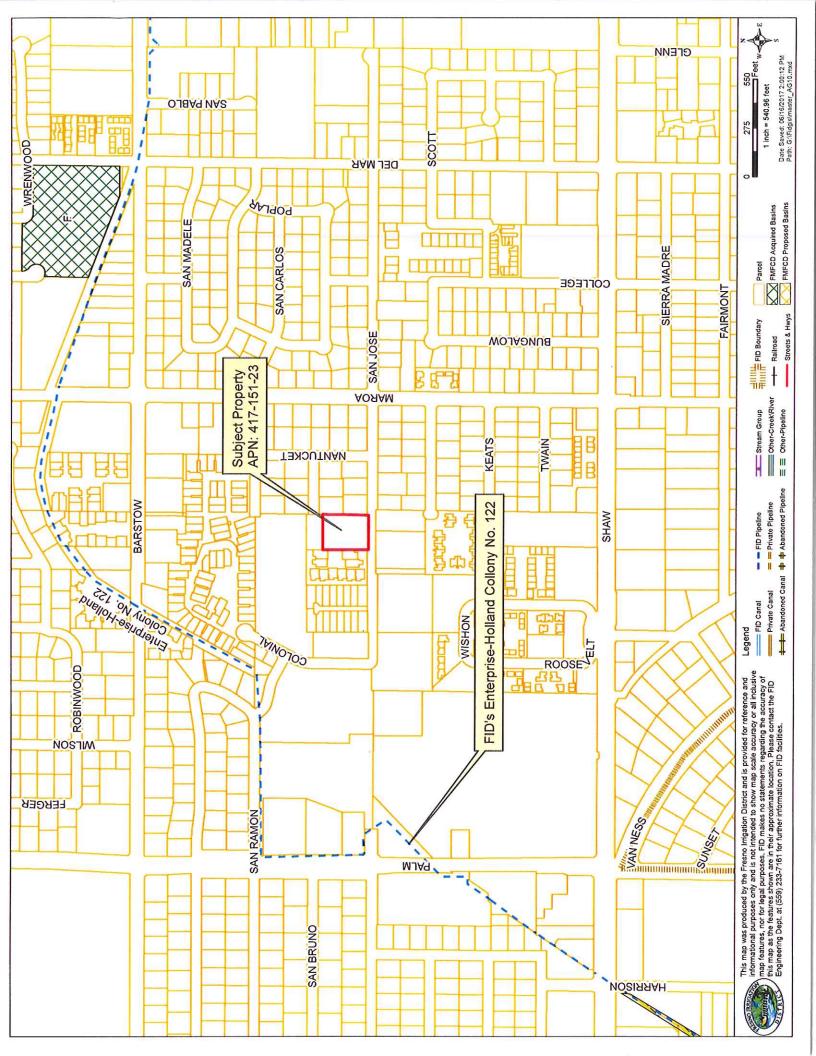
- 1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
- 2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 Pipeline runs southwesterly and crosses Maroa Avenue approximately 1,500 feet northeast of the subject property, crosses Palm Avenue approximately 1,700 feet west of the subject property, and crosses Shaw Avenue approximately 2,800 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 Maroa Avenue, Palm Avenue, Shaw Avenue or in the vicinity of this pipeline, FID requires it review and approve all plans.

Thank you for submitting this application 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\Conditional Use Permit\C-17-091.doc BOARD OF President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR. DIRECTORS CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO





Preparing Career Ready Graduates

BOARD OF EDUCATION

Brooke Ashjian, President Claudia Cazares, Clerk Valerie F. Davis Christopher De La Cerda Lindsay Cal Johnson Elizabeth Jonasson Rosas Carol Mills, J.D.

INTERIM SUPERINTENDENT Robert G. Nelson

July 17, 2017

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

SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. C-17-091 512 W. SAN JOSE AVE. – 'THE BUNGALOWS AT FIGARDEN'

Dear Ms. Aguilar,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced Conditional Use Permit Application for the construction of an apartment complex consisting of nine duplexes and one single unit, to be located at 512 West San Jose Avenue.

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

Any new development on the referenced property is subject to the residential development fee and the current fee rate is \$3.48 per square foot. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

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

Elementary School:	Kratt
Middle School:	Tenaya
High School:	Bullard

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

Sincerely

Alex Belanger, Assistant Superintendent Facilities Management and Planning

AB:hl



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director Dr. Ken Bird, Health Officer

LU0019062

2602

July 20, 2017

Andreina Aguilar Development & Resource Management 2600 Fresno Street, Third Floor Fresno, CA 93721-3604

Dear Ms. Aguilar:

PROJECT NUMBER: C-17-091

Conditional Use Permit Application No. C-17-091 was filed by Giorgio Russo of Ginder Development and pertains to ±1.6 acres of property located on the north side of West San Jose Avenue near North Maroa Avenue. The applicant proposes to construct an apartment complex of nine duplexes and one solo unit, all with attached one car garages. The property is zoned RS-5 (*Residential Single Family, Medium Density*).

APN: 417-151-23

ZONING: RS-5

ADDRESS: 512 W. San Jose Avenue

Recommended Conditions of Approval:

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

Promotion, preservation and protection of the community's health 1221 Fulton Mall /P. O. Box 11867, Fresno, CA 93775 (559) 600-3271 • FAX (559) 600-7629 The County of Fresno is an Equal Opportunity Employer www.co.fresno.ca.us • www.fcdph.org Andreina Aguilar July 20, 2017 C-17-091 Page 2 of 2

 Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda, R.E.H.S. Environmental Health Specialist II

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT. 55.04) Giorgio Russo- Owner/Applicant (<u>grusso@ginderdevelopment.com</u>)

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

<u>GENERAL</u>

- Approval of this special permit may become null and void in the event that 1. 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 Development and Resource Management 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. 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.
- 3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <u>http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorw</u> <u>ay/Technical+Library/StandardSpecificationsandDrawings.htm</u>
- 4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
- 5. 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: <u>http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseand</u> Tax/businesstaxapplicaiton.htm
- 6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

City of Fresno Notes and Requirements For Entitlement Applications Page 2 of 9

- 7. 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.
- 8. 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

- 9. 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.
- 10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
- 11. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
- 12. 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.
- 13. 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).
- 14. 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.)

City of Fresno Notes and Requirements For Entitlement Applications Page 3 of 9

- 15. 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.
- 16. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
- 17. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of this Code.
- 18. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
- 19. 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.)
- 20. 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.)
- 21. 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.**
- 22. 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.
- 23. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

SIGNAGE

- 24. 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.
- 25. Signs, <u>other than directional signs, if applicable</u>, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
- 26. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/StandardsGuidelines/SignsandBanners.htm
- 27. 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.
- 28. 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.

MISCELLANEOUS

- 29. 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. <u>http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRC</u> <u>OUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE</u>
- 30. 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 Development and Resource Management 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'.

City of Fresno Notes and Requirements For Entitlement Applications Page 5 of 9

31. 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, <u>www.casqa.org</u>

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: <u>www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml</u>,

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

- 32. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
- 33. 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.)
- 34. 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.)
- 35. 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

City of Fresno Notes and Requirements For Entitlement Applications Page 6 of 9

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.)**

- 36. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
- 37. 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.
- 38. 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.
- 39. Open street cuts are not permitted; all utility connections must be bored.
- 40. 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.
- 41. This project was reviewed by the Fire Department <u>only</u> 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 Development and Resource Management 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.
- 42. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages 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 operation. If it is not, it is not allowed on the site.
- 43. 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.

City of Fresno Notes and Requirements For Entitlement Applications Page 7 of 9

<u>FEES</u>

(Not all fees will be applicable to all projects)

- 44. <u>NOTICE TO PROJECT APPLICANT</u>: 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.
- 45. 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)
- 46. 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 C-M 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.

City of Fresno Notes and Requirements For Entitlement Applications Page 8 of 9

e) Reuse being more intensive that 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.

47. 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.

48. 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; <u>www.fresnocog.org</u>. Provide proof of payment or exemption prior to issuance of building permits.

49. 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.

- 50. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
 - a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.
 - b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.
- 51. 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')

City of Fresno Notes and Requirements For Entitlement Applications Page 9 of 9

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.

- 52. 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)
- 53. 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.

v.7, 2016-05-04



CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

City of Fresno Development and Resource Management Department 2600 Fresno Street, Room 3043 Fresno, California 93721-3604

ATTN:

[printed name of planner who processed the project listed below]

REGARDING:

[Conditional Use Permit No. / Site Plan Review No./ Variance No. / Tract No.]

I,	_, hereby certify, under penalty of perjury, that all
[printed name of landscape professional]	
landscaping and related irrigation system im	provements have been installed as required
pursuant to the final corrected landscape pla	ans/exhibits approved by the City of Fresno for the
above development project. These landsca	ape exhibits, numbered,

[numbers from entitlement file]

were submitted o	n an [date]	d were approved on[date]
by the above-nan	ned planner.	
	Certified by:	[signature of landscape professional]
Certified on:	[date signed] Telephone (with area code): Business Address:	[type of license, and license number of the signer]
Certified on:	Telephone (with area code):	[type of license, and license number of the signe