



2600 Fresno Street, Third Floor  
Fresno, California 93721-3604  
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Development and Resource Management Department  
Jennifer K. Clark, AICP, Director

October 24, 2017

*Please reply to:*  
Phillip Siegrist  
(559) 621-8061

Ken Vang  
Precision Engineering  
[kvang@precisionengineering.net](mailto:kvang@precisionengineering.net)  
(Sent via email only)

**SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. D-16-109 FOR PROPERTY LOCATED AT 3571 SOUTH CEDAR AVENUE S/A (APNs: 330-021-02, 09, 16, 18T, 29T, 30, 55, 57)**

Dear Mr. Vang:

The Development and Resource Management Director, on October 24, 2017, approved Development Permit Application No. D-16-109, pertaining to ±110.81 acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant requests authorization for the development of an industrial business park with up to seven reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed ±2,145,420. The property is zoned IH (*Heavy Industrial*).

A Mitigated Negative Declaration was completed for the project on September 18, 2017. The approval of this project is subject to compliance of 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 or certificate of occupancy:**

Planner to check when completed		
<input type="checkbox"/>	1.	Development shall take place in accordance with Exhibits A, A1, A1.1a, A1.1b, A1.2a, A1.2b, A1.3a, A1.3b, A1.3c, A1.4a, A1.4b, A1.4c, A1.5a, A1.5b, A1.6a, A1.6b, A1.7a, A1.7b, A8.1, A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A4.1a, A4.1b, A4.2a, A4.2b, A4.3a, A4.3b, A4.3c, A4.4, A4.5, A4.6a, A4.6b, and L dated March 30, 2017. Transfer all red line notes, comments, conditions, etc. on all Exhibits to the corrected exhibit(s) and <b>submit to</b>

		<b>planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	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. Landscape plans must comply with Section 15-2304 of the Fresno Municipal Code (FMC). Landscaping design must comply with Section 15-2306 of the FMC. <b>These plans must be reviewed and approved prior to issuance of building permits.</b>
<input type="checkbox"/>	3.	<b>Prior to final inspection</b> , 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).
<input type="checkbox"/>	4.	Revise landscape plan to include correct parking lot tree and on-site tree calculations.
<input type="checkbox"/>	5.	Deeds of easements for required dedications shall be completed (deeds recorded) <b>prior to issuance of building permits</b> . Payment of deed document processing and recordation fee at time of submittal with verification of ownership is required.
<input type="checkbox"/>	6.	A feasibility study for all proposed vacations of existing public right of way is required <b>prior to issuance of building permits</b> .
<input type="checkbox"/>	7.	Structures are not permitted over parcel lines. A Parcel Merger or a Lot Line Adjustment is required <b>prior to issuance of building permits</b> or submit a revised exhibit confining the proposed development within existing parcel lines.
<input type="checkbox"/>	8.	Cross Access Covenant across all parcels shall be recorded <b>prior to issuance of the certificate of occupancy</b> . Submit a title report, dated within 30 days of submittal, and a fee of \$1,094 for preparation.
<input type="checkbox"/>	9.	A signed GAD shall be stamped and approved by Public Works prior to next submittal.
<input type="checkbox"/>	10.	The property owner shall petition the City of Fresno to Request Annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division. All city maintenance requirements not included for annexation to CFD No. 9 for Services <b>SHALL</b> be included in a Private Maintenance Covenant <b>prior to issuance of building permits</b> .
<input type="checkbox"/>	11.	Development shall take place in accordance with the attached memorandum from the Fresno Metropolitan Flood Control District dated

		May 1, 2017. A Notice of Requirements (NOR) fee of \$3,681 shall be paid prior to release of District comments. <b>Provide proof of payment of NOR fees.</b> A grading plan review fee of \$18,720 is due <b>upon first submittal of grading plan.</b> A Storm Drain Plan is required. For Storm Drain Plan Review fees, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached to memorandum). In addition, a drainage fee of \$1,179,371 is due <b>prior to issuance of building permits.</b>
<input type="checkbox"/>	12.	Fresno Irrigation District (FID) shall review and approve all street and/or utility improvements in the vicinity of FID's Central Canal No. 23 and along Central, Cedar and Orange Avenues.
<input type="checkbox"/>	13.	Within the limits of the proposed project, FID requires the landowner to grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID Policy.
<input type="checkbox"/>	14.	All FID easements shall be shown on all plans with proper recording information.
<input type="checkbox"/>	15.	Development and operation shall take place in accordance with the attached memorandum from the Fresno County Department of Public Health, Environmental Health Division dated April 10, 2017. If the tenant(s) propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 ( <a href="https://www.fresnocupa.com/orhttp://cers.calepa.ca.gov/">https://www.fresnocupa.com/orhttp://cers.calepa.ca.gov/</a> ). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
<input type="checkbox"/>	16.	Construction and operating permits may be required by the State of California, Department of Health Services for wholesale food manufacturing. Contact the staff at the Division of Food and Drug at (559) 445-5323 for more information.
<input type="checkbox"/>	17.	Revise the Operational Statement dated September 30, 2016 to reflect a total building square footage of ±2,145,420.
<input type="checkbox"/>	18.	An Environmental Assessment fee of \$3,634 was collected at the time of application submittal for the preparation of a Finding of Conformity. However, a Mitigated Negative Declaration (\$8,722) was prepared. Therefore, a difference of \$5,088 is due <b>prior to issuance of building permits.</b>
<input type="checkbox"/>	19.	Pursuant to FMC Section 15-2016-D-6, construct a cover over the proposed

		trash/recycling enclosure to prevent uncovered refuse containers discharging contaminated storm water into the storm water system.
<input type="checkbox"/>	20.	Show existing public hydrants on South Cedar Avenue and proposed public hydrants on East Central and South Orange Avenues.
<input type="checkbox"/>	21.	Proposed use and operation shall comply with Article 25 - Performance Standards contained in the Fresno Citywide Development Code. <b>Add note to revised site plan.</b>
<input type="checkbox"/>	22.	Add applicable notes from the attached document titled "Notes and Requirements for Entitlement Applications".
<input type="checkbox"/>	23.	Comply with the Project Specific Mitigation Monitoring Checklist for Environmental Assessment No. D-16-109.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Property development standards and operational conditions are contained in Articles 13, 20, 23, 24 and 25 of the FMC. Any project revisions, development and operation must comply with these property development standards and operational conditions.
- b) Property development standards and the complete list of planning requirements/conditions for this project are contained in the "Property Development Standards Checklist" prepared for D-16-109, dated October 24, 2017, and attached to this document for reference.
- c) Overall site development shall comply with the Conditions of Approval and Corrected Exhibits for Development Permit Application No. D-16-109.
- d) Development and operation shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.
- e) Development shall take place in accordance with the policies of the Fresno General Plan, Roosevelt Community Plan, and with the Heavy Industrial planned land use designation.
- f) Development shall take place in accordance with the IH/UGM (*Heavy Industrial/Urban Growth Management*) zone district and all other applicable sections of the FMC.
- g) Comply with the operational statement submitted for the proposed project dated September 30, 2016.
- h) Comply with Environmental Assessment No. D-16-109

## 2) City and Other Services

Development shall take place in accordance with the attached memoranda and letters from the following City of Fresno Departments and partner agencies:

- Public Works Department, Engineering Division (Traffic & Engineering Division) dated June 26, 2017;
- Public Works Department, Engineering Division (Community Facilities District) dated October 24, 2017;
- Public Works Department, Engineering Division (TIS) dated September 12, 2017;
- Public Works Department, Median Island Maintenance dated May 11, 2017;
- Department of Public Utilities, Engineering Division (Sewer) dated May 2, 2017;
- Department of Public Utilities, Water Division dated April 18, 2017;
- Department of Public Utilities, Solid Waste Management Division dated May 3, 2017;
- Fire Department/Fire Prevention/Tech Services dated May 4, 2017;
- Building and Safety Services dated April 14, 2017;
- Fresno Metropolitan Flood Control District dated May 1, 2017;
- County of Fresno Department of Public Health dated April 10, 2017;
- San Joaquin Valley Air Pollution Control District dated April 24, 2017;
- Fresno Irrigation District dated April 18, 2017;

## 3) Miscellaneous Requirements

- a) Building plans and permits are required.
- b) 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:
  - i) 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.
- c) Approval of this site plan 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 Development Permit process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this site plan or subsequent amendments or revisions.

## **APPEALS**

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

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

If you wish to appeal the decision, a written request must be received at the Development and Resource Management Department by **November 8, 2017**. The written request should be addressed to Jennifer Clark, Director, and include the application number referenced above.

## **BACKCHECK PROCESS**

**Please Note:** 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 three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Phillip Siegrist in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

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 substituted 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 **October 24, 2020**, (three years from the date of approval), pursuant to FMC Sections 15-5013-A, B, D and E. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

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

Sincerely,



Mike Sanchez, Assistant Director  
Development Services Division

Enclosures: Exhibits A, A1, A1.1a, A1.1b, A1.2a, A1.2b, A1.3a, A1.3b, A1.3c, A1.4a, A1.4b, A1.4c, A1.5a, A1.5b, A1.6a, A1.6b, A1.7a, A1.7b, A8.1, A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A4.1a, A4.1b, A4.2a, A4.2b, A4.3a, A4.3b, A4.3c, A4.4, A4.5, A4.6a, A4.6b, and L dated March 30, 2017  
Comments from Partner Agencies & Departments  
Project Specific Mitigation Monitoring Checklist for Environmental Assessment No. D-16-109  
Notes and Requirements for Entitlement Applications  
Landscape Certification Form

c: Job Address File: 3571 South Cedar Avenue S/A  
cc: Richard Caglia ([richard@caglia.com](mailto:richard@caglia.com))



**DATE:** April 24, 2017 **REVISED June 26, 2017**

**TO:** Phillip Siegrist  
Development and Resource Management Department

**FROM:** Jairo Mata, Engineer II  
Public Works Department, Traffic and Engineering Services Division

**SUBJECT:** Conditions of Approval for **D-16-109**

**ADDRESS:** **3571 South Cedar Avenue**

**APN:** **330-021-55, 16, 02, 30, 29T, 18T, 09, 57, & 56T**

<b>ATTENTION:</b>			
The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. Submit the following items prior to building permits.			
<b>X</b>	<b>Maintenance Agreement / CFD</b>	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
<b>X</b>	<b>Deed (up to 2 month processing time)</b> Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. Pay the deed document processing and recordation fee at the time of deed submittal with verification of ownership <b>prior</b> to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@fresno.gov
<b>X</b>	<b>Vacation (4 month processing time)</b> A feasibility study for all proposed vacations of existing public right of way is required <b>prior</b> to building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
<b>X</b>	<b>A Cross Access Agreement is required. A Lot Merger or Lot Line Adjustment is required,</b> for the proposed structure over a parcel line <b>prior</b> to building permits or submit a revised exhibit confining the proposed development within existing parcel lines.	Phillip Siegrist	Planning and Resource Management Department (559) 621-8061 phillip.siegrist@fresno.gov
<b>X</b>	<b>A signed GAD stamped approved is required prior to next submittal by Public Works for Cedar Ave.</b>	Jairo Mata	Public Works Department (559) 621-8714 Jairo.Mata@fresno.gov

**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.

### **South Cedar Avenue: Industrial Arterial**

1. Dedication and Vacation Requirements
  - a. If not existing dedicate **34'-44'** of property, from centerline, for public street purposes, within the limits of this application. **Establish the centerline per the approved GAD for the modified County Precise Plan No. 57. Resubmit "after" GAD is signed and stamped approved by Public Works.**
  - b. Dedicate a corner cut for public street purposes at the intersection of Cedar and Central Avenues.
  - c. Vacate excess right of way to accommodate the **34'** right of way from street centerline.
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. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
  - 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 an 8' commercial pattern (6' sidewalk-2' clear to right of way line).**
  - e. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterials.
  - f. Construct standard curb ramps per Public Works Standard **P-30** and **P-32**, based on a **30'** radius.

### **East Central Avenue: Industrial Arterial**

1. Dedication Requirements
  - a. Dedicate **66'-74'** of property, from the Fresno Irrigation District (FID) easement, for public street purposes, within the limits of this application, per Public Works Standard **P-55** and **P-69**. **Midblock= 66' ; 10' pattern - 7' bike -13' thru -12' two way left-13' thru -7' bike - 4' pattern**
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. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with

- Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
- c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
  - d. **North Side: Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 10' commercial pattern.** Construct **4' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
  - e. **South Side: Construct concrete curb and gutter to Public Works Standard P-5. The curb shall be constructed to a 4' pattern.**
  - f. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterials.
  - g. Construct an **80'** bus bay curb and gutter at the northwest corner of Cedar and Central Avenues to Public Works Standard **P-73**, complete with a **10'** monolithic sidewalk.

### **South Orange Avenue: Collector**

1. Dedication and / or Vacation Requirements
  - a. Dedicate **42'-44'** of property, from centerline, for public street purposes, within the limits of this application, per modified Public Works Standard **P-54**. Centerline shall be established per County Precise Plan No. 72.
  - b. Dedicate a corner cut for public street purposes at the intersection of Orange and Central.
  - c. Vacate **5'** of right of way adjacent to this application as shown on **Exhibit A-1**.
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. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
  - 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 an 8' commercial pattern (6' sidewalk-2' clear to right of way line).**
  - e. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-8** for Collectors.
  - f. Construct a standard curb ramp per Public Works Standard **P-30** and **P-32**, based on a **30'** radius.
  - g. Construct an **80'** bus bay curb and gutter at the northeast corner of Orange and Central Avenues to Public Works Standard **P-73**, complete with an **8'** monolithic sidewalk.

Prior to obtaining a certificate of occupancy, obtain the City Engineer's approval for the required street construction plans. Construct all improvements 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 prior** 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. The City Engineer shall determine if utility poles, streetlights, etc. require relocation. Dedication(s) shall be sufficient to accommodate utility relocations, additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials.

Contact Underground Services Alert (USA) at 811, two working days before commencing excavation operations within the street right of way and/or utility easement to locate all underground facilities.

A person licensed to practice Land Surveying in the State of California is required to preserve or reset all survey monuments within the area of construction.

## **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 Drawing(s) **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on all **Exhibits**.

**Private Irrigation / Canal Requirements:** All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement or cross section on the site plan.**

**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 rate(s) as set forth in the latest edition of the ITE Generation Manual.

Trip Generation: **Additional conditions of approval may be required. See Jill Gormley's Traffic Impact Study comments for TIS 17-005.**

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the 2025 General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *2025 General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS improvements in the next update; upon the inclusion of the added infrastructure, the applicant shall agree to pay the newly calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct

improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

**TSMI Requirements:**

1. Orange Avenue: Collector: Install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to Public Works Standards at the northeast corner of Orange Avenue and Central Avenue.
2. Central Avenue: Arterial: Install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to Public Works Standards at the northwest corner of Central Avenue and Cedar Avenue.

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

**FMSI Requirements:**

**CONSTRUCT FMSI REQUIREMENTS PRIOR TO OCCUPANCY.**

**South Cedar Avenue: Industrial Arterial**

1. Dedicate and construct northbound: (1) 13' travel lane and (1) 5' shoulder; southbound: (1) 13' travel land and (1) 5' shoulder; and a 2-way left turn lane **within the limits of this application**. Provide details of said street on the approved street plans. If not existing, an additional 8' dedication is required beyond the edge of pavement. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.

**East Central Avenue: Industrial Arterial**

1. Dedicate and construct eastbound: (1) 13' travel lane and (1) 5' shoulder; westbound: (1) 13' travel lane and (1) 5' shoulder; and a 2-way left turn lane **within the limits of this application**. Provide details of said street on the approved street plans. If not existing, an additional 8' dedication is required beyond the edge of pavement. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.

**South Orange Avenue: Collector**

1. If not existing dedicate and construct northbound: (1) 13' travel lane and (1) 5' shoulder; southbound: (1) 13' travel lane and (1) 5' shoulder; and a 2-way left turn lane **within the limits of this application**. If not existing, an additional 8' dedication is required beyond the edge of pavement. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

**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.

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

**A. General Requirements**

1. **Property Lines, Easements and Vacations:** Accurately show, identify and dimension.
2. **Scope of work:** All items shall be listed as existing or proposed.

**B. Offsite Information:**

1. **Adjacent Streets:** Identify and provide the name.
2. **Section and Center Lines:** Accurately show and Identify.
3. **Street Improvements and Furniture:** Accurately show and identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), accessibility ramps (provide radius), street lights (specify if wood or metal pole), traffic signals, utility poles, boxes, guy wires, signs, fire hydrants, tree wells, irrigation stand pipes, etc.
4. **Accessibility:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.
5. **Canals:** Identify adjacent canals and provide a proposed cross section complete with dimensions on the site plan.

**C. Onsite Information:**

1. **Buildings:** Identify and label all buildings as existing, proposed or to be removed. Provide square footage.
2. **Access:** Provide pedestrian, vehicular, and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.
  - a. Identify a **12'** visibility triangle at all driveways and points of egress into public right of way, per Fresno Municipal Code (FMC) 15-2018B.
3. **Driveways and Alleys:** Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
4. **Parking Lot:**
  - a. **Stalls:** Provide length and width. Identify the **3'** vehicular overhang adjacent to continuous curbing. No obstructions shall be within the **3'** overhang. Provide the number that are required, provided, employee, and designated for accessible parking stalls.
  - b. **Wheel Stops:** 6" high
  - c. **Walkways:** provide width adjacent to parking stalls 7' min.
  - d. **Lighting:** not to be within the 3' vehicular overhang
  - e. **Planters:** provide planter dimensions and radii
  - f. **Paving:** per Public Works Standards **P-21,P-22, P-23**

Questions relative to these conditions may be directed to Jairo Mata at 559 621-8714 [Jairo.Mata@fresno.gov](mailto:Jairo.Mata@fresno.gov) , in the Public Works Department, Traffic and Engineering Services Division.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
DEVELOPMENT PERMIT APPLICATION NO. D-16-109

Building & Safety Services

**Return Completed Form to:**

Phillip Siegrist, Development Services/Planning  
Email: [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

**Development Permit Application No. D-16-109** was filed by Ken Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to ±110.81 acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at ±2,069,820. The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management*).

**APNs: 330-021-02, 09, 10, 16, 18T, 30, 55 ZONING: IH/UGM**

**SITE ADDRESS: 3571 South Cedar Avenue**

**DATE ROUTED: April 3, 2017**

**COMMENT DEADLINE: April 21, 2017**

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

- 1) Demo permit for existing structures.
- 2) Separate grading Application
- 3) Plans/permits req'd  
- provide 60' side yards/R  
So for unlimited area  
? 1498,

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

  
Name and Title

8556  
Telephone Number

4/14/17  
Date



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director  
Dr. Ken Bird, Health Officer

April 10, 2017

Phillip Siegrist  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

LU0018916  
2602

Dear Mr. Siegrist:

PROJECT NUMBER: D-16-109

**Development Permit Application No. D-16-109** was filed by Ken Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to  $\pm 110.81$  acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at  $\pm 2,069,820$ . The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management*).

**APNs: 330-021-02, 09, 10, 16, 18T, 30, 55      ZONING: IH/UGM      SITE ADDRESS: 3571 South Cedar Avenue**

Comments/Concerns:

Since specific tenants for this application have not been identified, the full range of IH zoning uses must be considered. The potential adverse impacts could include (but are not limited to) storage of hazardous materials and/or wastes, medical waste, solid waste, water quality degradation, excessive noise, and odors.

Recommended Conditions of Approval for Future Tenants:

- If the tenant(s) propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- The proposed construction and retail/industrial project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- Should a retail food establishment be proposed, prior to issuance of building permits, the tenant shall submit complete food facility plans and specifications to the Fresno County Department of Public

*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](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)

Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

- Should a food facility be proposed, prior to operation, the applicant(s) shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, future tenants may be required to apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- The applicant, or any tenant leasing space, should be advised that construction and operating permits may be required by the State of California, Department of Health Services for wholesale food manufacturing. Contact the staff at the Division of Food and Drug at (559) 445-5323 for more information.
- Future tenants may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.

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REVIEWED BY:

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

(559) 600-3271

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kt

cc: Rogers, Moreno, Sandoval, Sauls & Chugg- Environmental Health Division (CT. 15.00)  
Richard Caglia- Owner ([richard@caglia.com](mailto:richard@caglia.com))  
Ken Vang- Applicant ([kvang@precisioneng.net](mailto:kvang@precisioneng.net))



**DATE:** October 24, 2017

**TO:** Phillip Siegrist, Development Services/Planning  
Development and Resource Management Department

**FROM:** Ann Lillie, Senior Engineering Technician  
Public Works Department, Traffic and Engineering Services Division

**SUBJECT:** PUBLIC WORKS CONDITIONS OF DEVELOPMENT PERMIT  
APPLICATION NO. 2016-109 FOR MAINTENANCE  
REQUIREMENTS

**LOCATION:** 3571 South Cedar Avenue  
**APN:** 330-021-55, 16, 02, 30, 29T, 18T, 09, 57, & 56T

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this development as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the Exhibits submitted for this development.

<b>ATTENTION:</b>			
The item (s) below requires a separate process with additional costs and timelines. In order to avoid delays with the approval of this development, the following item (s) shall be submitted and accepted for processing to the Public Works Department <b>prior</b> to Building Permit approval.			
<b>X</b>	<b>CFD Annexation Request Package</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>
<b>X</b>	<b>Private Maintenance Covenant</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>

Time-lines for processing the CFD Annexation and the private maintenance covenants require three to four months and SHALL be completed prior to occupancy for this development. Delays to this development will occur if the maintenance requirements are not satisfied.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

- a. Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
- b. Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.**
- c. Other non-standard requests will require written approval by the City Engineer and/or his designee.**

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

Any change affecting the items in these conditions shall require a revision of this letter.

## 1. The Property Owner's Maintenance Requirements

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

The following public improvements are eligible for Services by CFD No. 9 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the median islands (1/2 if frontage is only on one side) in the public street rights-of-way. **(Major Public Streets)**
- Concrete curbs and gutters, valley gutters, sidewalks, curb ramps, traffic calming, and median island maintenance band and capping, and street name signage and street lights within and adjacent to **Major Public Streets**.
- The Property Owner shall be responsible for providing maintenance services for all landscaping, irrigation systems, hardscaping or other features located outside of the City street rights-of-way; this shall **include all landscaping and irrigation systems within the sidewalk patterns fronting all public streets of this development and are not eligible for inclusion on CFD No. 9.**

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

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
  - **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless the territory being developed is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the development plans are considered technically correct.
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**

- Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
  
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690  
or [ann.lillie@fresno.gov](mailto:ann.lillie@fresno.gov)



**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** May 2, 2017

**TO:** PHILLIP SIEGRIST, Planner II  
Planning and Development Department

**FROM:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Planning and Engineering

**SUBJECT:** SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT  
APPLICATION D-16-109

**General**

Development Permit Application No. D-16-109 was filed by Kevin Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to  $\pm 110.81$  acres of property located on the northwest corner of East Central and South Cedar Avenues; Address 3571 South Cedar Avenue, APNs: 330-021-02, 09, 10, 16, 18T, 30, 55. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at  $\pm 2,069,820$ . The property is zoned IH/UGM (Heavy Industrial/Urban Growth Management).

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is a 36-inch sewer main located in East Central Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 15-inch sanitary sewer main (including sewer house branches to adjacent properties) in S. Cedar Avenue from the existing 36-inch main located in E. Central Avenue for 1400-feet from the intersection of E. Central and S. Cedar Avenues.
2. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in S. Cedar Avenue from the proposed 15-inch main located in S. Cedar Avenue to the parcel associated with APN( 330-021-16)'s north property line.



SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION D-16-109  
Page 2 of 3

3. Construct a 15-inch sanitary sewer main (including sewer house branches to adjacent properties) in S. Orange Avenue from the existing 36-inch main located in E. Central Avenue for 1400-feet from the intersection of E. Central and S. Orange Avenues.
4. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in S. Orange Avenue from the proposed 15-inch main located in S. Orange Avenue to the parcel associated with APN(330-021-55)'s north property line.
5. Installation of sewer house branch(s) shall be required.
6. On-site sanitary sewer facilities shall be private.
7. Abandon any existing on-site private septic systems.
8. A cross access agreement is required for sewer service(s) crossing parcels
9. All underground utilities shall be installed prior to permanent street paving.
10. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
11. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
12. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
13. 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.

**Sanitary Sewer Fees**

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

1. Sewer Lateral Charge.
2. Sewer Oversize Charge.

MEMORANDUM  
PHILLIP SIEGRIST, Planner II  
Planning and Development Department  
May 2, 2017

SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION D-16-109  
Page 3 of 3

3. Sewer Facility Charge (Non-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per 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 UTILITIES  
MEMORANDUM**

**DATE:** May 3, 2017

**TO:** PHILLIP SIEGRIST, Planner II  
Planning and Development Department

**FROM:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Planning and Engineering

**SUBJECT:** SOLID WASTE REQUIREMENTS FOR DEVELOPMENT PERMIT  
APPLICATION D-16-109

**General**

Development Permit Application No. D-16-109 was filed by Kevin Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to  $\pm 110.81$  acres of property located on the northwest corner of East Central and South Cedar Avenues; Address 3571 South Cedar Avenue, APNs: 330-021-02, 09, 10, 16, 18T, 30, 55. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at  $\pm 2,069,820$ . The property is zoned IH/UGM (Heavy Industrial/Urban Growth Management).

**Solid Waste Requirements**

This location is serviced by Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425

**Suggestions to Reduce Impacts/Address Concerns**

1. Enclosure not shown to current standard.
2. Provide drive up access when possible.
3. Backing limit of 45' for solid waste vehicle.
4. Minimum width of 18' for truck path.
5. Minimum overhead clearance of 16'.



MEMORANDUM  
PHILLIP SIEGRIST, Planner II  
Planning and Development Department  
May 2, 2017

SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION D-16-109  
Page 2 of 2

6. Enclosure shall be constructed on a level surface.
7. The enclosure shall be level with the adjoining roadway (with no ramps, slopes, etc.).

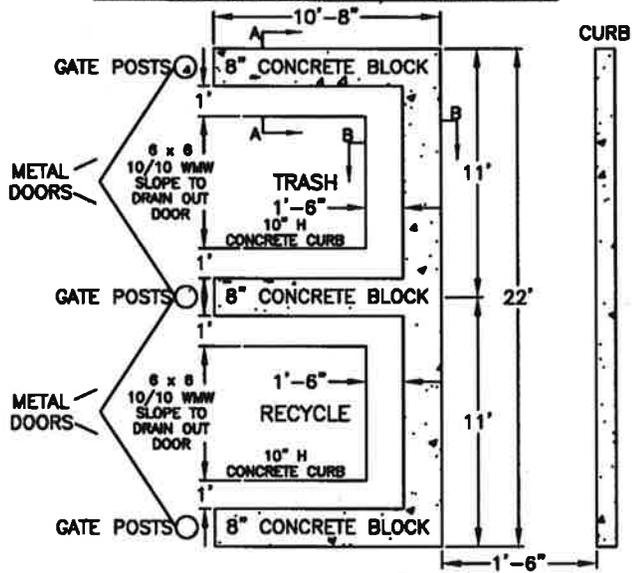
Recommended Conditions of Approval

1. Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.
2. 2-cell trash enclosure required.
3. Relocate enclosure as shown on the site plan.
4. There is a conflict with location of trash enclosure and depressed loading dock regarding solid waste truck access.
5. Provide turn around for solid waste vehicle (noted on plans).
6. Current City of Fresno Standards P-33 and P-34 attached.

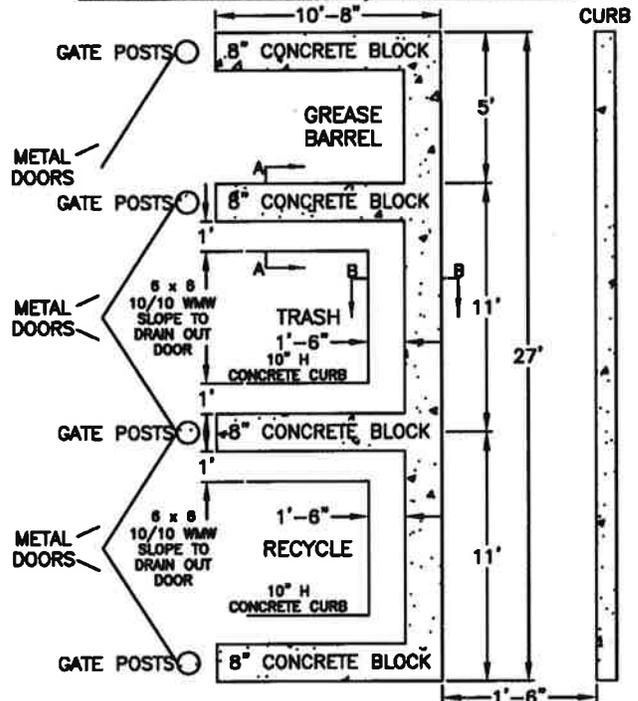
Additional Information

1. Revise plans to show location of trash enclosure and resubmit for approval.
2. Need answers to questions stated above.
3. Make sure developer/contractor receives copy of current City of Fresno Standards P-33 and P-34.

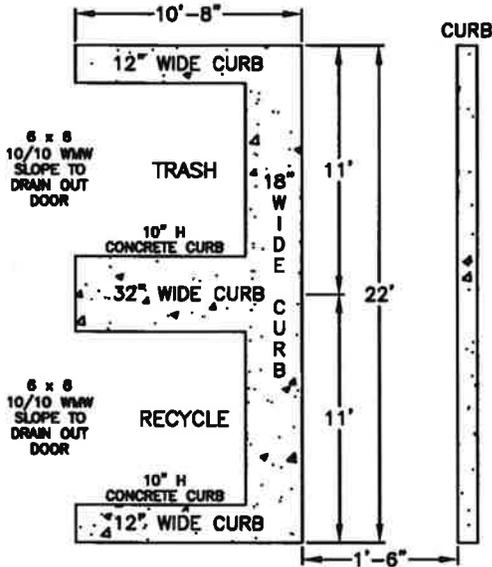
**ENCLOSURE SCALE / STANDARD**



**ENCLOSURE SCALE / RESTAURANT**

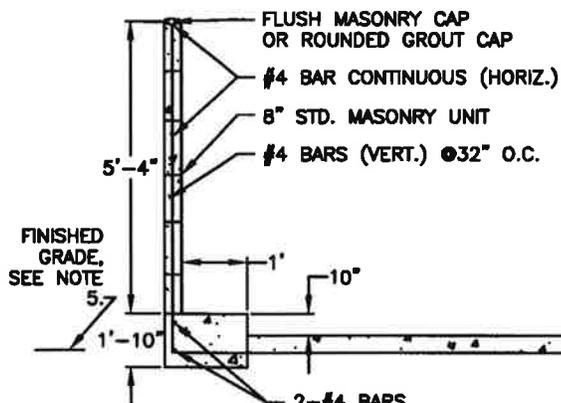


**ENCLOSURE SCALE/ CURB ONLY  
ZONES-M1,M2,M3, & CM ONLY**



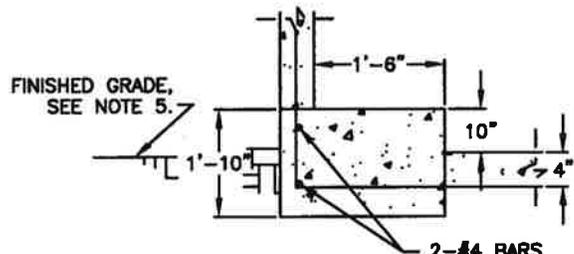
**NOTES:**

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).  
ONE (1) PART CEMENT, TYPE-1  
ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.  
FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.  
ONE (1) PART CEMENT.  
THREE (3) PARTS SAND.  
TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. 2 CELLS ARE REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS.
16. 3 CELLS ARE REQUIRED FOR RESTAURANTS.



**VIEW "A-A"**

**TYPICAL SECTION W/ CONCRETE BLOCK WALL**



**VIEW "B-B"**

**GENERAL NOTES:**

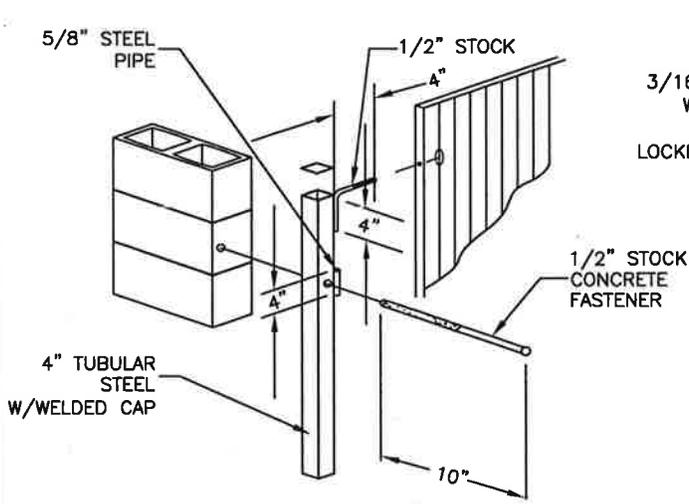
1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.
3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER STORAGE OR HANDLING WHICH WILL ACCOMMODATE THE SOLID WASTE LOADING ANTICIPATED AND WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN WITH THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.
5. BELOW IS A CHECKLIST OF REQUIREMENTS REVIEWED FOR A SITE PLAN:
  - a. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS BY A CITY OF FRESNO, PUBLIC UTILITIES APPROVED STANDARD ENCLOSURE (REFER TO P-33, P-34, AND P-95 FOR DETAILS). APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH (8") CONCRETE BLOCK AT A HEIGHT OF SIX FEET (6').
  - b. ENCLOSURES BUILT IN (INDUSTRIAL ZONES) M-1, M-2, M-3, AND CM ZONES REQUIRING DIRECTOR APPROVAL, OR HIS/HER DESIGNEE, MAY ELIMINATE WALLS AS LONG AS IT IS NOT VISIBLE FROM A MAIN STREET. FOR THIS DESIGN, THE CURBING WILL BE TWELVE INCHES (12") WIDE ON BOTH SIDES, EIGHTEEN INCHES (18") DEEP ALONG THE REAR WITH A THIRTY-TWO INCH (32") WIDE CURB SEPARATING THE TWO CELLS. CURBING MUST BE REINFORCED WITH REBAR AT A HEIGHT OF TEN INCHES (10"). ALL ENCLOSURES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") FROM THE NEAREST CURB. ALL OTHER PUBLIC WORKS DESIGN REQUIREMENTS SHALL BE MET DURING REVIEW.
  - c. THE APPROVED STANDARD ENCLOSURE HAS BEEN DESIGNED TO ACCOMMODATE ALL SIZES OF CONTAINERS TO HANDLE THE ACCUMULATION OF WASTE AND RECYCLABLES GENERATE BETWEEN COLLECTIONS. A STORAGE AREA WITH INNER DIMENSIONS TEN FEET (10') BY TEN FEET (10') IS THE MINIMUM. THERE SHALL BE CURBING TWELVE INCHES (12") FROM SIDE WALLS AND EIGHTEEN INCHES (18") FROM REAR WALL AND AT A HEIGHT OF TEN INCHES (10"). THESE FEATURES ARE INCLUDED IN ORDER TO REDUCE THE POSSIBILITY OF DAMAGE TO THE ENCLOSURE ITSELF.
  - d. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNENCUMBERED OPENING OF EIGHT FEET (8'). THE GATE TO BE USED SHALL BE BUILT OF METAL, CHAIN LINK IS NOT ACCEPTABLE, SO THAT BINS CANNOT BE SEEN WHEN GATES ARE CLOSED AND SHALL BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS TO NOT PROTRUDE INTO SERVICE ACCESS OPENING. HARDWARE LATCHES SHOULD BE A HEAVY GAUGE LOCKING GATE LATCH. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.
  - e. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE, (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENCUMBERED OPENING OF EIGHT FEET (8') REFERENCED IN D. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS WITHOUT ANY OBSTRUCTIONS.
  - f. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED OVERHEAD CLEARANCE OF SIXTEEN FEET (16') AND SHALL NOT BE LESS THAN EIGHTEEN FEET (18') WIDE AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY INCH (250") WHEELBASE, A FORTY-FOUR FOOT (44') (CENTER LINE) TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. AREA SHALL BE UNOBSTRUCTED AND SO CONFIGURED THAT A TRUCK WILL BE ABLE TO MAKE A ROUND TRIP FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION AREA AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT ALLOWED. AT NO TIME SHALL A TRUCK BE REQUIRED TO BACK IN EXCESS OF FORTY-FIVE FEET (45').
  - g. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.
  - h. GATED ENTRANCE/EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS ENOUGH SPACE TO CLEAR GATE ON EXITING WHILE WAITING TO MERGE WITH TRAFFIC.
  - i. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLE BINS, AND GREASE BARRELS WHEN APPLICABLE. NEITHER THE WASTE NOR RECYCLING CONTAINER SHALL BE REQUIRED TO BE MOVED IN ORDER TO SERVICE THE OTHER. GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.
  - j. OWNER/OCCUPANTS SHALL NOT USE ENCLOSURES FOR STORAGE OR PLACE ANY MATERIALS AROUND THE TRASH, RECYCLE, OR GREASE CONTAINERS.
  - k. SIGNAGE IS REQUIRED TO CLEARLY IDENTIFY ALL RECYCLING, SOLID WASTE COLLECTION, AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN. THIS SIGNAGE SHALL BE PLACED AT ALL POINTS OF DIRECT ACCESS TO RECYCLING, SOLID WASTE, AND LOADING AREAS ON, OR ADJACENT TO, THE RECYCLABLE AND SOLID WASTE MATERIAL CONTAINERS.
  - l. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND UNLOADING.

**TYPICAL REFUSE ENCLOSURE  
DETAILS**

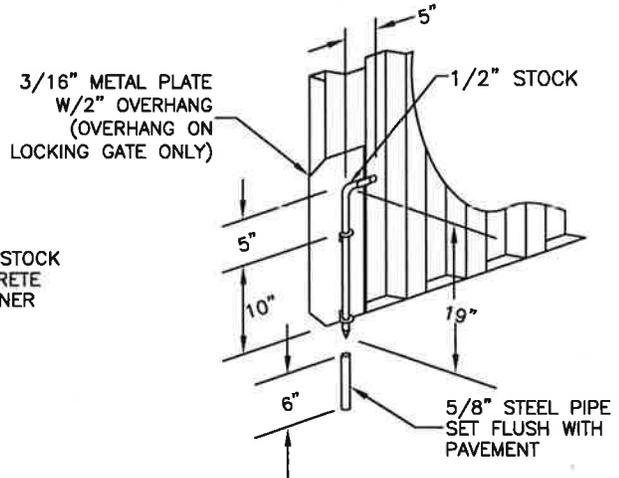
REF. & REV.  
NOV., 2007

**CITY OF FRESNO**

**P-34**



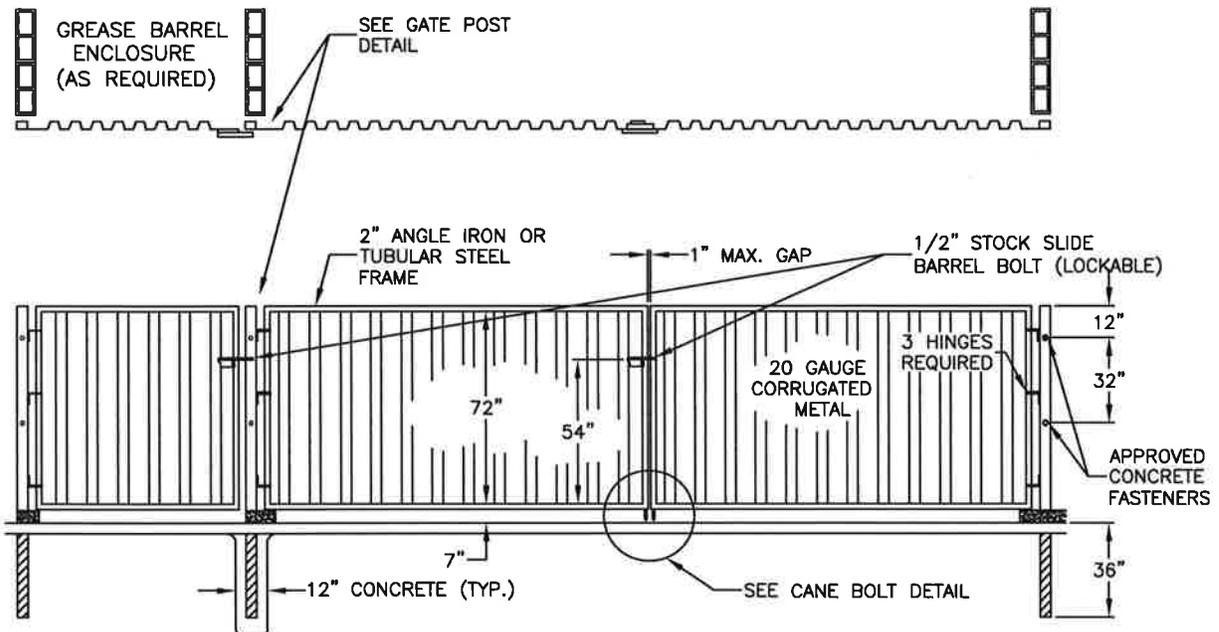
GATE POST DETAIL



CANE BOLT DETAIL  
(BOTH SIDES OF GATE)

NOTES:

1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90 DEGREES TO THE CLOSED POSITION.
4. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.





**Department of Public Utilities – Water Division**

**DATE:** April 18, 2017

**TO:** PHILLIP SIEGRIEST, Planner II  
Development Department/Current Planning

**THROUGH:** MICHAEL CARBAJAL, Planning Manager  
Department of Public Utilities – Water Division

**FROM:** ROBERT A. DIAZ, Senior Engineering Technician  
Department of Public Utilities, Water Division 

**SUBJECT:** **WATER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION  
D-16-109**

**General**

Development Permit Application No. D-16-109 was filed by Kevin Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to  $\pm 110.81$  acres of property located on the northwest corner of East Central and South Cedar Avenues; Address 3571 South Cedar Avenue, APNs: 330-021-02, 09, 10, 16, 18T, 30, 55. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at  $\pm 2,069,820$ . The property is zoned IH/UGM (Heavy Industrial/Urban Growth Management).

**Water Requirements**

The nearest water mains to serve the proposed project are a 14-inch main in South Cedar Avenue and a 14-inch main located in South Orange Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Construct a 16-inch water main (including City fire hydrants) in East Central Avenue from South Cedar Avenue west to South Orange Avenue.
2. Construct a 16-inch water main (including City fire hydrants) in South Orange Avenue from East Central Avenue north to the existing 14-inch water main in South Orange Avenue.
3. The proposed project is located within the boundaries of:
  - a. Water Supply Urban Growth Management area WS-401s; and
  - b. Growth Area 1 as defined in the General Plan.



**MEMORANDUM**

Phillip Siegrist, Planner II

Water Requirements for Development Permit Application D-17-109

Page 2 of 3

April 18, 2017

4. The project applicant shall be required to pay water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.
5. The project applicant shall be required to construct, or participate in the construction of, water system improvements or enhancements to accommodate the forecasted peak instantaneous water demands of the project, inclusive of fire protection water demands. The degree of system improvements or enhancements required to accommodate the increased water demands for the project will be dependent upon the Peak Hour Water Demands, Total Annual Water Demands, and Fire Protection Water Demands required to serve the various structures planned for the applicant's project site. The water system elements that will be incorporated into the cost of water system improvements and enhancements will include:
  - a. Additional groundwater pumping capacity
  - b. Additional groundwater recharge capacity
  - c. Additional surface water treatment capacity
  - d. Additional water distribution system capacity
6. To determine the degree of water system improvements and enhancements the applicant shall be required to construct, or participate in the construction of, the applicant shall present water demand forecasts for the proposed project to the Director of Public Utilities, or designee.
  - a. The applicant shall provide a forecast for the Peak Hour Water Demand (gallons per minute) at full build out of the project, including domestic, irrigation, commercial, and industrial demands;
  - b. The applicant shall provide a forecast for the Total Annual Water Demand (gallons) at full build out for the project, including domestic, irrigation, commercial, and industrial demands; and
  - c. The applicant shall include a Fire Protection Water Demand of 1,500 gallons per minute (gpm) in the water demand forecast.
  - d. The Peak Hour Water Demands plus Fire Protection Water Demands shall represent the peak instantaneous water demands required for the project.
7. To provide a reliable and redundant water supply for the applicant's project, the applicant shall be required to construct two independent connections to the City's water system, capable of accommodating the peak instantaneous water demands of the project, inclusive of fire protection water demands.

**MEMORANDUM**

Phillip Siegrist, Planner II

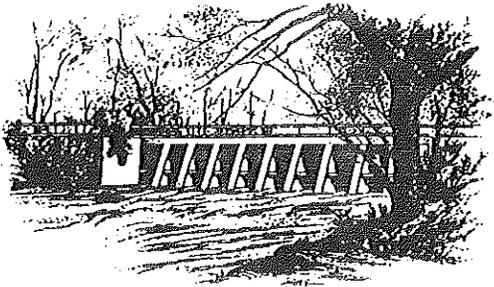
Water Requirements for Development Permit Application D-17-109

Page 3 of 3

April 18, 2017

- 8. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant that only provide benefit and water supply capacity for structures and facilities located within the project boundary.
- 9. The project applicant shall be reimbursed for water supply facilities constructed by the applicant that provide benefit and capacity to properties located outside of the project boundary. Such reimbursements shall be in accordance with the City's Master Fee Schedule and Municipal Code.
- 10. If desired, the project applicant may request a cost estimate from the City to provide the necessary water system improvements and enhancements to accommodate the forecasted peak instantaneous water demands for the project. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands shall be based on the number of water meters, and size of water meters required for the applicant's project. The fee schedule is presented below:

<b>Meter Size</b>	<b>Water Capacity Charge Per Meter</b>
Up to ¾-inch	\$2,624
1"	\$4,246
1-1/2"	\$5,308
2"	\$10,615
3"	\$16,984
4"	\$26,538
6"	\$53,076
8"	\$254,763



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF  
**FRESNO**  
**IRRIGATION DISTRICT**

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

April 18, 2017

Phillip Siegrist  
Department and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Development Permit Application No. D-16-109  
NW Central and Cedar avenues

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. D-16-109 for which the applicant proposes development of an industrial park with seven reinforced concrete buildings, the buildings are for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet with a total building square footage to be 2,069,820, APN's: 330-0321-02, 09, 10, 16, 18T, 30 and 55. FID has the following comments:

**Area of Concern**

1. FID's Central No. 23 canal runs westerly, traverses the southern portion of the subject property, and crosses Cedar Avenue and Orange Avenue approximately 40 feet south of the subject property as shown on the attached FID exhibit map and will be impacted by the future development. Records do not show a recorded easement, however, FID does own an easement and the width is as shown on FID's attached Standards Detail Page No. 10. Should this project include any street and/or utility improvements along Central Avenue, Cedar Avenue, Orange Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of

G:\Agencies\FresnoCity\Development Permit Application\D-16-109.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.  
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20 feet wide right-of-way along the top of bank to be clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Map/Plans(s), the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.
4. Canal Access – FID will continue to access the Central No. 23 Canal along Central Avenue, Cedar Avenue, and Orange Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID does not currently have adequate room to maintain this canal from the north bank due to Central Avenue. Every road and canal intersection is different and therefore each access will be different. The major factors affecting the width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.
5. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Central Canal, FID requires the Developer/Applicant to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
  - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
    - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.

- ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
  - iii. Maintenance – This reach of Canal has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.
- b. Drive banks/maintenance roads and encroachments (both banks):
- i. One or both of the drive banks must be sloped a minimum of 2% (not to exceed 5%) away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.
  - ii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
  - iii. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
6. Central Avenue will not be able to be expanded to the south because of the Central No. 23 Canal. FID requires a 20 feet wide right-of-way for operations and maintenance on both sides of the canal (which currently FID does not fully have). As the area develops under the City of Fresno and the traffic increases, it will be significantly more difficult and hazardous for FID to maintain and operate the Central Canal without road closures and/or traffic control unless the canal right-of-way is in place. The City needs to consider these issues in development, traffic and road improvements, need for any turn lanes, etc. for the future growth in the area and the expansion of Central Avenue. All right-of-way and easements necessary for the full build-out of the area should be acquired and reserved now

reserved now by the City as a part of this development as all expansions of the road must be planned to the north side of the existing Central Avenue.

### **General Comments**

1. FID requires the Developer/Applicant to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
3. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
4. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map/plans.
5. Footings of retaining walls shall not encroach onto FID property/easement areas.
6. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
7. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically open ground with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
8. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is reliant on groundwater pumping and SGMA will impact all users of

groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

- .9. For informational purposes, FID's North Central runs westerly and crosses Cedar Avenue approximately 1,100 feet north of the subject property and crosses Orange Avenue approximately 700 north of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Cedar Avenue, Orange Avenue or in the vicinity of this pipeline, FID requires it review and approve all plans.
10. For informational purposes, FID's American Colony runs southwesterly and crosses Cedar Avenue approximately 700 feet south of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Cedar Avenue or in the vicinity of this canal, FID requires it review and approval of all plans.
11. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

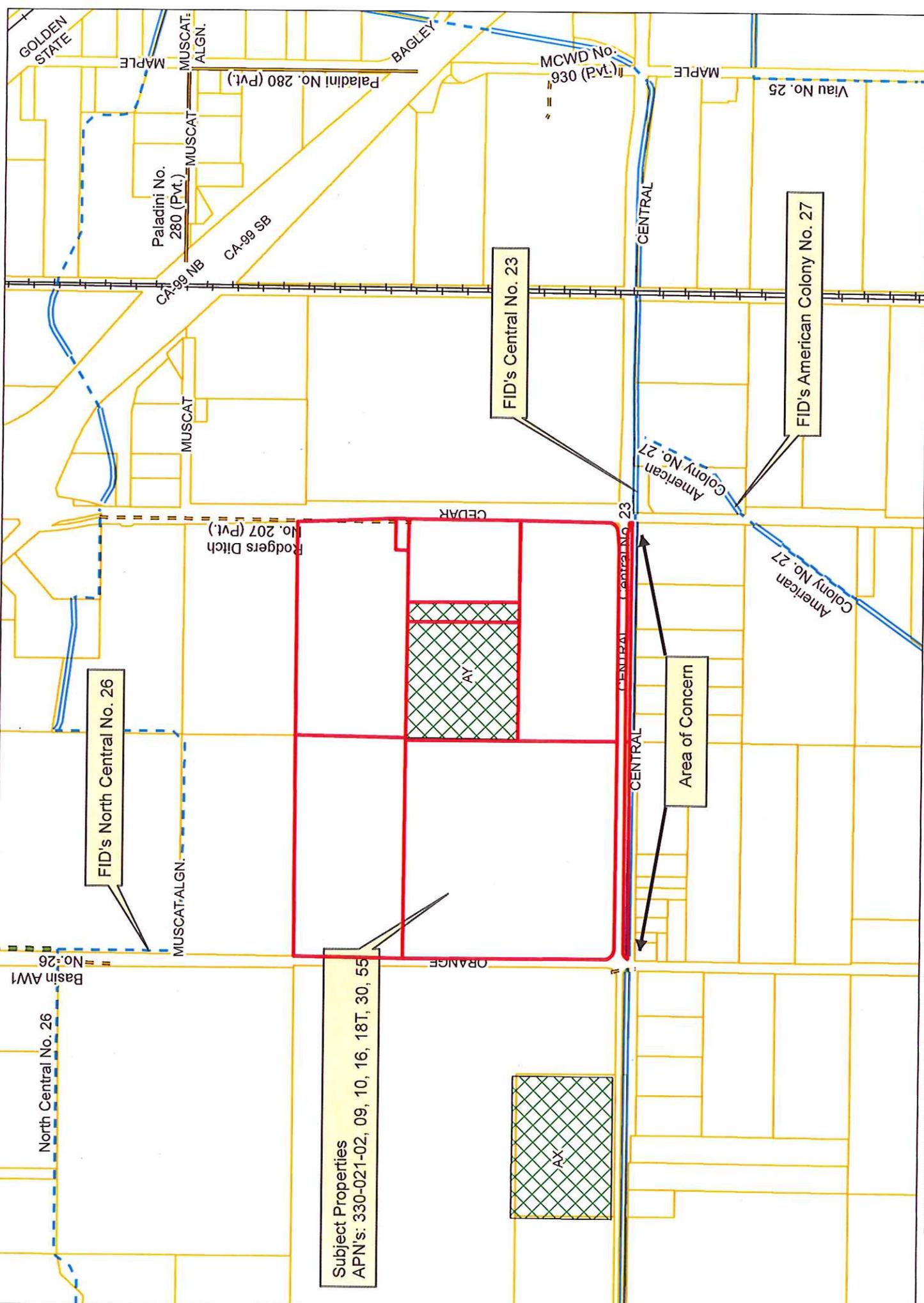
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [JLandrith@fresnoirrigation.com](mailto:JLandrith@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



Subject Properties  
 APN's: 330-021-02, 09, 10, 16, 18T, 30, 55

Area of Concern

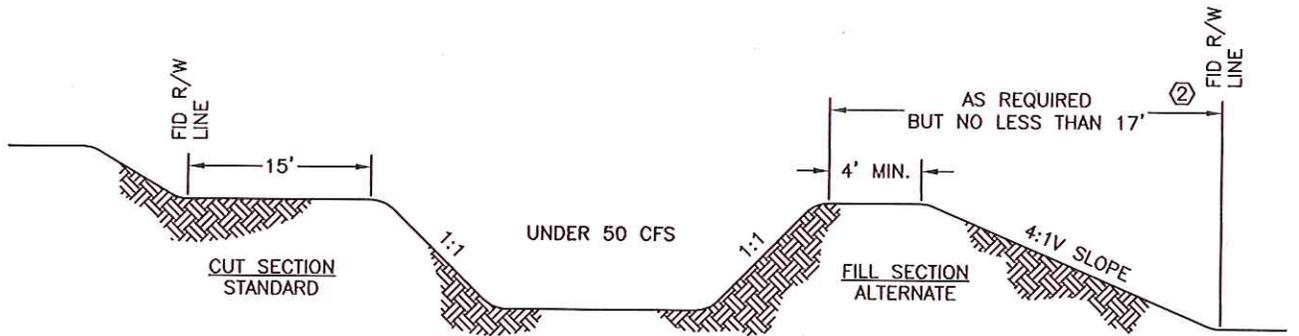
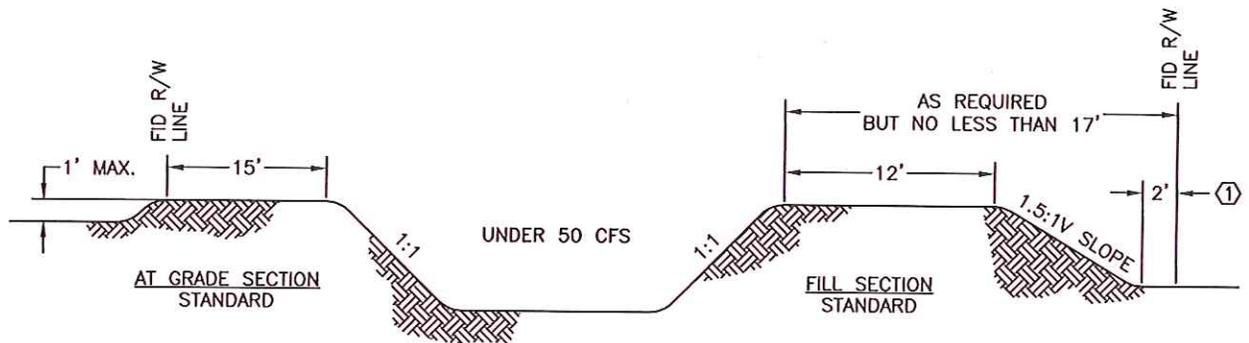
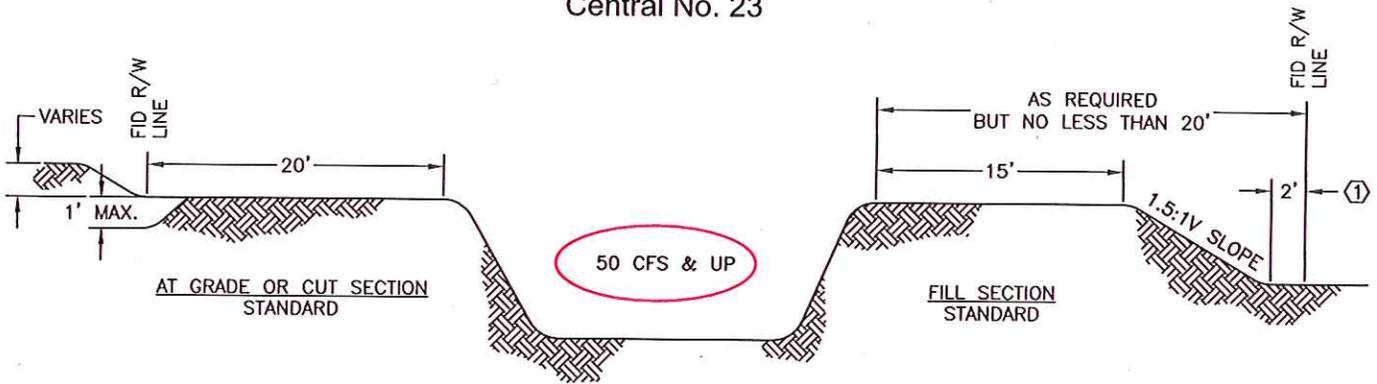
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 239-7161 for further information on FID facilities.

**Legend**

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

0 365 730 Feet  
 1 inch = 721.28 feet  
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Central No. 23



NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
DEVELOPMENT PERMIT APPLICATION NO. D-16-109**

**Return Completed Form to:**

Phillip Siegrist, Development Services/Planning

Email: [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov) and

[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

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**PROJECT DESCRIPTION AND LOCATION:**

**Development Permit Application No. D-16-109** was filed by Ken Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to ±110.81 acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at ±2,069,820. The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management*).

**APNs: 330-021-02, 09, 10, 16, 18T, 30, 55      ZONING: IH/UGM**

**SITE ADDRESS: 3571 South Cedar Avenue**

**DATE ROUTED: April 3, 2017**

**COMMENT DEADLINE: April 21, 2017**

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY: \_\_\_\_\_

Name and Title

Telephone Number

Date

**Master Application Form** #: D-16-109

Check all that apply:

<input type="checkbox"/>	Plan Amendment	<input checked="" type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: CAGLIA - FRESNO 3571 South Cedar Avenue (site address) APN: 330-021-02, 09, 10, 16, 30,  
 Project Address: 3503 SOUTH CEDAR AVENUE A.P.N. 330-021-102, 109, 110, 116, 118, 130, & 155 18, 55  
 Size of Site: 4,826,946 Sq. Ft. 110.81 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) NO  
 Project Description (attach additional pages if necessary): DESIGN OF INDUSTRIAL BUILDINGS

Zoning Designation: HEAVY INDUSTRIAL General Plan Designation: HEAVY INDUSTRIAL  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): \_\_\_\_\_

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_  
 Name: RICHARD CAGLIA Signature: \_\_\_\_\_  
 Company/Organization: CAGLIA ENVIRONMENTAL  
 Address: 3457 SOUTH CEDAR AVENUE City: FRESNO Zip: 93725  
 Email: \_\_\_\_\_ Phone: 559-233-1158

**Check all that apply**  Applicant  Owner  Other CONSULTANT  
 Name: KEN VANG Signature: \_\_\_\_\_  
 Company/Organization: PRECISION CIVIL ENGINEERING  
 Address: 1234 O STREET City: FRESNO Zip: 93721  
 Email: KVANG@PRECISIONENG.NET Phone: 559-449-4500

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

**FOR INTERNAL USE ONLY**

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>PS</u>	Date:	<u>9/30/16</u> <u>3-30-17</u>
Verification By:	<u>PS</u>	Date:	<u>9/30/16</u>
Application Fee:	<u>126,271.00</u>	EA Fee:	<u>13,634.00</u> <u>DPC 11-3-15</u>
PZ No:	<u>16-90000109</u>	Zone District:	<u>13-20</u>

## OPERATIONAL STATEMENT

D-16-109

Caglia – Fresno is being submitted by Ken Vang of Precision Civil Engineering on behalf of Richard Caglia and pertains to 110.81 acres of property located at 3503 S. Cedar Ave. consisting of five existing parcels identified as APN: 330-021-02, 09, 30, 55 and 57. The existing project site is planned for Heavy Industrial land use of and is requesting authorization to: develop up to seven buildings for industrial purposes. The proposed development will consist of: a heavy industrial park with up to seven reinforced concrete buildings.

The 2035 General Plan identifies the project site as heavy industrial usage. The proposed project conforms to the 2035 General Plan. The project site currently is vacant open space and has three single family residential dwellings. The project is anticipated to generate 839 AM peak hour and 873 PM peak hour, and 6,260 average daily vehicle trips.

The proposed hours of operation are anticipated to be 24 hours a day seven days a week. Other facts pertinent to this project are as follows: a total of 1842 auto parking stalls, 359 dock – high doors, and 38 grade – level doors. The proposed buildings ranges from 124,200 SF to 1,000,000 SF, with a total of 2,069,820 SF.

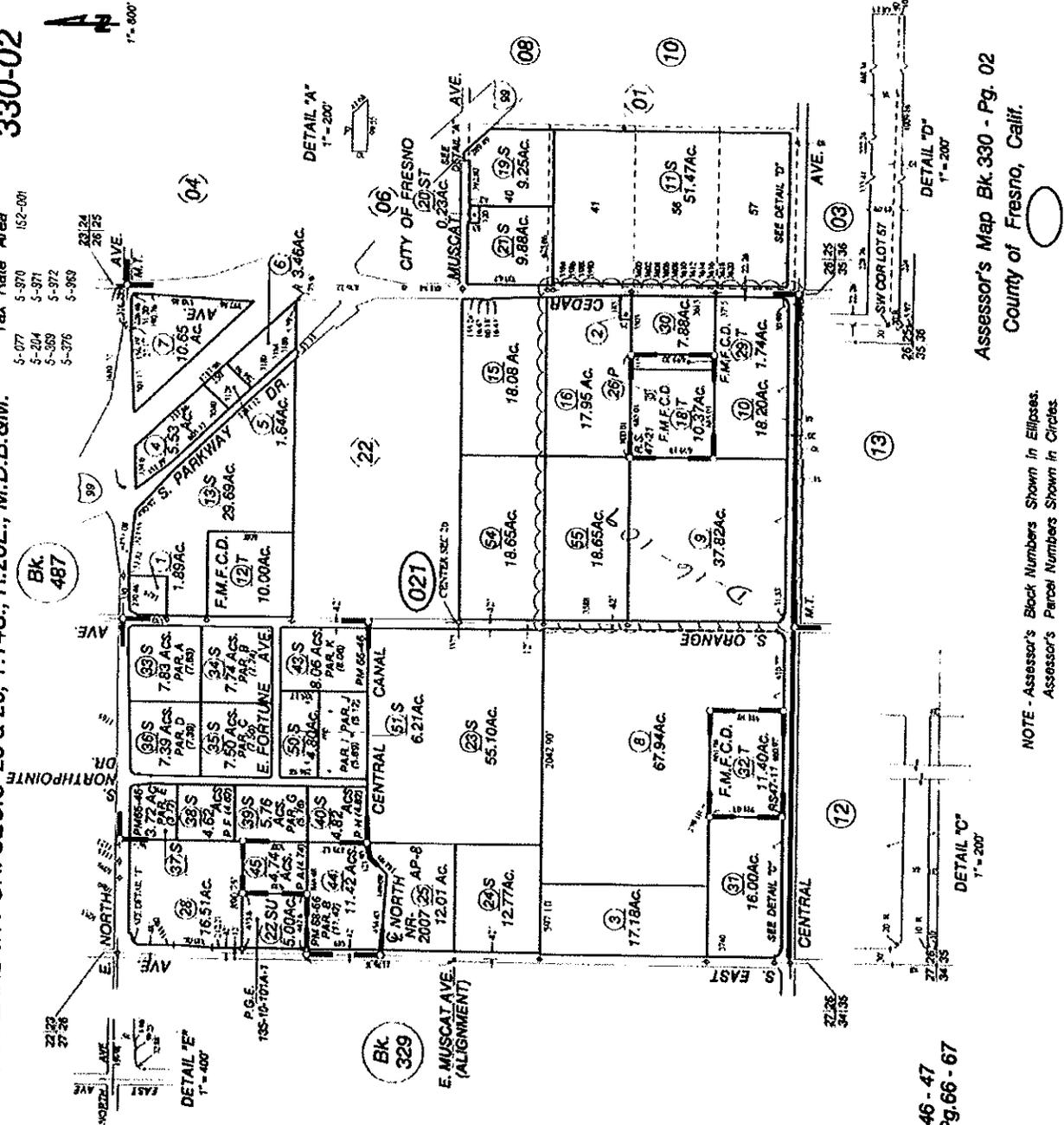
NOTE ...  
 This map is for Assessment purposes only.  
 It is not to be construed as conveying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.

**SUBDIVIDED LAND IN POR. SEC.'S 25 & 26, T.14S., R.20E., M.D.B.&M.**

**Bk. 487**

Tax Rate Area  
 5-077 5-370 152-001  
 5-204 5-371  
 5-369 5-372  
 5-376 5-369

**330-02**



**Agricultural Preserve**  
 Malaga Tract, Plat Bk 2, Pg. 17  
 Parcel Map No. 96-22 - Bk.66, Pg.46 - 47  
 Parcel Map No. 2005-19 - Bk.68, Pg.66 - 67  
 Record of Survey - Bk. 42, Pg. 17  
 Record of Survey - Bk. 47, Pg. 11  
 Record of Survey - Bk. 47, Pg. 21

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.330 - Pg. 02  
 County of Fresno, Calif.







## FIRE DEPARTMENT

DATE: May 4, 2017

TO: PHILLIP SIEGRIST, Planner II  
Development and Resource Management Department

FROM: BYRON BEAGLES, Fire Protection Engineer  
Prevention and Technical Services Division

SUBJECT: 3571 S CEDAR, D-16-109

Applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,000 square feet to 1,000,000 square feet with total building square footage at 2,069,820.

The following is required for Fire approval:

### General:

- Show existing public hydrants on S. Cedar and proposed public hydrants on Central and Orange. Both those water jobs are at the City for review but I don't have access to them right now but I have indicated where I think they will end up as indicated on Sheet A1.0
- Add keynote "1041" for all private hydrants on sheet A1.0 (see "Specific Buildings" for additional fire hydrants required or to be relocated).
- Designate the curb areas I highlighted on Sheet A1.0 as fire lanes and show them on Sheet A1.0 and each Overall Building Plan sheets A1.1a through A1.7a. The hatched "FIRE LANE" path of travel on the drawing can be eliminated as it is the street width and curbs that are relevant to what gets marked once the path of travel is determined.
- Show **all** exterior man doors require for compliance with the 100' linear feet building access requirement for high piled storage buildings on sheet A1.0 and each overall building plan sheets A1.1a through A1.7a
- Show the location of the fire pump rooms for each building. These rooms must be on an exterior wall with exterior access door.

PHILLIP SIEGRIST

D-16-109

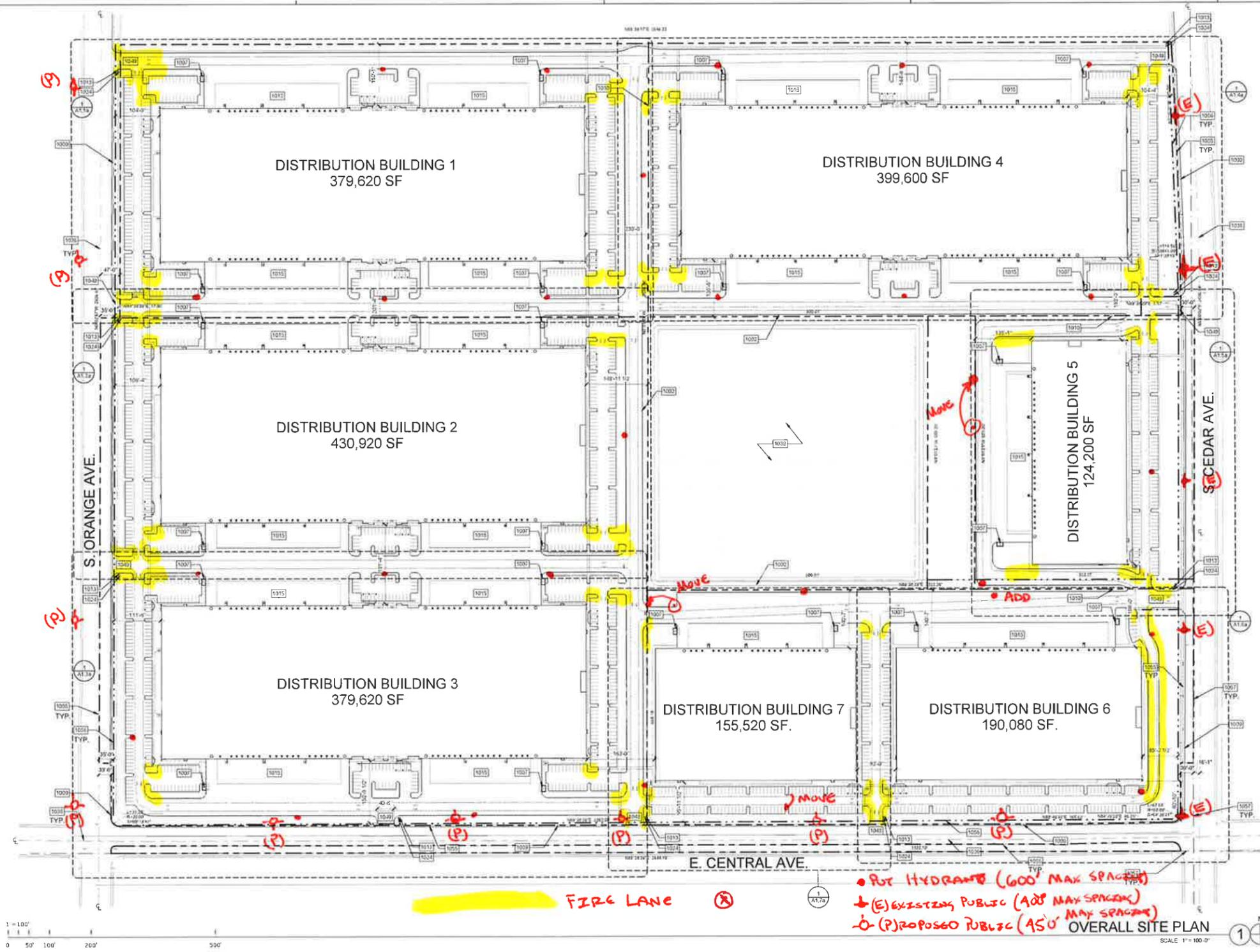
May 4, 2017

Page 2

Specific Buildings (see individual plans for markups):

- Building 5: Relocate east side hydrant 60 feet north of its current location.
- Building 6: Relocate the hydrant on the south side of the building to the opposite side of the drive aisle. Add a fire hydrant on the north side of the building
- Building 7: Relocate the hydrant on the south side of the building to the opposite side of the drive aisle. Relocate the hydrant shown off the northwest corner of the building 70 feet west.

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.

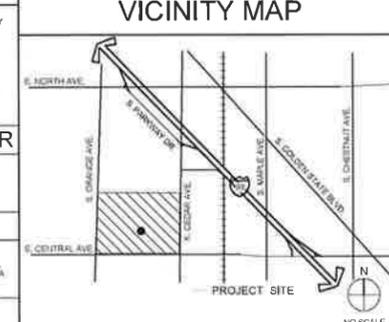


- ### SITE NOTES
- 1002 EXISTING 6'-0" HEIGHT CHAIN LINK FENCE TO REMAIN
  - 1003 IMPROVED TRASH ENCLOSURE PER CITY STANDARDS
  - 1004 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-6, P-8, P-20, AND P-50. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-8
  - 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ( )
  - 1011 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 7/AB.1
  - 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21 P-22, P-23 MINIMUM
  - 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 9/AB.1
  - 1036 EXISTING CENTERLINE OF STREET
  - 1039 EXISTING POLE BUSH TO REMAIN
  - 1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6
  - 1055 EXISTING RIGHT OF WAY
  - 1056 FUTURE RIGHT OF WAY
  - 1057 SECTION LINE

### PROJECT DATA

APN	330-001-02 330-001-08 330-001-10 330-001-16 330-001-30 330-001-33 155.81 AC
OVERALL SITE AREA	11,526 SQ FT INDUSTRIAL LOT HEAVY INDUSTRIAL HEAVY INDUSTRIAL
EXISTING PLANNED LAND USE	
EXISTING ZONE DISTRICT	
PROPOSED ZONE DISTRICT	
TOTAL BUILDING AREA	379,620 SF 379,620 SF 430,920 SF 379,620 SF 399,600 SF 124,200 SF 155,520 SF 7,560,000 SF
MEZZANINE	178,260 SF
TOTAL BUILDING AREA	2,248,100 SF
FAR	0.47
GROSS NET	0.52
COVERAGE NET	43%
NET AREA	48%
LANDSCAPE	85 SF/1
OCCUPANCY	1840
CONSTRUCTION TYPE	
PARKING BUILDING 1	70 349 STALLS @ 210,000 SF 8 STALLS
BUILDING 2	70 383 STALLS @ 210,000 SF 8 STALLS
BUILDING 3	70 353 STALLS @ 210,000 SF 8 STALLS
BUILDING 4	76 343 STALLS @ 210,000 SF 8 STALLS
BUILDING 5	34 116 STALLS @ 210,000 SF 5 STALLS
BUILDING 6	28 171 STALLS @ 210,000 SF 6 STALLS
BUILDING 7	21 147 STALLS @ 210,000 SF 5 STALLS

- ### SITE LEGEND
- EXISTING RIGHT OF WAY
  - 20' FMFCD
  - CENTER LINE OF ROAD
  - SECTION LINE
  - POLE MOUNTED LIGHT FEATURE. SEE ELECTRICAL DRAWINGS
  - WALLPAC LIGHT FEATURE. SEE ELECTRICAL DRAWINGS
  - TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION PER CITY STANDARDS FOR PUBLIC WORKS STANDARDS)
  - FIRE LANE (HATCHED)
  - PAVED STALL COURT TOTAL
  - DOCK HIGH TRUCK DOOR
  - GRADE LEVEL TRUCK DOOR
  - FIRE HYDRANT (VERTICAL)
  - POLE WITH TAMPER. SEE ELECTRICAL DRAWINGS
  - TRASH ENCLOSURE
  - NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-8



### GENERAL NOTES

- 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
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL (1-800-642-2444)
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-3480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEY MAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FAC SECTION 12-1011 AND RESOLUTION NO. 78-02068-029
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, (INCLUDING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED
- PER CITY OF FRESNO TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LOCAL STREET FRONTS TO PROHIBIT VEHICULAR STOPPING.
- 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 PLANNING AND DEVELOPMENT DEPARTMENT
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION
- PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL AND APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEMS HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS
- PURSUANT TO SECTION 8-301 OF THE FMC MORE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED TO DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT
- POLE MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BARRIERS TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 70 DBA MEASURED AT THE NEAREST PROPERTY LINE
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS DISCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS A PALAEONTOLOGIST SHALL CONDUCT AN INVESTIGATION AND IF THE PALAEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED
- ALL DOORS TO HAVE LEVEL LANDING PER DETAIL ( )
- WHERE ROOF DRAINS EXT THROUGH CURB SEE DETAIL ( )

### FIRE NOTES

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND 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
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT
- EXISTING PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COLLIER) FOR FIRE SPRINKLER ALARM SUPERVISION
- LIGHTING SHALL BE EXCLUDED WITHIN THE REQUIRED 5'0" PARKING STALL OVERHANG AREA
- WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH

### FUTURE FENCES AND WALLS

- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION

### CITY OF FRESNO GENERAL NOTES

- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED PER THE APPLICANT'S STATEMENT IF 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 REQUIRES THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME THE RESPONSIBILITY FOR ANY CELESTIAL 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
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. <http://www.fresno.gov/Departments/Construction/Standards/StandardsDrawings>
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESS OPERATING IN THE CITY OF FRESNO INCLUDING LEASING OF ANY COMMERCIAL OR INDUSTRIAL PROPERTY OR RETAIL FOOD OR NON-FOOD BUSINESS ARE REQUIRED BY THE FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT BUSINESS TAX DIVISION AT (559) 431-4840 FOR MORE INFORMATION. INFORMATION AND APPLICATION FORMS ARE AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.fresno.gov/Departments/Finance/BusinessTaxCertificate>

### DEVELOPER / PROPERTY OWNER

**CAGLIA ENVIRONMENTAL**  
1457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

**ARCHITECT / APPLICANT**  
**WARE MALCOLM**  
883 CHAMOT DRIVE SUITE 300  
PLEASANTO, CA 94658

**CONSULTANTS**  
**CIVIL ENGINEER**  
PRECISION CIVIL ENGINEERING  
1234 W. STREET  
FRESNO, CA 93721

**CONSULTANTS**  
**CONTRACTOR**  
NICOLAS GOTORRES AIA  
PH (559) 244-9020  
FAX (559) 244-9021

**CONSULTANTS**  
**PLUMBING**  
KEN VAND  
PH (559) 449-4600  
FAX (559) 449-4615

### LEGAL DESCRIPTION

REFER TO PARCEL MAP 230-022 - ACCESSOR PARCEL NUMBERS (A.P.N.) 330-021-002, 330-021-009, 330-021-110, 330-021-116, 330-021-120, 330-021-120, AND 330-021-155

**WARE MALCOLM**  
Leading Design for Commercial Real Estate

**Caglia - Fresno**  
Enter address here

OVERALL SITE PLAN  
DATE: 03/17/17  
BY: [Signature]

DATE: 3/30/17  
DATE: 10/29/17

APPL. NO. D-16-109  
EXHIBIT A10  
PROJ. ENG. [Signature]  
TRAFFIC ENG. [Signature]  
COND. APPROVED BY [Signature]  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SHEET  
**A1.0**

WARE MALCOLM  
Leading Design for Commercial Real Estate

Architecture  
Planning  
Interior  
Graphics  
Civil Engineering

4400 N. 1st St., Suite 300  
Pleasanton, California 94566  
Tel: (925) 254-1425  
Fax: (925) 254-1425

Caglia - Fresno  
Enter address here

OVERALL BUILDING PLAN - BUILDING 1  
DATE: 10/20/17  
SCALE: 1" = 10'-0"

P&M: N/D  
DRAWN BY: R/M / J/Z.P.  
JOB NO: SN/RE-0094-00

SHEET  
A1.1a

- SITE NOTES**
- 1001 EXISTING PROPERTY LINE. SEE CIVIL DRAWINGS ( )
  - 1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
  - 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
  - 1005 PROPOSED PAINTED PARKING STRIPING PER CITY STANDARDS
  - 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS
  - 1008 PROPOSED ACCESSIBLE ENTRY OF TRAVEL. 1:20 MAX. SLOPE. 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS ( )
  - 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-4, P-31, AND P-39. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-9
  - 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ( )
  - 1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 10A.1
  - 1014 PROPOSED ASPHALT PAVING PER STANDARDS P-21, P-22, & P-23
  - 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22, & P-23 MINIMUM
  - 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 6A.6.1
  - 1035 PROPOSED BIKE RACK
  - 1036 EXISTING CENTERLINE OF STREET
  - 1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS. FIRE HYDRANT BOLLARDS PER DETAIL 10A.8.1
  - 1044 5' WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR
  - 1046 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6
  - 1055 EXISTING RIGHT OF WAY
  - 1056 FUTURE RIGHT OF WAY

**PROJECT DATA**

APN:	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	379,620 SF
BUILDING/SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE OCCUPANCY:	BIS1/F1
CONSTRUCTION TYPE:	III-B
PARKING BUILDINGS:	
DOCK-HIGH DOORS:	70
GRADE-LEVEL DOORS:	8
AUTO PARKING:	349 STALLS
(94% W.H., 6% OFFICE)-EXC. MEZZ. REQ. ACCESSIBLE:	@0.91/1000 SF 8 STALLS

- SITE LEGEND**
- EXISTING RIGHT OF WAY
  - 20' FENCED
  - CENTER LINE OF ROAD
  - SECTION LINE
  - POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
  - WALLPACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
  - TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
  - FIRE LAKE (HATCHED)
  - PARKING STALL COUNT TOTAL
  - DOCK-HIGH TRUCK DOOR
  - GRADE-LEVEL TRUCK DOOR
  - TRANSFORMER TAMPER. SEE FIRE PROTECTION DRAWINGS
  - TRASH ENCLOSURE
  - POLE PER. FREESID CITY STANDARDS E-2 AND E-9

APPL. NO. D-16-109 EXHIBIT A1.1a DATE 3-30-17

PROJ. ENG. DATE

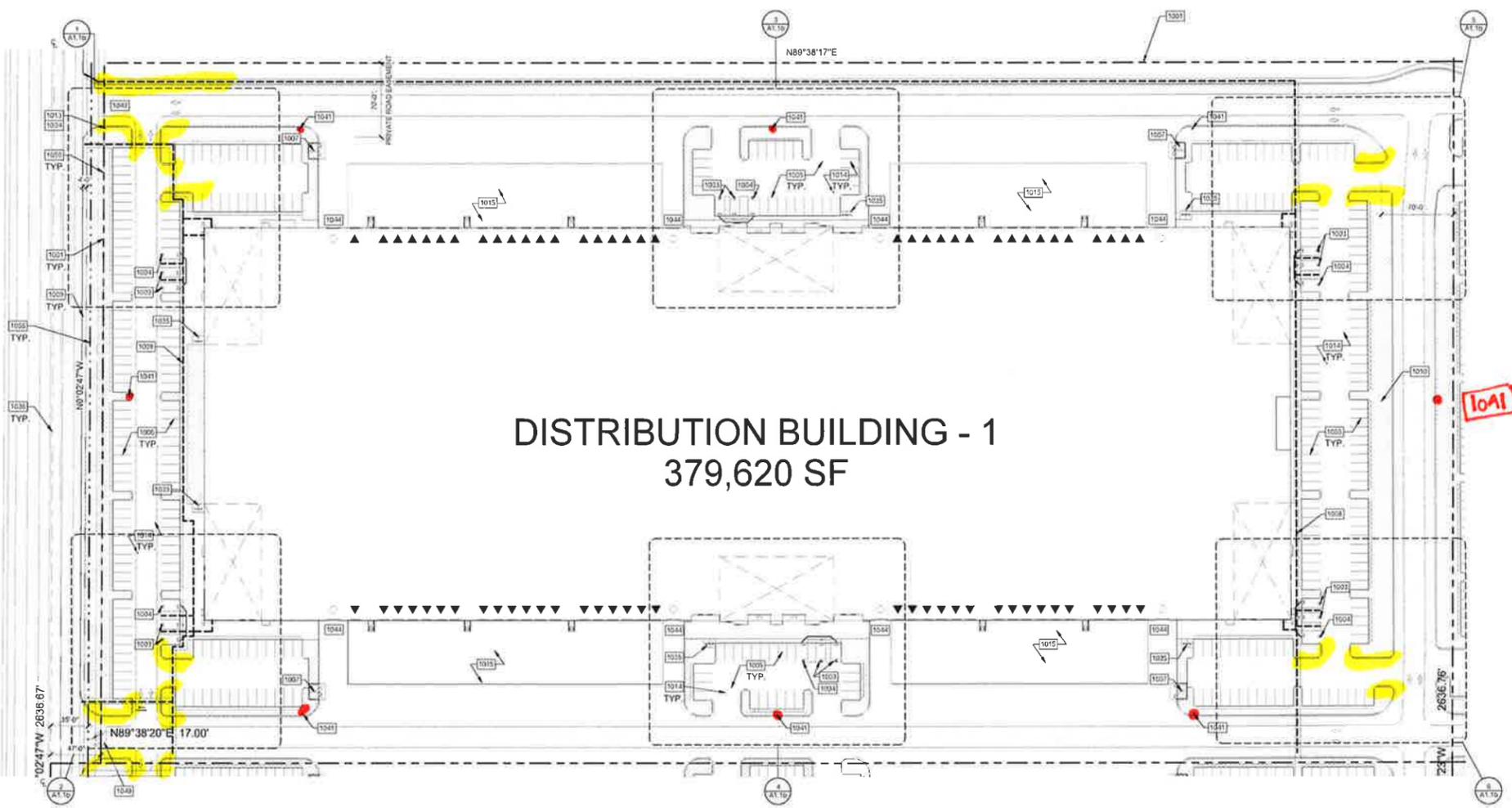
TRAFFIC ENG. DATE

COND. APPROVED BY Not Approved DATE 10/20/17

REVIEWER: KEN VANG DATE 10/20/17

LEGAL DESCRIPTION

REFER TO PARCEL MAP #330-02 - ACCESSOR PARCEL NUMBERS (A.P.N.) 330-02-102, 330-02-109, 330-02-110, 330-02-116, 330-02-118, 330-02-129, 330-02-130 AND 330-02-153



# DISTRIBUTION BUILDING - 1

379,620 SF

BUILDING 1 - SITE PLAN  
SCALE: 1" = 10'-0"

### SITE PLAN GENERAL NOTES

- ALL SURVEY MEASUREMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- TWO 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 A LICENSED GROUND SERVICES ALERT (GSA), CALL (1-800-443-2444).
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 824-480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER PAR. SECTION 12-111 AND RESOLUTION NO. 762298-229.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

### 16. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSE MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRAVING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.

- IF ANIMAL FOSSELS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY 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.
- ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 10A.6.1
- WHERE ROOF DRAINS EXIT THROUGH CURB SEE DETAIL 20A.6.1
- PER CITY OF FREESID TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- PURSUANT TO SECTION 18-091 OF THE FMC, FLOOR LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED TO DISBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACoustically BARRIED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 70 LWA MEASURED AT THE NEAREST PROPERTY LINE.

### FIRE NOTES

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND 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.
- TWO WEAYS OF BUSINESSNESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED CLEAR OF ALL PHASES OF DEVELOPMENT.
- CERTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
- LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 5'-0" PARKING STALL OVERHANG AREA.
- WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
- INSTALL STREET LIGHTS ON ALL PROJECTIONS TO CITY STAIRWAYS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT (ELECTRICAL SERVICES PRIOR TO COMMENCEMENT OF THE WORK).
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES.
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.

### DEVELOPER / PROPERTY OWNER

**CAGLIA ENVIRONMENTAL**  
3457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

**ARCHITECT / APPLICANT**  
**WARE MALCOLM**  
4813 CHAROT DRIVE, SUITE 300  
PLEASANTON, CA 94566

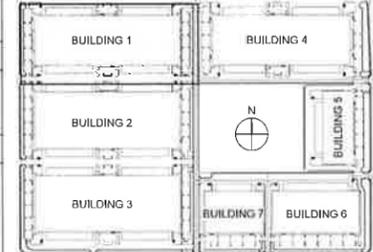
**CONSULTANTS**  
**CIVIL ENGINEER**  
PROFESSIONAL ENGINEERING  
1234 O STREET  
FRESNO, CA 93721

**RICHARD CAGLIA**  
PH (559) 233-1158  
PH (925) 354-0620  
FAX (925) 354-0621

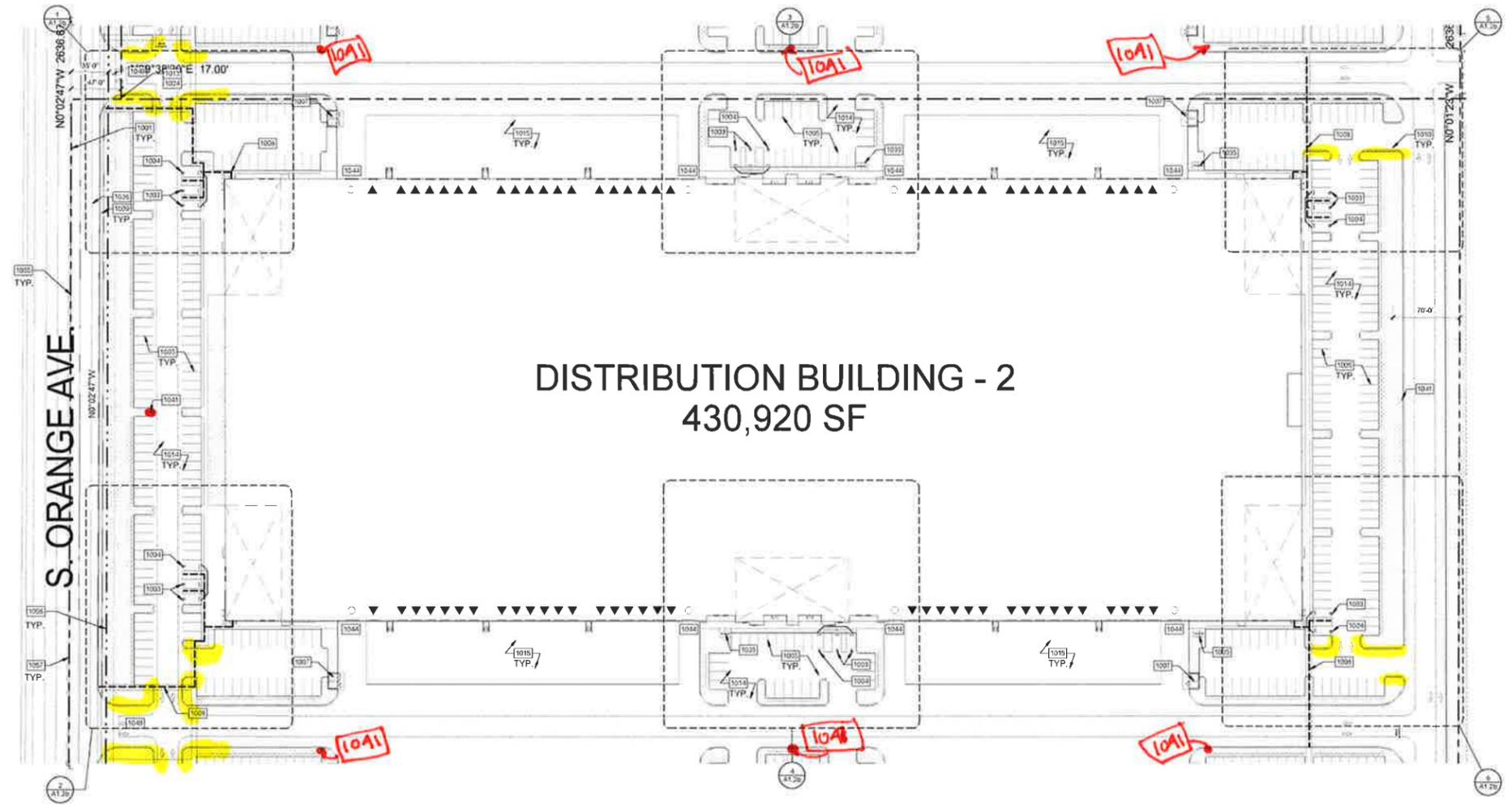
**KEN VANG**  
PH (559) 448-6500  
FAX (559) 448-6515

### LEGAL DESCRIPTION

REFER TO PARCEL MAP #330-02 - ACCESSOR PARCEL NUMBERS (A.P.N.) 330-02-102, 330-02-109, 330-02-110, 330-02-116, 330-02-118, 330-02-129, 330-02-130 AND 330-02-153



LEGAL DESCRIPTION



# DISTRIBUTION BUILDING - 2

430,920 SF

### SITE NOTES

- 1001 EXISTING PROPERTY LINE. SEE CIVIL DRAWINGS 1
- 1002 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
- 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
- 1003 PROPOSED PAINTED PARKING STRIPPER PER CITY STANDARDS
- 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS
- 1008 PROPOSED ACCESSIBLE PATH OF TRAVEL 1:30 MAX. SLOPE. 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS 1
- 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-23 AND P-30. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-9.
- 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS 1
- 1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 10A.1
- 1014 PROPOSED ASPHALT PAVING PER STANDARDS P-21, P-22 & P-23
- 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22 & P-23 MINIMUM
- 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 10A.1
- 1025 PROPOSED BIKE RACK
- 1026 EXISTING CENTERLINE OF STREET
- 1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS. FIRE HYDRANT BOLLARDS PER DETAIL 10A.1
- 1044 3" WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR
- 1048 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6
- 1065 EXISTING RIGHT-OF-WAY
- 1057 SECTION LINE

### PROJECT DATA

APN:	330-021-02 330-021-08 330-021-10 330-021-16 330-021-30 330-021-35
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	430,920 SF
BUILDING SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE:	
OCCUPANCY:	B/S1/F1
CONSTRUCTION TYPE:	III-B
PARKING BUILDING 2:	
DOCK-HIGH DOORS:	70
GRADE-LEVEL DOORS:	8
AUTO PARKING:	363 STALLS
(94% WH, 6% OFFICE)-EXC. MEZZ. REQ. ACCESSIBLE:	@0.84/1000 SF 8 STALLS

### SITE LEGEND

- EXISTING RIGHT OF WAY --- FUTURE PROPERTY LINE
- - - 20' FMFO
- - - CENTER LINE OF ROAD
- - - SECTION LINE
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- ⊕ TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- ▨ FIRE LANE (HATCHED)
- ⊙ PARKING STALL COUNT TOTAL
- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
- ⊞ TRASH ENCLOSURE
- NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-9.

APPL. NO. D-16-109 EXHIBIT A1.2a DATE 3-30-17  
 PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY Not Approved 3/30/17 10-24-17 DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

### BUILDING 2 - SITE PLAN



### SITE PLAN GENERAL NOTES

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL (1-800-480-2448)
4. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL. DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
5. NO LOSS OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FAC SECTION 12-1011 AND RESOLUTION NO. 78-02288-029.
7. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE 5'-0" MIN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

8. 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 PLANNING AND DEVELOPMENT DEPARTMENT.
9. 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 PLANNING AND DEVELOPMENT DEPARTMENT.
10. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL AND 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 PLANNING AND DEVELOPMENT DEPARTMENT.
11. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
12. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
13. PURSUANT TO SECTION 8-301 OF THE F.M.C. NOISE LEVELS FOR INDUSTRIAL ZONED PRIORITIES SHALL NOT EXCEED TO DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
14. SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
15. 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 70 LU MEASURED AT THE NEAREST PROPERTY LINE.

16. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
17. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY 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.
18. ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 10A.1.
19. WHERE ROOF DRAINS EXIT THROUGH CURB SEE DETAIL 20A.1.
20. PER CITY OF FRESNO TRAFFIC DEPT, DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

### FIRE NOTES

1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
2. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTRY) FOR FIRE SPRINKLER ALARM SUPERVISION.
5. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
6. WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
7. IF INSTALL STREET LIGHTS ON ALL PROTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
8. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES.
9. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING.

### DEVELOPER / PROPERTY OWNER

**CAGLIA ENVIRONMENTAL**  
 3467 SOUTH CEDAR AVENUE RICHARD CAGLIA  
 FRESNO, CA 93725 PH (559) 233-1159

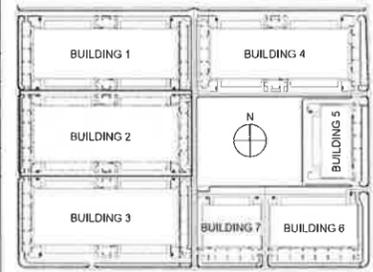
### ARCHITECT / APPLICANT

**WARE MALCOMB**  
 4843 CHABOT DRIVE, SUITE 300 RICHARDAS@WAREMALCOMB.COM  
 PLEASANTON, CA 94588 PH (925) 244-0520  
 FAX (925) 244-0521

### CONSULTANTS

**CIVIL ENGINEER**  
 PRECISION CIVIL ENGINEERING  
 1234 O STREET  
 FRESNO, CA 93721  
 KEVIN WING  
 PH (559) 448-4500  
 FAX (559) 448-4515

### KEY PLAN



### LEGAL DESCRIPTION

REFER TO PARCEL MAP #330-02 - ACCESSOR PARCEL NUMBERS (APN): 330-02-102, 330-02-105, 330-02-110, 330-02-115, 330-02-118, 330-02-120, 330-02-130, 400, 330-02-153.

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

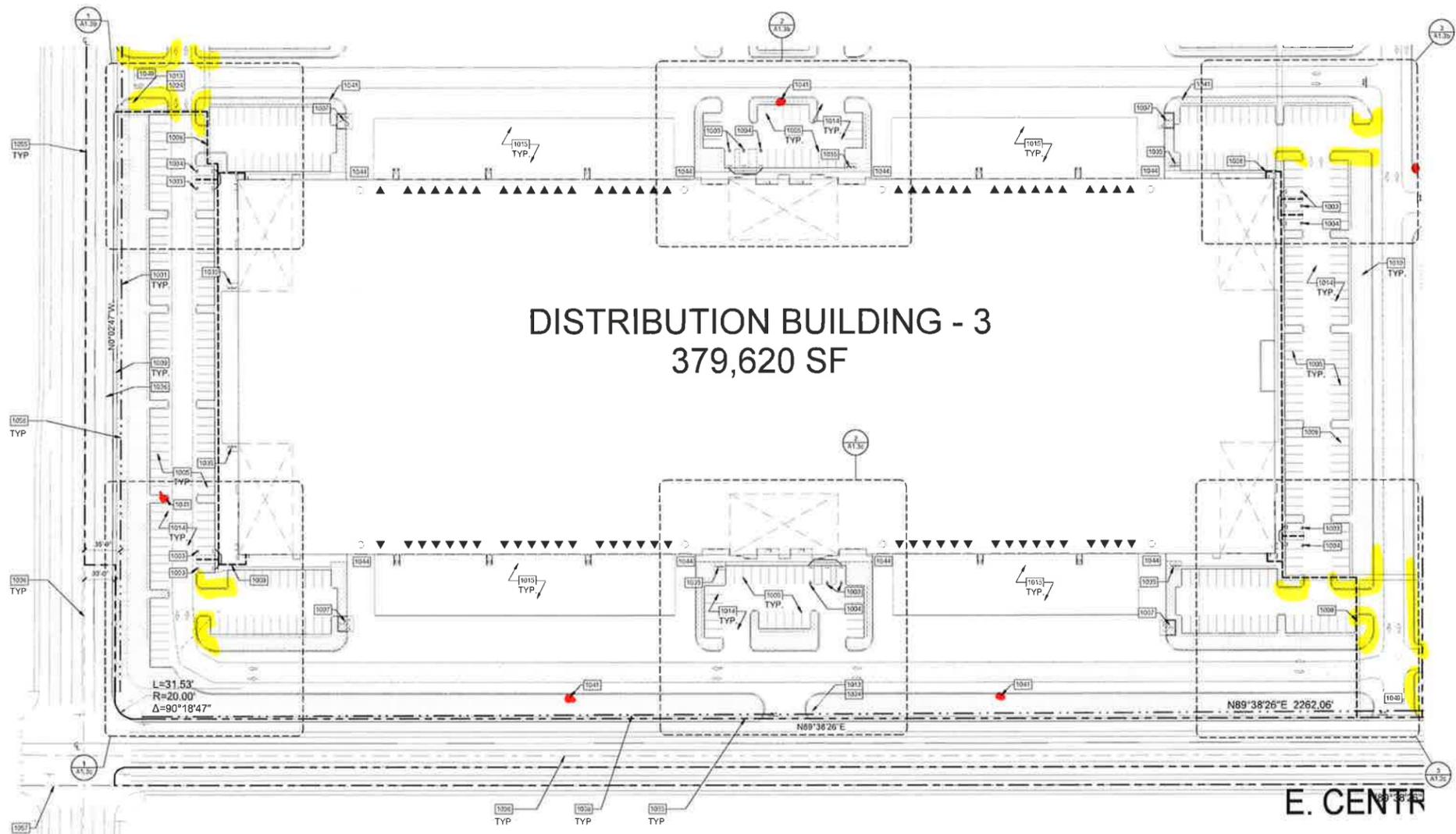
Architect  
 Planner  
 Engineer  
 Surveyor  
 Environmental  
 Interior Designer  
 Landscape Architect  
 Project Manager  
 Construction Manager  
 Real Estate Broker  
 4843 Chabot Drive, Suite 300  
 Pleasanton, California 94588  
 Phone: (925) 244-0520  
 Fax: (925) 244-0521

**Caglia - Fresno**  
 Enter address here

OVERALL BUILDING SITE PLAN - BUILDING 2  
 DATE: 3/30/17  
 DRAWN BY: R.N./J.W./Z.P.  
 JOB NO: SNR15-008400

PAPA ND  
 DRAWN BY: R.N./J.W./Z.P.  
 JOB NO: SNR15-008400

SHEET  
**A1.2a**



# DISTRIBUTION BUILDING - 3

379,620 SF

E. CENTR

APPL NO. D-16-103 EXHIBIT A1.3a DATE 3-30-17  
PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY Not Approved 10/29/17 DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

- ### SITE NOTES
- 1001 EXISTING PROPERTY LINE. SEE CIVIL DRAWINGS ( )
  - 1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1.
  - 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1.
  - 1005 PROPOSED PAINTED PARKING STRIPING PER CITY STANDARDS.
  - 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS.
  - 1006 PROPOSED ACCESSIBLE PATH OF TRAVEL 1/20 MAX. SLOPE 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS ( )
  - 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P.2 P.3 P.4 P.5 P.6 P.7 P.8 P.9 P.10 P.11 P.12 P.13 P.14 P.15 P.16 P.17 P.18 P.19 P.20 P.21 P.22 P.23 P.24 P.25 P.26 P.27 P.28 P.29 P.30 P.31 P.32 P.33 P.34 P.35 P.36 P.37 P.38 P.39 P.40 P.41 P.42 P.43 P.44 P.45 P.46 P.47 P.48 P.49 P.50 P.51 P.52 P.53 P.54 P.55 P.56 P.57 P.58 P.59 P.60 P.61 P.62 P.63 P.64 P.65 P.66 P.67 P.68 P.69 P.70 P.71 P.72 P.73 P.74 P.75 P.76 P.77 P.78 P.79 P.80 P.81 P.82 P.83 P.84 P.85 P.86 P.87 P.88 P.89 P.90 P.91 P.92 P.93 P.94 P.95 P.96 P.97 P.98 P.99 P.100
  - 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ( )
  - 1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 70A.1.
  - 1014 PROPOSED ASPHALT PAVING PER STANDARDS P.21 P.22 & P.23.
  - 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P.21 P.22 & P.23 MINIMUM.
  - 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 60A.1.
  - 1033 PROPOSED BIKE RACK.
  - 1035 EXISTING CENTERLINE OF STREET.
  - 1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS. FIRE HYDRANT BOLLARDS PER DETAIL 100A.1.
  - 1044 5' WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR.
  - 1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P.2 AND P.3.
  - 1055 EXISTING RIGHT OF WAY.
  - 1056 FUTURE RIGHT OF WAY.
  - 1057 SECTION LINE.

### PROJECT DATA

APN	330-021-02 330-021-03 330-021-10 330-021-16 330-021-30 330-021-55
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	379,620 SF
BUILDING SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE:	B/S 1/1
OCCUPANCY:	III-B
CONSTRUCTION TYPE:	
PARKING BUILDING 3:	
DOCK-HIGH DOORS:	70
GRADE-LEVEL DOORS:	8
AUTO PARKING:	353 STALLS
(91% W.H. 9% OFFICE) EXC. MEZZ:	@0.93/1000 SF
REQ. ACCESSIBLE:	8 STALLS

- ### SITE LEGEND
- EXISTING RIGHT OF WAY
  - FUTURE PROPERTY LINE
  - 30' F.M.C.D.
  - CENTER LINE OF ROAD
  - SECTION LINE
  - POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
  - WALLPACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
  - TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS).
  - FIRE LANE (HATCHED)
  - PARKING STALL COUNT TOTAL
  - DOCK-HIGH TRUCK DOOR
  - GRADE LEVEL TRUCK DOOR
  - FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
  - P.L.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
  - TRASH ENCLOSURE
  - NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-6

BUILDING 3 - SITE PLAN  
SCALE: 1" = 50'-0"

- ### SITE PLAN GENERAL NOTES
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
  - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
  - TWO 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 (1-800-469-2444).
  - BACKFLOW PREVENTION DEVICES ARE REQUIRED. CONTACT WATER DIVISION AT 815-489 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
  - NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
  - UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER P.M.C. SECTION 12-1911 AND RESOLUTION NO. 78-2289-229.
  - NO STRUCTURES OF ANY KIND INCLUDING SIGNS AND/OR FENCES MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED WITHIN LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
  - TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  - LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
  - PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPING PROFESSIONAL (LAP) 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 PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
  - FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
  - ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
  - PURSUANT TO SECTION A-301 OF THE F.M.C. NOISE LEVELS FOR INDUSTRIAL ZONED PROJECTS SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
  - SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
  - ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVELS FROM THE EQUIPMENT FROM EXCEEDING 70 DB MEASURED AT THE NEAREST PROPERTY LINE.
  - IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK, SHALL STOP IMMEDIATELY.
  - IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY 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.
  - ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 100A.1.
  - WHERE ROOF DRAINS EXIT THROUGH CURB SEE DETAIL 20A.1.
  - PER CITY OF FRESNO TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LOW ROAD STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

- ### FIRE NOTES
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND 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.
  - TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
  - OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
  - LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERLAP AREA.
  - WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
  - INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT (ENGINEERING SERVICES) PRIOR TO COMMENCEMENT OF THE WORK.
  - SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.
  - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.

- ### DEVELOPER / PROPERTY OWNER
- CAGLIA ENVIRONMENTAL**  
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- RICHARD CAGLIA**  
PH (559) 233-1158
- ### ARCHITECT / APPLICANT
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6683 CHABOT DRIVE, SUITE 300  
PLEASANTO, CA 94388
- NICHOLAS DETONER, AIA**  
PH (925) 244-9220  
FAX (925) 244-9211
- ### CONSULTANTS
- CIVIL ENGINEER**  
PRECISION CIVIL ENGINEERING  
1334 'O' STREET  
FRESNO, CA 93721
- KEN VANG**  
PH (559) 449-4600  
FAX (559) 449-4610



### LEGAL DESCRIPTION

REFER TO PARCEL MAP 6538-02 - ACCESSOR PARCEL NUMBERS (A.P.N.) 330-02-100 330-02-102 330-02-110 330-02-116 330-02-118 330-02-129 330-02-130 AND 330-02-155

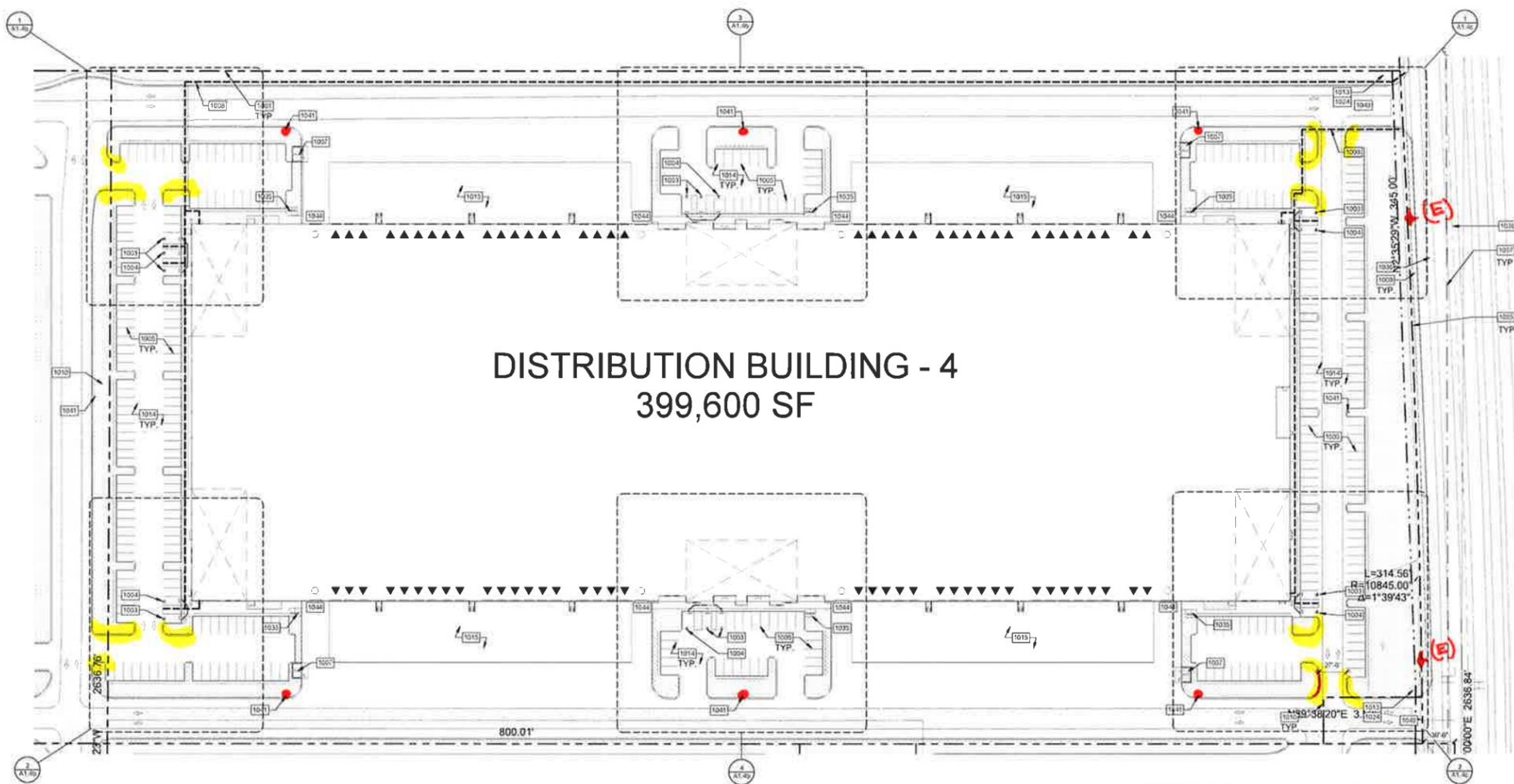
**WARE MALCOMB**  
Leading Design for Commercial Real Estate

**Caglia - Fresno**  
Enter address here

**OVERALL BUILDING SITE PLAN - BUILDING 3**

DATE: 10/29/17  
DRAWN BY: R.N./J.W./Z.P.  
JOB NO: SNR15-094400

SHEET  
**A1.3a**



# DISTRIBUTION BUILDING - 4

399,600 SF

APPL. NO. D-16-109 EXHIBIT A1.4a DATE 3-30-17  
PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY Not Approved 10/24/17 DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

### SITE NOTES

- 1001 EXISTING PROPERTY LINE. SEE CIVIL DRAWINGS.
- 1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1.
- 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1.
- 1005 PROPOSED PAVED PARKING STRIPING PER CITY STANDARDS.
- 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS.
- 1008 PROPOSED ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE. 24" MAX. CROSS SLOPE. SEE CIVIL DRAWINGS.
- 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-3.1 AND P-3.0. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-3.
- 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS.
- 1012 PROPOSED FREELINE ENTRY SIGNAGE. SEE DETAIL 10A.1.
- 1014 PROPOSED ASPHALT PAVING PER STANDARDS P-21, P-22 & P-23.
- 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22 & P-23 MINIMUM.
- 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 10A.1.
- 1035 PROPOSED BUREAU RACK.
- 1036 EXISTING CENTERLINE OF STREET.
- 1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS. FIRE HYDRANT ISLANDS PER DETAIL 10A.1.
- 1044 5' WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR.
- 1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6.
- 1055 EXISTING RIGHT-OF-WAY.
- 1057 SECTION LINE.

### PROJECT DATA

APN:	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	399,600 SF
BUILDING/SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE:	
OCCUPANCY:	B/S I/F1
CONSTRUCTION TYPE:	III-B
<b>PARKING BUILDING 4</b>	
DOCK-HIGH DOORS:	76
GRADE-LEVEL DOORS:	8
AUTO PARKING:	343 STALLS
(93% W.H.; 7% OFFICE)-EXC. MEZZ. REQ. ACCESSIBLE:	@ 86/1000 SF 8 STALLS

### SITE LEGEND

- EXISTING RIGHT OF WAY
- FUTURE PROPERTY LINE
- 20' FMFD
- CENTER LINE OF ROAD
- SECTION LINE
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORKS STANDARDS)
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- ▲ DOCK-HIGH TRUCK DOOR
- GRADE-LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
- TRASH ENCLOSURE
- NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-3

BUILDING 4 - OVERALL SITE PLAN  
SCALE: 1" = 30'-0"



### SITE PLAN GENERAL NOTES

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- TWO 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 1-800-482-2468.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FWC SECTION 12-1011 AND RESOLUTION NO. 78-52285-229.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE REBUILT OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS. UNEXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE. EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, CUTS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL AND APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLAN IS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- PURSUANT TO SECTION 8-301 OF THE FWC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- 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 10 DBM MEASURED AT THE NEAREST PROPERTY LINE.

### FIRE NOTES

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR THE APPROPRIATE DUE TO SIGN OR OTHER OBSTACLES.
- TWO MEANS OF EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
- LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
- WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
- INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.

### DEVELOPER / PROPERTY OWNER

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FAX (925) 244-8821

**KEN VANG**  
CSE# 448-4800  
PH (559) 448-4815

### KEY PLAN



### LEGAL DESCRIPTION

REFER TO PARCEL MAP 8330-02 - ASSessor PARCEL NUMBERS (APN) 330-02-102, 330-02-109, 330-02-110, 330-02-116, 330-02-118, 330-02-129, 330-02-130, AND 330-02-155.

**WARE MALCOMB**  
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P: 559.448.4821

**Caglia - Fresno**  
Enter address here

OVERALL BUILDING SITE PLAN - BUILDING 4

DATE: 03/14/17

REVISIONS TO SITE PLAN PLANNING COMMENTS

P&M: J.T.N.D.  
DRAWN BY: R.N./J.W./Z.P.  
JOB NO.: SRN15-009-400

SHEET

**A1.4a**

WARE MALCOLM  
Leading Design for Commercial Real Estate

SITE NOTES

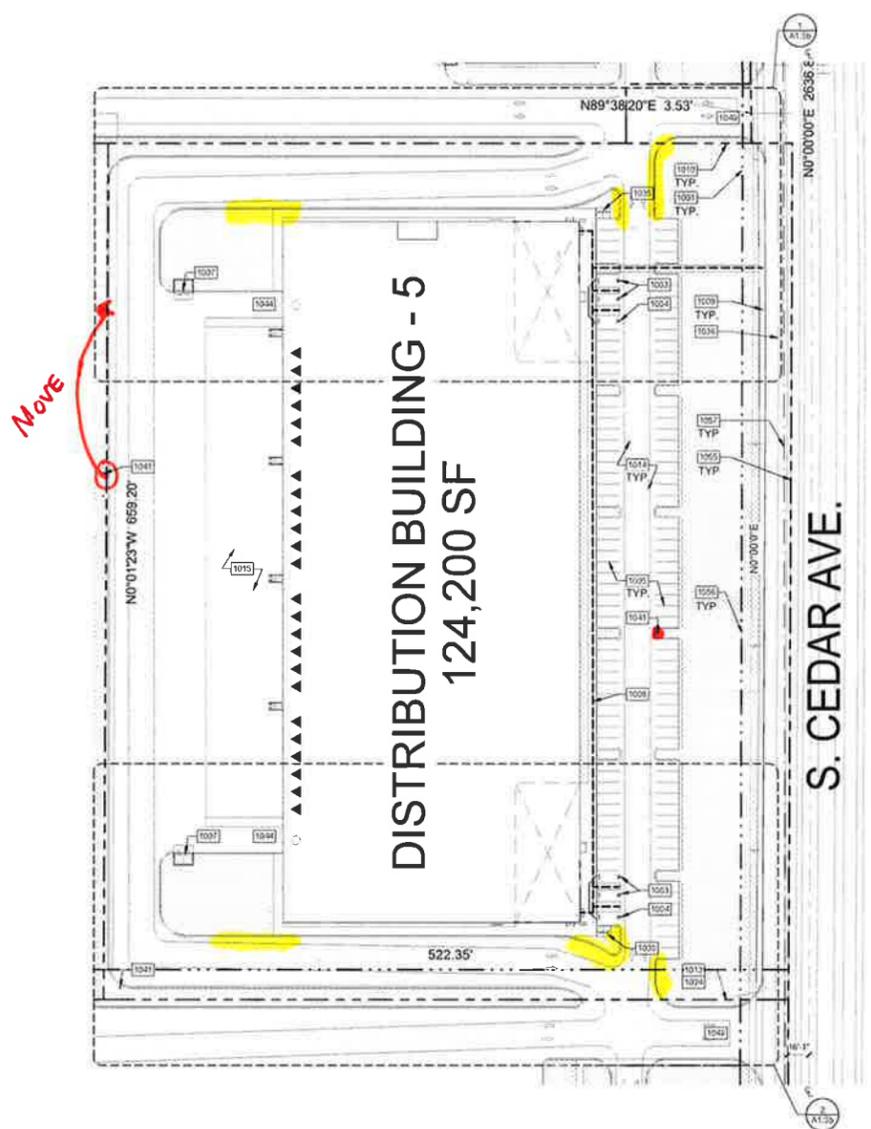
- 1001 EXISTING PROPERTY LINE SEE CIVIL DRAWINGS 1
1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOLS PER CITY STANDARDS SEE DETAIL 10A.1
1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS SEE DETAIL 10A.1
1005 PROPOSED PAINTED PARKING STRIPING PER CITY STANDARDS
1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS
1008 PROPOSED ACCESSIBLE PATH OF TRAVEL 1.20 MAX. SLOPE 2% MAX. CROSS SLOPE SEE CIVIL DRAWINGS 1
1009 SIDEWALK BUREAU STREET FRONTAGE SHALL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-4, P-23, AND P-23. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-8
1010 NEW PROPERTY LOT LINE SEE CIVIL DRAWINGS 1
1012 PROPOSED FIRELANE ENTRY SIGNAGE SEE DETAIL 70A.1
1014 PROPOSED ASPHALT PAVING PER STANDARDS P-21, P-22 & P-23
1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22 & P-23 MINIMUM
1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN SEE DETAIL 60A.1
1035 PROPOSED ONE TRUCK
1036 EXISTING CENTERLINE OF STREET
1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS FIRE HYDRANT BOLLARDS PER DETAIL 10A.1
1044 8' WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR
1048 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS
1055 EXISTING RIGHT OF WAY
1056 FUTURE RIGHT OF WAY
1057 SECTION LINE

PROJECT DATA

Table with 2 columns: Field Name and Value. Includes APN (330-021-02 to 330-021-30), EXISTING PLANNED LAND USE (INDUSTRIAL LOT), BUILDING AREA (124,200 SF), OCCUPANCY (B/S1/F1 III-B), and PARKING (24 DOCK-HIGH DOORS, 116 STALLS).

SITE LEGEND

- EXISTING RIGHT OF WAY
20' F.M.C.D.
CENTER LINE OF ROAD
POLE MOUNTED LIGHT FIXTURE
TRANSFORMER WITH CONCRETE PAD
FIRELANE (HATCHED)
PARKING STALL COUNT TOTAL
TRUCK DOOR
P.L.V. WITH TAMPER
TRASH ENCLOSURE
NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-8



DISTRIBUTION BUILDING - 5  
124,200 SF

S. CEDAR AVE.

APPL. NO. D-16-109 EXHIBIT A.52 DATE 3-30-17
PROJ. ENG. DATE
TRAFFIC ENG. DATE
COND. APPROVED BY Not Approve 10/24/17
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

BUILDING 5 - OVERALL SITE PLAN SCALE 1" = 50'-0"

1" = 50' 0 25' 50' 100' 250'

SITE PLAN GENERAL NOTES

- 1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REMOVE ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL (1-800-842-2444).
4. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES. REQUIRED SHALL BE INSTALLED AT THE CONSIGNEE'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO COMMENCING BUILDING PERMITS. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION AT A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
5. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER PAC SECTION 12-1011 AND REGULATIONS 16-52188-228.
7. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING EXCEPTED THE BACKFLOW PREVENTION DEVICES, ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

FIRE NOTES

- 9. 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 PLANNING AND DEVELOPMENT DEPARTMENT.
10. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL AND 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 PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
11. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
12. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
13. PURSUANT TO SECTION 8.301 OF THE EMC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
14. SIGNS OTHER THAN DIRECTIONAL SIGNS IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
15. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAPPED TO PREVENT THE NOISE LEVELS RATING FOR THE EQUIPMENT FROM EXCEEDING 70 DBM MEASURED AT THE NEAREST PROPERTY LINE.

FIRE NOTES

- 16. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
17. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY 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.
18. ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 10A.1.
19. WHERE ROOF DRAINS EXIT THROUGH CURBS SEE DETAIL 20A.1.
20. PER CITY OF FRESNO TRAFFIC DEPT., DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTAWAYS TO PROHIBIT VEHICULAR SPEEDING.

FIRE NOTES

- 1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
2. 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.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTRY) FOR FIRE SPRINKLER ALARM SUPERVISION.
5. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
6. WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
7. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
8. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES.
9. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING.

DEVELOPER / PROPERTY OWNER

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RICHARD CAGLIA
PH (559) 233-1158

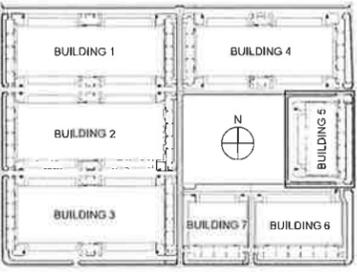
ARCHITECT / APPLICANT

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RICHARD DETORRES, AIA
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PRECISION CIVIL ENGINEERING
1214 D STREET
FRESNO, CA 93721
KEN VANG
PH (559) 448-4300
FAX (559) 448-4315

KEY PLAN



LEGAL DESCRIPTION

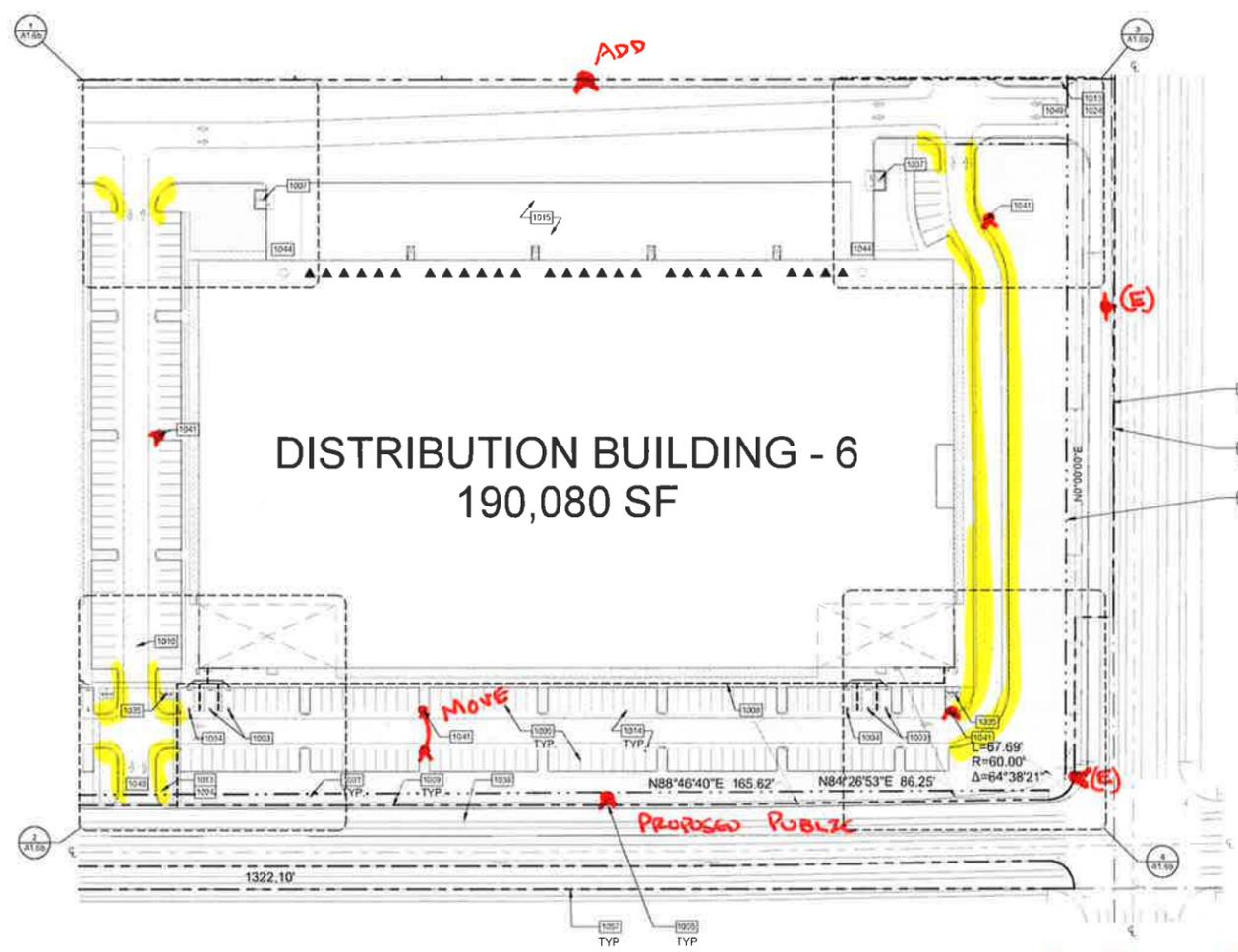
REFER TO PARCEL MAP A330-07 - ACCESSOR PARCEL NUMBERS (A.P.N.) 330-021-02, 330-021-09, 330-021-10, 330-021-16, 330-021-30, 330-021-35, 330-021-36, 330-021-37, 330-021-38, 330-021-39, 330-021-40, 330-021-41, 330-021-42, 330-021-43, 330-021-44, 330-021-45, 330-021-46, 330-021-47, 330-021-48, 330-021-49, 330-021-50, 330-021-51, 330-021-52, 330-021-53, 330-021-54, 330-021-55, 330-021-56, 330-021-57, 330-021-58, 330-021-59, 330-021-60, 330-021-61, 330-021-62, 330-021-63, 330-021-64, 330-021-65, 330-021-66, 330-021-67, 330-021-68, 330-021-69, 330-021-70, 330-021-71, 330-021-72, 330-021-73, 330-021-74, 330-021-75, 330-021-76, 330-021-77, 330-021-78, 330-021-79, 330-021-80, 330-021-81, 330-021-82, 330-021-83, 330-021-84, 330-021-85, 330-021-86, 330-021-87, 330-021-88, 330-021-89, 330-021-90, 330-021-91, 330-021-92, 330-021-93, 330-021-94, 330-021-95, 330-021-96, 330-021-97, 330-021-98, 330-021-99, 330-021-100.

Caglia - Fresno  
Enter address here

OVERALL BUILDING SITE PLAN - BUILDING 5

P&F/M N/D
DRAWN BY R.N./J.W./J.P.
JOB NO. SNR15-0694-00

SHEET A1.5a



**DISTRIBUTION BUILDING - 6**  
190,080 SF

APPL. NO. D-16-109 EXHIBIT A1.6a DATE 3-30-17  
 PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY Nice APPROVED 10/24/17 DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



BUILDING 6 - OVERALL FLOOR PLAN  
SCALE 1"=30'-0"

**SITE NOTES**

- 1001 EXISTING PROPERTY LINE SEE CIVIL DRAWINGS 1
- 1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOLS PER CITY STANDARDS SEE DETAIL 10A8.1
- 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOLS AS PER CITY STANDARDS SEE DETAIL 10A8.1
- 1005 PROPOSED PAINTED PARKING STRIPING PER CITY STANDARDS
- 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS
- 1008 PROPOSED ACCESSIBLE PATH OF TRAVEL 1/20 MAX. SLOPE 2/4 MAX. CROSS SLOPE SEE CIVIL DRAWINGS 1
- 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-4, P-33, AND P-30. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-9
- 1010 NEW PROPERTY LOT LINE SEE CIVIL DRAWINGS 1
- 1011 PROPOSED FIRELANE ENTRY SIGNAGE SEE DETAIL 70A.1
- 1014 PROPOSED ASPHALT PARKING PER STANDARDS P-21, P-22, & P-23
- 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21 P-22 & P-23 MINIMUM
- 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN SEE DETAIL 60A.1
- 1025 PROPOSED BIKE RACK
- 1026 EXISTING CENTERLINE OF STREET
- 1041 NEW FIRE HYDRANT WITH FIRE HYDRANT WITH (4) BOLLARDS FIRE HYDRANT BOLLARDS PER DETAIL 10A8.1
- 1044 9" WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR
- 1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-4
- 1055 EXISTING RIGHT OF WAY
- 1056 FUTURE RIGHT OF WAY
- 1057 SECTION LINE

**PROJECT DATA**

APN	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	190,080 SF
BUILDING/SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE:	B/S 1/F 1
OCCUPANCY:	III-B
CONSTRUCTION TYPE:	
PARKING BUILDING 6	28
DOCK-HIGH DOORS	2
GRADE-LEVEL DOORS	171 STALLS
AUTO PARKING (92% W.H., 8% OFFICE-EXC. MEZZ. REQ. ACCESSIBLE)	@0.91/1000 SF 6 STALLS

**SITE LEGEND**

- EXISTING RIGHT OF WAY --- FUTURE PROPERTY LINE
- 20' FUTURE --- SECTION LINE
- CENTER LINE OF ROAD ---
- POLE MOUNTED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
- WALL PACK LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD SEE ELECTRICAL DRAWINGS (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- ▲ DOCK-HIGH TRUCK DOOR
- GRADE-LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PAV. WITH TAMPER SEE FIRE PROTECTION DRAWINGS
- TRASH ENCLOSURE
- NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-9

**SITE PLAN GENERAL NOTES**

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- TWO 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 (1-800-442-3444).
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 521-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYPERMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FMC SECTION 12-1011 AND RESOLUTION NO. 78-52288-229.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL AND 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 PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMP.
- PURSUANT TO SECTION 8-301 OF THE FMC, NOISE LEVELS FOR INDUSTRIAL ZONED PRIORITIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BARRIERS TO PREVENT THE NOISE LEVEL WAITING FOR THE EQUIPMENT FROM EXCEEDING 70 LBN MEASURED AT THE NEAREST PROPERTY LINE.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. BERKELEY 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.
- ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 10A8.1.
- WHERE ROOF DRAINS EXIT THROUGH CURB SEE DETAIL 20A6.1.
- PER CITY OF FRESNO TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

**FIRE NOTES**

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND 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 MINOR OTHER OBSTACLES.
- TWO MEANS OF INGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTRY) FOR FIRE SPRINKLER ALARM (ELECTRICAL).
- LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
- WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
- INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE SERVICES BEGIN TO COMMENCEMENT OF THE WORK.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.

**DEVELOPER / PROPERTY OWNER**

**CAGLIA ENVIRONMENTAL**  
3457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

**ARCHITECT / APPLICANT**

**WARE MALCOMB**  
4831 CHIMBOTT DRIVE, SUITE 300  
PLEASANTON, CA 94568

**CONSULTANTS**

**CIVIL ENGINEER**  
PRECISION CIVIL ENGINEERING  
1221 D STREET  
FRESNO, CA 93721

**DEVELOPER / PROPERTY OWNER**

**CAGLIA ENVIRONMENTAL**  
3457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

**ARCHITECT / APPLICANT**

**WARE MALCOMB**  
4831 CHIMBOTT DRIVE, SUITE 300  
PLEASANTON, CA 94568

**CONSULTANTS**

**CIVIL ENGINEER**  
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3457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

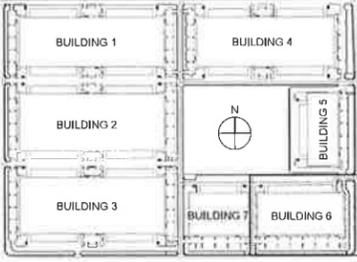
**ARCHITECT / APPLICANT**

**WARE MALCOMB**  
4831 CHIMBOTT DRIVE, SUITE 300  
PLEASANTON, CA 94568

**CONSULTANTS**

**CIVIL ENGINEER**  
PRECISION CIVIL ENGINEERING  
1221 D STREET  
FRESNO, CA 93721

**KEY PLAN**



**LEGAL DESCRIPTION**

REFER TO PARCEL MAP K330-00 - ACCESSOR PARCEL NUMBERS (APN) 330-021-02, 330-021-09, 330-021-10, 330-021-16, 330-021-30, 330-021-55, AND 330-021-56.

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

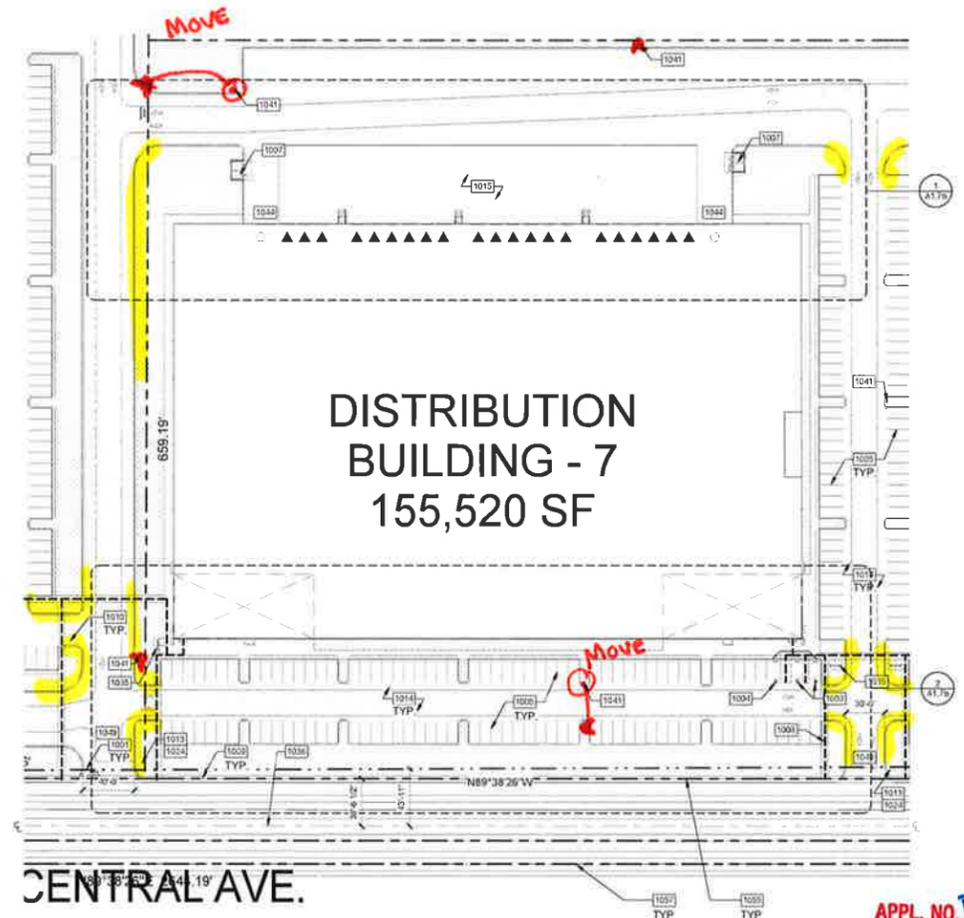
Architecture  
Planning  
Interior  
Graphic  
Civil Engineering  
4800 Hudson Valley Blvd  
Pleasanton, California 94568  
Phone: (925) 344-4421

**Caglia - Fresno**  
Enter address here

OVERALL BUILDING SITE PLAN - BUILDING 6  
DATE: 03/30/17  
SITE PLAN SUBMITTED: 03/16/17  
REVISIONS TO SITE PLAN PLANNING COMMENTS:

P&PV N.D.  
DRAWN BY: R.N. J.W. J.Z.P.  
JOB NO: SNR15-0094-03

SHEET  
**A1.6a**



DISTRIBUTION BUILDING - 7  
155,520 SF

CENTRAL AVE.

APPL. NO. D-16-109 EXHIBIT A1.7a DATE 3-30-17  
PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY Not Approved 10-21-17 DATE \_\_\_\_\_  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SITE NOTES

- 1001 EXISTING PROPERTY LINE. SEE CIVIL DRAWINGS ( )
- 1003 PROPOSED ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
- 1004 PROPOSED VAN ACCESSIBLE PARKING STALL WITH SIGNAGE AND SYMBOL AS PER CITY STANDARDS. SEE DETAIL 10A.1
- 1005 PROPOSED PAINTED PARKING STRIPINGS PER CITY STANDARDS
- 1007 PROPOSED 18" HIGH BENCHES PER CITY STANDARDS
- 1008 PROPOSED ACCESSIBLE PATH OF TRAVEL 1.20 MAX. SLOPE 2% MAX. CROSS SLOPE. SEE CIVIL DRAWINGS ( )
- 1009 SIGNALS ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-6, P-23 AND P-30. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2 AND E-9
- 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ( )
- 1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 70A.1
- 1014 PROPOSED ASPHALT PAVING PER STANDARDS P-21, P-22 & P-23
- 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22 & P-23 MINIMUM
- 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 80A.1
- 1025 PROPOSED BIKE RACK
- 1026 EXISTING CENTERLINE OF STREET
- 1041 NEW FIRE HYDRANT WITH (4) BOLLARDS FIRE HYDRANT BOLLARDS PER DETAIL 1018.1
- 1044 5" WIDE CONCRETE PAD ADJACENT TO GRADE LEVEL DOOR
- 1046 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS
- 1055 EXISTING RIGHT OF WAY
- 1057 SECTION LINE

PROJECT DATA

APN:	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	155,520 SF
BUILDING 7:	
BUILDING/SITE COVERAGE:	
PAVED AREA:	
LANDSCAPE:	
OCCUPANCY:	B/S1/F1
CONSTRUCTION TYPE:	III-B
PARKING BUILDING 7:	
DOCK-HIGH DOORS:	21
GRADE-LEVEL DOORS:	2
AUTO PARKING (90% W.H. - 10% OFFICE)-EXC. MEZZ. REQ. ACCESSIBLE:	147 STALLS @0.95/1000 SF 5 STALLS

SITE LEGEND

- EXISTING RIGHT OF WAY
- FUTURE PROPERTY LINE
- 20' FMPCD
- CENTER LINE OF ROAD
- SECTION LINE
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- WALLPAC LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
- TRASH ENCLOSURE
- NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-3 AND E-5

BUILDING 7 - OVERALL FLOOR PLAN  
SCALE: 1"=50'-0"

SITE PLAN GENERAL NOTES

- 1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- 2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 3. TWO (2) WORKING DAYS BEFORE COMMENCEMENT OF 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 (1-800-842-2248).
- 4. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 821-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL. DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 3 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- 5. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- 6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FVC SECTION 12-1011 AND RESOLUTION NO. 78-02288-228.
- 7. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

8. 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 PLANNING AND DEVELOPMENT DEPARTMENT.

- 9. 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 PLANNING DIVISION.
- 10. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL AND 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 PLANNING DIVISION. DEVELOPMENT DEPARTMENT.
- 11. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- 12. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- 13. PURSUANT TO SECTION 8-301 OF THE FMC, NOISE LEVELS FOR INDUSTRIAL ZONED PRIORITIES SHALL NOT EXCEED IN DEBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- 14. SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- 15. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BARRIERS TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 70 LDN MEASURED AT THE NEAREST PROPERTY LINE.

16. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK, WORK SHALL STOP IMMEDIATELY.

- 17. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALAEOLOGY, U.C. BERKELEY 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.
- 18. ALL DOORS TO HAVE LEVEL LANDING PER DETAIL 10A.6.1.
- 19. WHERE ROOF DRAINS EXIST THROUGH CURB, SEE DETAIL 20A.6.1
- 20. PER CITY OF FRESNO TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

FIRE NOTES

- 1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
- 2. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO MAIN OR OTHER OBSTACLES.
- 3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- 4. OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE BREAKERS ALONG BURNING TRUCKS.
- 5. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
- 6. WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
- 7. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- 8. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.
- 9. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.

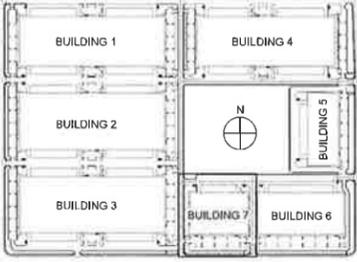
DEVELOPER / PROPERTY OWNER

CAGLIA ENVIRONMENTAL  
1457 SOUTH CEDAR AVENUE  
FRESNO, CA 93725

ARCHITECT / APPLICANT  
WARE MALCOMB

CONSULTANTS  
CIVIL ENGINEER  
PRECISION CIVIL ENGINEERING  
1014 1/2 STREET  
FRESNO, CA 93721

KEY PLAN



LEGAL DESCRIPTION

REFER TO PARCEL MAP 8330-03 - ACCESSOR PARCEL NUMBERS (A P N) 330-02-102, 330-02-109, 330-02-116, 330-02-119, 330-02-129, 330-02-130 AND 330-02-155.

WARE MALCOMB  
Leading Design for Commercial Real Estate

1000 N. MARKET STREET  
SUITE 200  
FRESNO, CA 93702  
TEL: (559) 244-4020  
FAX: (559) 244-4021

Caglia - Fresno  
Enter address here

OVERALL BUILDING SITE PLAN - BUILDING 7  
DATE: 3/30/17  
SITE PLAN REVIEW SUBMITTED: 3/30/17  
REVISIONS TO SITE PLAN PLANNING COMMENTS:

P/PM: N/D  
D/AV: N/D  
JOB NO.: SR15-009400

SHEET  
A1.7a

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

File No. 210.412

Page 1 of 6

**PUBLIC AGENCY**

PHILLIP SIEGRIST  
DEVELOPMENT AND RESOURCE MANAGEMENT  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

KEN VANG, PRECISION CIVIL ENGINEERING,  
INC.  
1234 "O" STREET  
FRESNO, CA 93721

PROJECT NO: **2016-109**

ADDRESS: **3571 S. CEDAR AVE.**

APN: **330-021-02, 16, 30, 56T**

SENT: 5/1/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AX	\$691,097.00	NOR Review	\$3,681.00	To be paid prior to release of District comments to Public Agency and Developer.
AY	\$488,274.00	Grading Plan Review	\$18,720.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review		For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$1,179,371.00</b>		<b>Total Service Charge: \$22,401.00</b>		

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 4/04/17 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.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR DPA No. 2016-109**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 6

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

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

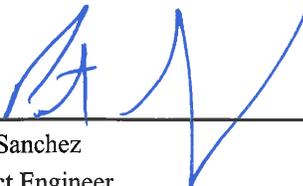
FR  
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FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 6

FR  
DPA  
No. 2016-109

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



Peter Sanchez  
District Engineer



Gary W. Chapman  
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 6

CC:

RICHARD CAGLIA, ORANGE AVENUE DISPOSAL COMPANY

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P.O. BOX 446

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FRESNO, CA 93709

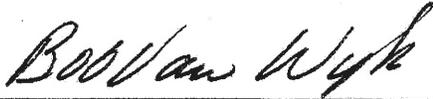
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**FR DPA No. 2016-109**



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 6 of 6

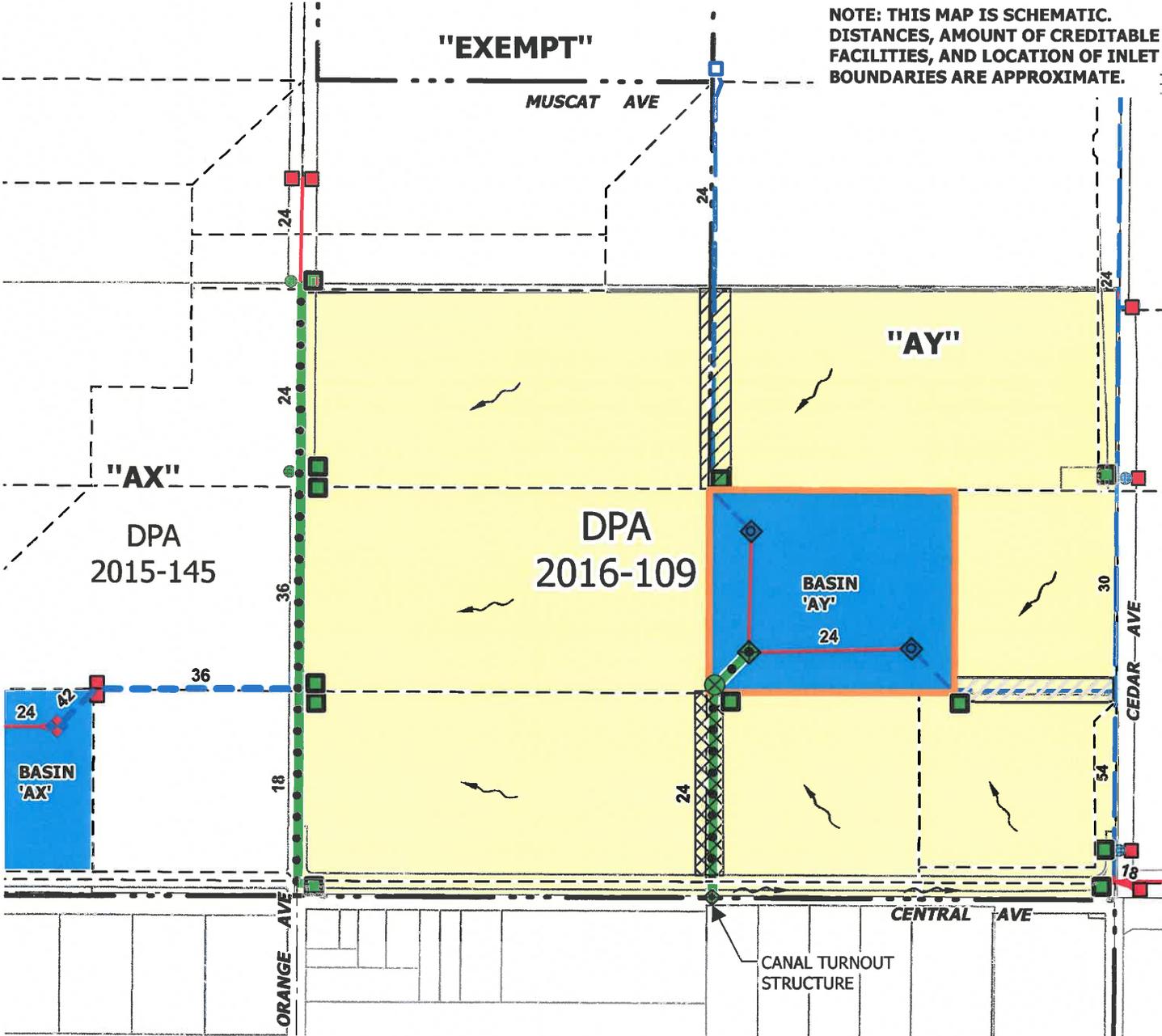
<b>POLICY MANUAL</b>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
Subject: Flood Plain Policy	Approved By: 

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

**Policy:**

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

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



**LEGEND**

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown), Inlets & Pump Stand
- Optional Master Plan Facilities To Be Constructed By Developer - Pipeline (Size Shown) & Inlet.
- Mowstrip To Be Constructed By Developer
- Inlet Boundary
- Drainage Area Boundary
- Limits Of DPA 2016-109
- 20' Wide Storm Drain Easement Required
- Existing 20' Wide Storm Drain Easement
- Existing 20' Wide Access/Storm Drain Easement



1" = 500'

**EXHIBIT NO. 1**

**DPA 2016-109  
DRAINAGE AREAS "AX" & "AY"**



**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: keithr  
Date: 5/1/2017  
Path: K:\Autocad\DWGS\0EXHIBIT\CITYDPA\2016-109.mxd

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that Developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

The required Master Plan pipe in Orange Avenue has also been required of the developer of DPA 2016-145. If those facilities are completed prior to development of this site, the construction requirement will be dropped.

There is an existing twenty-foot (20') wide storm drain/access easement along the east side of DPA 2016-109 as shown on Exhibit No. 1. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees. If pavement is placed over the access easement, it shall be constructed with the structural strength to carry heavy truck traffic and equipment utilized for work within the District's basin. Any additional costs associated with increasing the structural pavement section above that being constructed on the site is eligible for drainage fee credit. The access easement must remain open for District access to the District basin. If the access is gated, or locks are placed, standard FMFCD locks shall be used.

There is an existing twenty-foot (20') wide storm drain easement along the north side of DPA 2016-109 as shown on Exhibit No. 1. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The developer shall dedicate a twenty-foot (20') wide storm drain easement as shown on Exhibit No. 1 as a condition of the project. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

Development No.     DPA 2016-109

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The District plans future improvements in its adjacent basin including the construction of a pump station and basin landscaping. These improvements will require water and power utilities. The water utilities need to be conveyed through DPA 2016-109 in order to reach the District's basin. As such, the Developer shall be required to include the installation of a 2-inch water line to the southwest corner of the District's basin and the installation of an empty water meter box. The electrical utilities also need to be conveyed through DPA 2016-109 in order to reach the southwest corner of the District's basin. As of the date of this notice the District does not know the location of the power source for its future pump station. Please contact the District prior to preparing improvement plans for DPA 2016-109 in order to locate an empty conduit for future power lines to be installed with DPA 2016-109. The installation of the water line, meter box, and empty conduit is eligible for drainage fee credit.

The developer is required to provide storage in Basin "AX" and Basin "AY" by excavating an amount of cubic yards based on development and as directed by the District in an excavation permit obtained from the District. The District reserves the right to delete this work prior to the developer initiating work.

DPA 2016-109 is located in Drainage Areas "AX" and "AY". The drainage area boundary may be modified as long as the acreages for each drainage area are not affected.

No surface run-off shall be directed towards the FMFCD basin. The District requests that the grading Engineer contact the District as early as possible to review the proposed site grading for verification and acceptance of grades at our mutual property line prior to preparing a grading plan.

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

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

Development No.     DPA 2016-109

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

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

Development No. DPA 2016-109



CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
DEVELOPMENT PERMIT APPLICATION NO. D-16-109

Building & Safety Services

**Return Completed Form to:**

Phillip Siegrist, Development Services/Planning  
Email: [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

**Development Permit Application No. D-16-109** was filed by Ken Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to ±110.81 acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at ±2,069,820. The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management*).

**APNs: 330-021-02, 09, 10, 16, 18T, 30, 55 ZONING: IH/UGM**

**SITE ADDRESS: 3571 South Cedar Avenue**

**DATE ROUTED: April 3, 2017**

**COMMENT DEADLINE: April 21, 2017**

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

- 1) Demo permit for existing structures.
- 2) Separate grading Application
- 3) Plans/permits req'd  
- provide 60' side yards/R  
So for unlimited area  
31 days

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

  
Name and Title

8556  
Telephone Number

4/14/17  
Date

April 24, 2017

Phillip Siegrist  
City of Fresno  
Development and resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

**Project: Development Permit Application No. D-16-109**

**District CEQA Reference No: 20170379**

Dear Mr. Siegrist:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Development Permit Application for the proposed project consists of the development of an industrial business park with up to 7 reinforced concrete building for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at  $\pm 2,069,820$  (Project). The Project is located on the northwest corner of East Central and South Cedar Avenues. The District offers the following comments:

**District Comments**

- 1) The District's initial review of the project concludes that emissions resulting from construction and/or operation of the project may exceed the following thresholds of significance: 10 tons per year of oxides of nitrogen (NO<sub>x</sub>), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM<sub>10</sub>). The District recommends that a more detailed preliminary review of the project be conducted. The additional environmental review of the project's potential impact on air quality should consider the following:
  - 1a) Project Emissions should be identified and quantified.
    - i) Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. Preparation of an Environmental Impact Report (EIR) is recommend should emissions from either source exceed the following amounts: 10 tons per year of oxides of nitrogen (NO<sub>x</sub>), 10 tons per

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

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**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

year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).

ii) Pre- and post-project emissions should be identified.

1b) Nuisance Odors should be discussed as to whether the project would create objectionable odors affecting a substantial number of people.

Toxic Air Contaminants (TACs) –are defined as air pollutants that which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The most common source of TACs can be attributed to diesel exhaust fumes that are emitted from both stationary and mobile sources. If the project is located near residential/ sensitive receptors, the proposed project should be evaluated to determine the health impact of TACs to the near-by receptors. If the analysis indicates that TACs are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If an HRA is to be performed, it is recommended that the project proponent contact the District to review the proposed modeling approach. More information on TACs, prioritizations and HRAs can be obtained by:

- E-mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Visiting the District's website at:  
[http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

2) If preliminary review indicates that a Mitigated Negative Declaration should be prepared, in addition to the effects identified above, the document should include:

2a) Mitigation Measures – If preliminary review indicates that with mitigation, the project would have a less than significant adverse impact on air quality, the effectiveness of each mitigation measure incorporated into the project should be discussed.

2b) District's attainment status – The document should include a discussion of whether the project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. Information on the District's attainment status can be found online by visiting the District's website at <http://valleyair.org/aqinfo/attainment.htm>.

3) If preliminary review indicates that an Environmental Impact Report (EIR) should be prepared, in addition to the effects identified above, the document should also include the following:

- 3a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the project's impact on air quality.
- 3b) A discussion of the components and phases of the project and the associated emission projections, (including ongoing emissions from each previous phase).
- 4) Based on information provided to the District, the proposed project would equal or exceed 100,000 square feet of heavy industrial space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

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. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

- 5) The proposed project may require District permits. Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
- 6) The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 7) The District recommends that a copy of the District's comments be provided to the project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

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.

Sincerely,

Arnaud Marjollet  
Director of Permit Services

*Michael Corder*

For: Brian Clements  
Program Manager

AM: mc

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

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

September 12, 2017

Phillip Siegrist, Planner II  
Development and Resources Management Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED AUGUST 21, 2017 FOR THE PROPOSED ORANGE AVENUE INDUSTRIAL PARK DEVELOPMENT ON THE NORTHWEST CORNER OF CENTRAL AND ORANGE AVENUES  
TIS 17-005, D-16-109**

**PROJECT OVERVIEW**

Traffic Engineering staff has completed the fourth review of the Traffic Impact Study (TIS) prepared by Precision Civil Engineering, Inc. for the proposed Orange Avenue Industrial development, “project”, which plans to develop approximately 2,145,420 square feet of industrial uses on the approximately 102.33 acre site on the northwest corner of the intersection of Central and Orange Avenues. The site is designation Heavy Industrial and is currently vacant.

The TIS evaluated the impacts of the project by analyzing 10 intersections, nine (9) project driveways and three (3) segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9<sup>th</sup> Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the project as shown in the TIS:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Industrial Park (ITE Code 130)	102.33 acres	6,260	696	143	839	183	690	873

Based on the analyses included in the TIS, the study intersections are currently operating above the TIZ IV LOS E standard. With the addition of the project, the intersection of the State Route (SR) 99 southbound off-ramp/Parkway at North Avenue is projected to operate below the TIZ IV LOS E standard. With the addition of the approved/pending projects the SR 99 southbound off-ramp/Parkway at North Avenue intersection is projected to continue to operate at an unacceptable level. All intersections are projected to operate acceptable in the 2035 cumulative scenarios with improvements projected to occur with build-out of the General Plan.

## GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. Based on the project information analyzed in the TIS, the TSMI fee would be calculated using the following unit rates:

Industrial - \$348/square foot

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$576 Traffic Impact Study review fee for the review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project has identified a project impact at the intersection of SR 99 southbound off-ramp/Parkway at North Avenue. Ultimate plans at this location include the reconstruction of the interchange. The project shall coordinate with Caltrans to determine the appropriate interim improvements to be implemented at this location.
6. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
7. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or [jill.gormley@fresno.gov](mailto:jill.gormley@fresno.gov).

Sincerely,



Jill Gormley, TE  
City Traffic Engineer / Traffic Engineering Manager  
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study  
Louise Gilio, Traffic Planning Supervisor  
David Schwegel, Precision Civil Engineering, Inc.

**Property Development Standards Checklist**  
**October 24, 2017**

**PROJECT DESCRIPTION**

Development Permit Application No. **D-16-109** proposes the development of an industrial business park pertaining to approximately ±110.81 acres of property with up to seven reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed ±2,145,420.

**APN:** 330-021-02, 09, 16, 18T, 29T, 30, 55, 57      **ADDRESS:** 3571 South Cedar Avenue S/A

**GENERAL INFORMATION**

<b>ZONING</b>		
Existing	IH/UGM ( <i>Heavy Industrial / Urban Growth Management</i> ) / OS/UGM ( <i>Open Space/Urban Growth Management</i> )	
Requested	N/A	
Pending	N/A	
<b>PLANS</b>		
Community Plan	Roosevelt	
Specific Plan	N/A	
Redevelopment	N/A	
<b>PREVIOUS ACTIONS</b>		
Applications	N/A	
Covenants/ Easements	<b>A Cross Access Agreement across all parcels is required. Or a Voluntary Parcel Merger is Required.</b>	
Development Agreements	N/A	
<b>TRACT MAP or LOT SPLIT</b>		

**PROPERTY DEVELOPMENT STANDARDS**

Use the website below to access the Zoning Ordinance (Chapter 15) to find more information on zoning/property development standard requirements:

[https://library.municode.com/ca/fresno/codes/code\\_of\\_ordinances?nodeId=MUCOFR\\_CH15CID\\_ECOINRE](https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CID_ECOINRE)

**USE PERMITTED** (Table 15-1302: Land Use Regulations – Employment Districts/Industrial Use Classifications)

There are a broad range of uses listed as permissible within the IH (*Heavy Industrial*) zone district under the Industrial Use Classifications. General Industrial uses are allowed by right in the IH zone district and is not a special use listed in Chapter 15, Article 27. In addition, Indoor Warehousing and Storage and Wholesaling and Distribution are allowed by right and not subject to additional regulations. However, future proposed uses listed in Table 15-1302 may be subject to an approved conditional use permit and/or may be subject to additional regulations pursuant to Chapter 15, Article 27.

**Table 15-1303-1: Lot and Intensity Standards – Employment Districts**

**LOT AREA**

Required	9,000 S.F.
Proposed	±110.81

**LOT DIMENSIONS**

Required	Width: 75' Depth: 120'
Proposed	Seven existing parcels proposed for development. All of which comply with the minimum lot dimension requirement.

**MAXIMUM FLOOR AREA RATIO (FAR)**

Permitted	1.5
Proposed	2,145,420 S.F. $2,145,420 / 4,826,883.6 = 0.44$

**Table 15-1303-2: Building Form and Standards – Employment Districts**

**BUILDING HEIGHT**

Permitted	60'
Proposed	41'-6"

**YARDS**

Required Building Setback		Proposed Building Setback	
Front (Cedar, Orange, & Central)	15'	Front (Cedar, Orange, & Central)	Show in plans
Interior Side	None	Interior Side	135'
Street Side	None	Street Side	130'
Rear	None	Rear	Show in plans

Required Landscaping Setback		Proposed Landscaping Setback	
Front (Cedar, Orange, & Central)	15'	Front (Cedar, Orange, & Central)	Show in plans
Interior Side	None	Interior Side	Show in plans
Street Side	None	Street Side	Show in plans
Rear	None	Rear	Show in plans

**SPACE BETWEEN BUILDINGS**

Main Buildings	No requirements.
Accessory Buildings	N/A
Garages	N/A

**LOT COVERAGE**

Permitted	No requirements.
Proposed	N/A

**FENCES, HEDGES, WALLS** (Section 15-2006 Fences, Walls, and Hedges)

Required	<p>Fences shall comply with setback requirements unless a greater setback is required by an operative plan, adopted policy, or condition of project approval.</p> <p><b>Parking Lot Entrances.</b> Fence and gate locations may need to provide greater setbacks to allow for vehicle stacking.</p> <p><b>EMPLOYMENT DISTRICT</b></p> <p><b>Front Yard</b></p> <p>a. <u>Wrought Iron or Tubular Steel.</u> A fence up to four feet in height may be installed on the front property line. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.</p> <p>b. All other fences are permitted up to three feet in height and shall comply with the main building setback, minus five feet.</p> <p><b>Interior and Rear Yards.</b> Fences may be placed on property lines.</p> <p><b>Other Yards.</b> Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per <a href="#">Section 15-2013</a>, Outdoor Service Yards and Storage.</p>
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	Proposed	An existing 6' high chain-link fence surrounding the retention basin shall remain. Depict any proposed fences on the site plan.
<b>Security Fencing</b> (Section 15-2009)		
	Required	<p><b>Industrial Districts.</b> May be up to 18 inches in height on top of permitted fencing provided the barbed wire is located at the top portion of a fence which is at least six feet in height, unless it abuts a Residential District, is located within 100 feet of a Residential District, or is located within 100 feet of a park or other public open space, where it is prohibited.</p> <p><b>Permit.</b> Property owner(s) shall apply for a permit with the City prior to installation.</p> <p><b>City Indemnification.</b> Prior to the installation of security fencing, the owner shall obtain a permit and execute a covenant, with any required subordinations prepared by the City, to defend, hold harmless, and indemnify the City against all claims related to the fencing.</p>
	Proposed	None proposed. Should security fencing be proposed applicant shall <b>obtain a permit and execute a covenant.</b>

**OFF-STREET PARKING**

Required

**Table 15-2409: Required On-Site Parking Spaces, Other Districts**

General Industrial: 1 per 1,500 square-feet of floor area plus 1 per 300 square-feet of office.

Building 1: 379,620 (94% Warehouse / 6% Office)

- Warehouse –  $356,843 / 1,500 = 238$
- Office –  $22,777 / 300 = 76$

Building 2: 430,920 (94% Warehouse / 6% Office)

- Warehouse -  $405,065 / 1,500 = 270$
- Office –  $25,855 / 300 = 86$

Building 3: 379,620 (91% Warehouse / 9% Office)

- Warehouse –  $345,454 / 1,500 = 230$
- Office –  $34,166 / 300 = 114$

Building 4: 399,600 (93% Warehouse / 7% Office)

- Warehouse –  $371,628 / 1,500 = 248$
- Office –  $27,972 / 300 = 93$

Building 5: 124,200 (91% Warehouse / 9% Office)

- Warehouse –  $113,022 / 1,500 = 75$
- Office –  $11,178 / 300 = 37$

Building 6: 190,080 (92% Warehouse / 8% Office)

- Warehouse –  $174,874 / 1,500 = 117$
- Office –  $15,206 / 300 = 51$

Building 7: 155,520 (90% Warehouse / 10% Office)

- Warehouse –  $139,968 / 1,500 = 93$
- Office –  $15,552 / 300 = 52$

**1,780 total parking spaces required**

**Table 15-2429-D, Bicycle Parking**

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

**1,842 vehicle parking spaces x 5% = 92 bicycle parking spaces required**

	Proposed	Building 1: 349 Building 2: 363 Building 3: 353 Building 4: 343 Building 5: 116 Building 6: 171 Building 7: 147  <b>1,842</b> off-street parking spaces parking spaces are proposed. Proposed location of bicycle racks are depicted on the site plan however the proposed amount is not. <b>Specify number of bicycle parking spaces proposed.</b>
<b>ACCESS</b> (Section 15-2418 Parking Access)		
	Required	Vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. The design of said access to withstand industrial usage shall be approved by the Department of Public Works.
	Proposed	There are multiple points of access from East Central, South Orange, and South Cedar avenues. In addition there are multiple points of access from private streets within the proposed development.  <b>Provide cross access between parcels.</b>
<b>OUTDOOR ADVERTISING</b>		
	Permitted	Subject to the provisions in Article 26 Signs
	Proposed	Site plan and operational statement does not include outdoor advertising.
<b>LOADING SPACES</b> (Section 15-2430)		
	Required	Table 15-2430-A: Required Loading Spaces 90,000 – 150,000 S.F = 3 required loading spaces 150,001 – 230,000 S.F. = 4 required loading spaces 230,001+ S.F. = 1 per each additional 100,000 S.F. or portion thereof.  Building 1: 379,620 = 5 Building 2: 430,920 = 6 Building 3: 379,620 = 5 Building 4: 399,600 = 5 Building 5: 124, 200 = 3 Building 6: 190, 080 = 4 Building 7: 155,520 = 4

		<b>32 loading spaces are required.</b>
	Proposed	Building 1: 379,620 = 70 Building 2: 430,920 = 70 Building 3: 379,620 = 70 Building 4: 399,600 = 76 Building 5: 124, 200 = 24 Building 6: 190, 080 = 28 Building 7: 155,520 = 21 <b>359 loading spaces provided</b>

<b>TREES</b>	
Required	<p>A minimum of 50% parking lot shading is required.</p> <p><b>On-Site Trees: Industrial Districts</b> (Section 15-2308-4)</p> <p>Trees shall be provided as follows: A minimum of one tree for every 10,000 square feet of lot coverage (Trees required in other sections of this code, such as parking lot trees or street trees, shall count toward the satisfaction of this requirement).</p> <p>2,145,420 S.F. / 10,000 = 214.5 → <b>215 trees are required.</b></p> <p><b>Parking Lot Trees: (Section 15-2422)</b></p> <ol style="list-style-type: none"> <li>1. Shading Required. Provide one tree for each two parking spaces, unless it can be demonstrated to the satisfaction of the Review Authority that less trees can be provided and 50 percent parking lot shading would still be met.           <p style="margin-left: 40px;">1,842 spaces / 2 = <b>921 parking lot trees required.</b></p> </li> <li>2. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within 15 years.</li> <li>3. Distribution. Trees shall be distributed relatively evenly throughout the parking area.</li> <li>4. Species. Required trees for parking lots shall be selected from a list maintained by the City.</li> <li>5. Size. All trees shall be a minimum 15-gallon size with a one-inch diameter as measured 48 inches above natural grade.</li> </ol> <p><b>Street Trees:</b> Per Public Works Standards, there shall be one street tree for each 60 feet of street frontage. Existing on-site trees planted within ten feet of the back of the sidewalk may count towards the street tree requirements.</p> <p>Cedar Ave: 1,935 feet / 60 feet = 32 street trees            Central Ave: 2,530 feet / 60 feet = 43 street trees            Orange Ave: 1,935 feet / 60 feet = 32 street trees</p> <p style="text-align: center;"><b>107 street trees required</b></p> <p>There shall be <b>1,136 trees provided including 107 street trees.</b></p>
Proposed	<p>The Data Table included on Exhibit L, dated March 30, 2017 indicates a total of 875 parking lot trees will be provided. However, the tree shade calculation indicates 50% parking lot shading will be provided. <b>The Exhibit L, date March 30, 2017 shall be revised and incorporate on-site tree and street tree requirements.</b></p>
<b>SUMMARY AND OTHER COMMENTS /REQUIREMENTS</b>	

A. Miscellaneous

- (1) See the **attached** Notes and Requirements for Entitlement Applications for additional general notes and requirements.

B. Local Plans and Policies

- (1) Fresno General Plan
- (2) Roosevelt Community Plan

**Attachments:** Notes and Requirements for Entitlement Applications  
General Plan Design Guidelines

## **City of Fresno Notes and Requirements for Entitlement Applications**

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

### **GENERAL**

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the 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 uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm>
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: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplication.htm>
6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
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.

## City of Fresno Notes and Requirements For Entitlement Applications

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8. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

### **FENCES/WALLS, LANDSCAPING, PARKING**

9. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.
10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
11. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-landscaped areas. No exposed utility boxes, transformers, meters, piping (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. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.
12. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.
13. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.
14. 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 Department.
15. 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

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16. 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 Department.
17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
18. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.
19. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
20. 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.)**
21. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**
22. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**
23. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
24. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. [http://library.municode.com/HTML/14478/level3/MUCOFR\\_CH12LAUSPLZO\\_ART3GECOAPZO.html#MUCOFR\\_CH12LAUSPLZO\\_ART3GECOAPZO\\_S12-306PRDEST](http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.html#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST)

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### SIGNAGE

25. 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.
26. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
27. 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/PlanningandDevelopment/Planning/SignsandBanners.htm>
28. Window signs are limited to four square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior signage such as banners, flags and pennants are prohibited. However, special event banner signs are permitted for 30 days if approved by the Development and Resource Management Department, attached to the building, and not exceeding 32 square feet in area.
29. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

### MISCELLANEOUS

30. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. [http://library.municode.com/HTML/14478/level3/MUCOFR\\_CH10REREPUNUREPRCOUS\\_ART1NORE.html#MUCOFR\\_CH10REREPUNUREPRCOUS\\_ART1NORE\\_S10-102DE](http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE)
31. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.
32. 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

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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'.

33. 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](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml).

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

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

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

34. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
35. 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.)**
36. 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.)**

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37. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
39. 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.
40. 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.
41. Open street cuts are not permitted; all utility connections must be bored.
42. 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.
43. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the 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.
44. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. **(Include this note on the site plan)**
45. 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.

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### FEES

(Not all fees will be applicable to all projects)

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
47. 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)
48. 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.

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

### 49. 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.

### 50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption prior to issuance of building permits.

### 51. 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.

### 52. 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.

### 53. 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

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- 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.*

- 54. 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)

- 55. 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.



## **CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM**

City of Fresno Planning and Development 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 improvements have been installed as required pursuant to the final corrected landscape plans/exhibits approved by the City of Fresno for the above development project. These landscape exhibits, numbered \_\_\_\_\_,  
[numbers from entitlement file]

were submitted on \_\_\_\_\_ and were approved on \_\_\_\_\_  
[date] [date]

by the above-named planner.

Certified by: **X** \_\_\_\_\_  
[signature of landscape professional]

Certified on: \_\_\_\_\_  
[date signed] [type of license, and license number of the signer]

Telephone (with area code): (\_\_\_\_\_) \_\_\_\_\_

Business Address: \_\_\_\_\_  
\_\_\_\_\_