



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

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

Jennifer K. Clark, Director

October 17, 2018

Please reply to:
Chris Lang
(559) 621-8023

Charles Garabedian
Charles Engineering Group
5100 North Sixth Street, Suite 172
Fresno, CA 93710

Dear Mr. Garabedian:

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P18-00433 FOR
PROPERTY LOCATED AT 1658 NORTH WEST AVENUE (APN:
444-241-15)**

The Development and Resource Management Department approved the above application on October 17, 2018, subject to the conditions of approval listed below. Conditional Use Permit Application No. P18-00433 was filed by Charles Garabedian of Charles Engineering Group, on behalf of America Villa, and pertains to approximately 0.21 acres of property located on the east side of North West Avenue between West McKinley and West University Avenues. Conditional Use Permit Application No. P18-00433 proposes the repair of an existing, fire damaged structure, and the establishment of a duplex as well as site improvements. A request for a Variance has been granted to reduce the required rear yard setback and permit covered parking to be located in the front yard of the existing structure.

The property is zoned RS-5 (*Single Family Residential, Medium Density*). This project is exempt under Sections 15301/Class 1, 15303/Class 3, 15305/Class 5 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines. No further environmental assessment will be needed at this time. No other request at the subject location was included or approved with this application. No other changes to any previously approved entitlements for the overall site are allowed as a result of this approval. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

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

Planner to check when completed	
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<input type="checkbox"/>	1.	Development shall take place in accordance with Exhibits A and L dated July 20, 2018, and E and F dated May 17, 2018. Transfer all red line comments and conditions on Exhibits to the corrected exhibit(s) and submit corrected exhibit(s) to planner at least 15 days prior to issuance of building permits.
<input type="checkbox"/>	2.	Required off-street parking must be located within a garage. Provide two off-street parking spaces within a garage and revise site plan accordingly.
<input type="checkbox"/>	3.	Variance Application No. P18-00435 requests authorization to allow an accessory structure within the front yard of the primary structure. Provide additional landscaping to screen this structure or provide a complementary level of architectural detail to match the existing building and neighborhood.
<input type="checkbox"/>	4.	Submit two copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits.
<input type="checkbox"/>	5.	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.
<input type="checkbox"/>	6.	Prior to final inspection , a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
<input type="checkbox"/>	7.	Pay the required fees as stated in the memoranda from the Fresno Metropolitan Flood Control District (FMFCD), dated July 5, 2017, prior to issuance of building permits . Provide proof of payment.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a. Approval of this Conditional Use Permit is contingent on approval of Variance Application No. P18-00435.
- i. In accordance with Variance Application No. P18-00435, the required minimum rear yard setback shall be one foot.

- ii. In accordance with Variance Application No. P18-00435, required covered parking may be located in the front yard of the subject property. The prevailing block setback is approximately eight feet; structure must be located a minimum of eight feet from the front property line.
- b. Development shall take place in accordance with the policies of the Fresno General Plan and Fresno High-Roeding Community Plan.
- c. Development shall take place in accordance with the RS-5 (*Single Family Residential, Medium Density*) zone district and all other applicable sections of the FMC.
- d. Development shall take place in accordance with the operational statement dated May 17, 2018.
- e. Development shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.

2) City and Other Services

- a. Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies, including:
 - Department of Public Works, Traffic and Engineering dated June 15, 2018
 - Fresno Metropolitan Flood Control District dated July 5, 2017
 - Document titled "Commenting Agency Conditions" dated October 8, 2018

3) Miscellaneous Requirements

- a. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - 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.

- 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. 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.

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 and policies, those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 15-5506 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Fresno City Council at scheduled public hearings. Action by the Fresno City Council with respect to Conditional Use Permit No. P18-00433 is final.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit three copies of this corrected, final site plan to Chris Lang in the Development Services Division for final review and approval 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 submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION

The exercise of rights granted by this special permit must be commenced by October 17, 2021 (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

Should you need further assistance or have any questions, please call me at (559) 621-8023 or via e-mail at Chris.Lang@fresno.gov.

Sincerely,

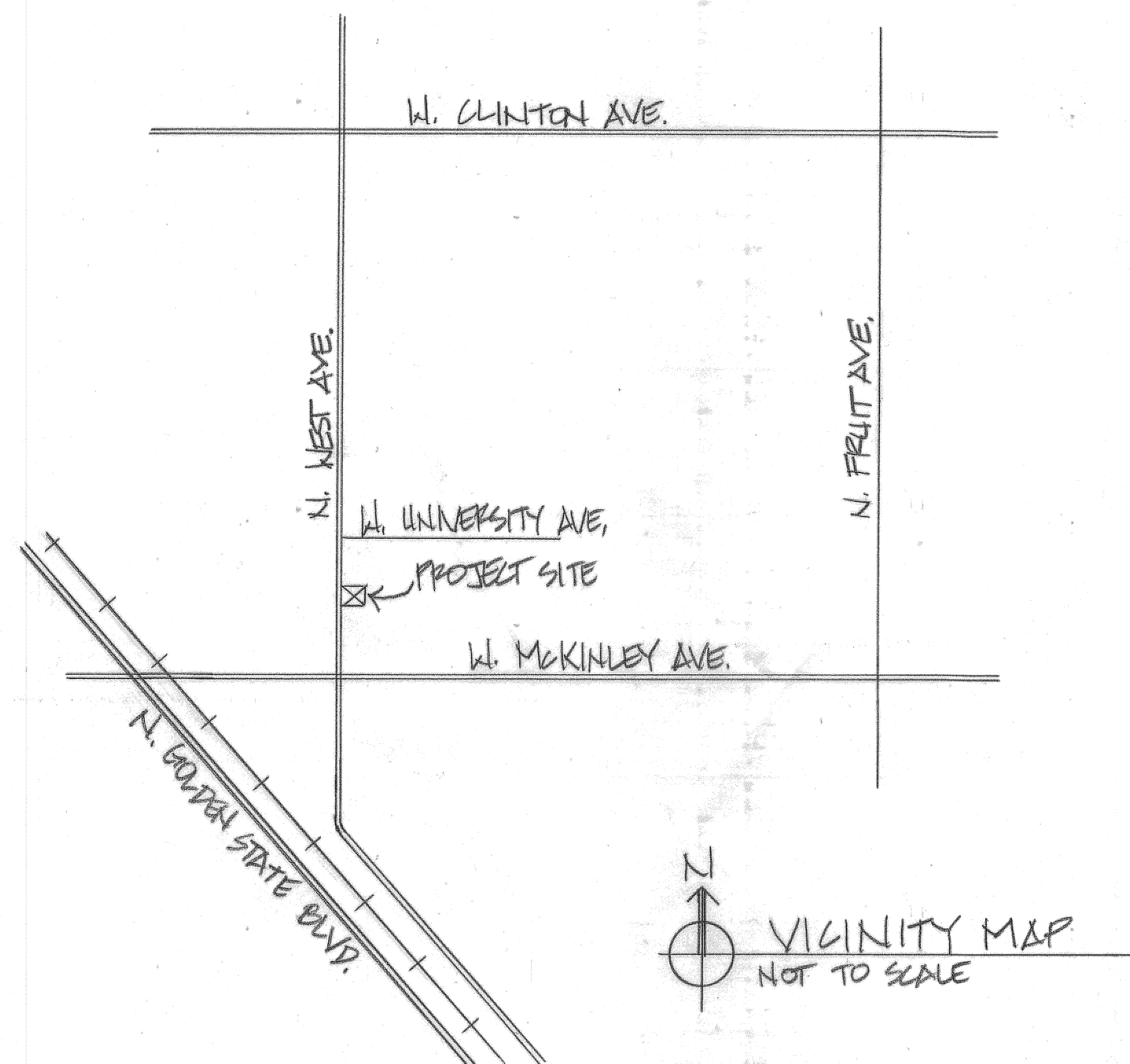


Chris Lang
Planner II

DEVELOPMENT SERVICES DIVISION

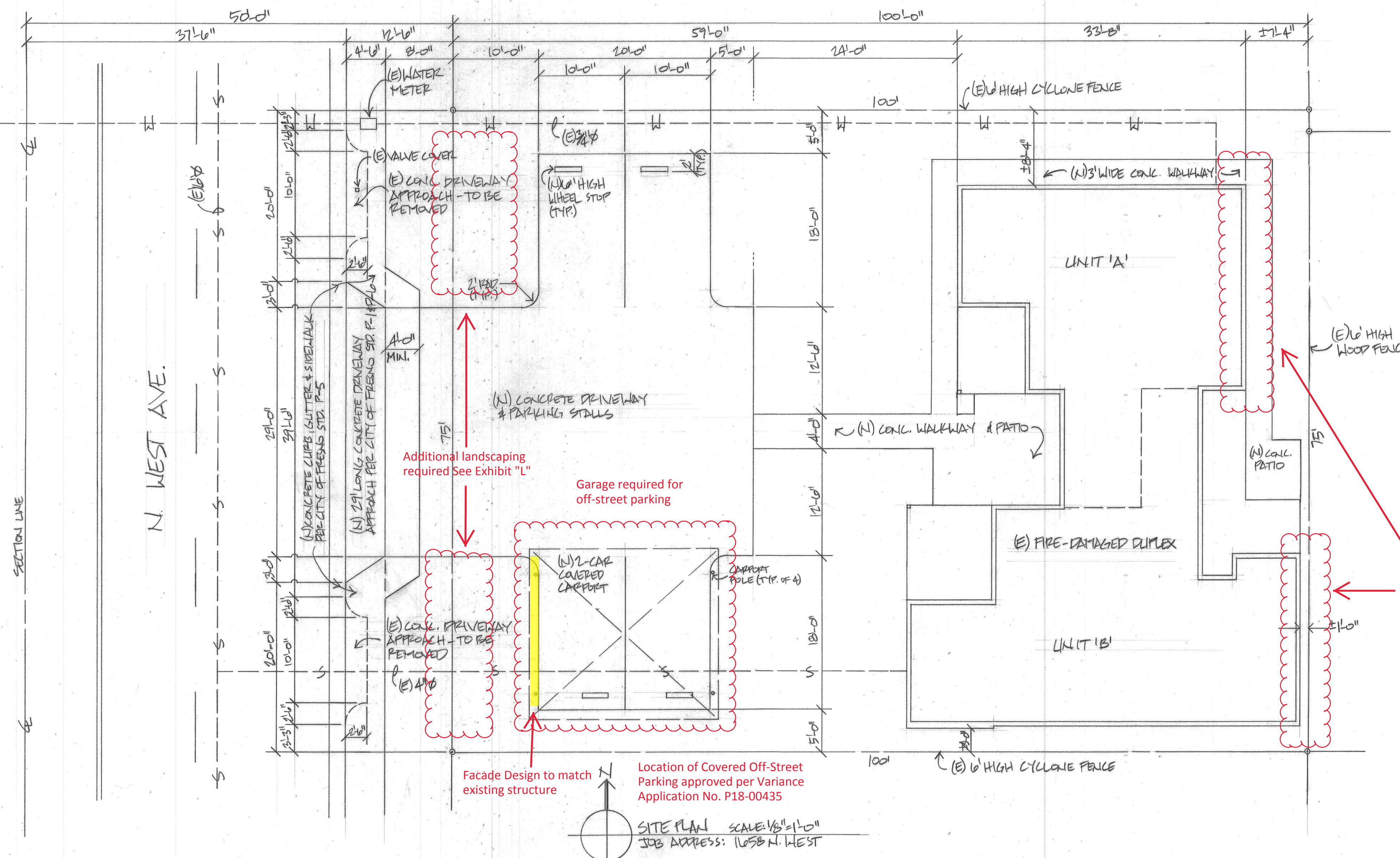
Enclosures: Exhibits A and L dated July 20, 2018, Exhibits E and F dated May 17, 2018
Comments from Partner Agencies
Operational Statement
Notes and Requirements for Entitlement Applications

c: Job Address File: 1658 North West Avenue



SITE PLAN NOTES:

1. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
2. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR INCHES HIGH W/ MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
3. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER/ENGINEER AND SUBMITTED TO THE CITY/COUNTY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
4. APPROVED TRUSS DRAWINGS MUST BE ON THE JOB SITE FOR INSPECTION PURPOSES.
5. A CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
6. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. 2 WORKING DAYS BEFORE COMMENSING EXCAVATION OPERATIONS WITHIN THE STREET R.O.W. AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 811
8. 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.
9. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST COMPLY WITH FPD POLICY SECTION 405. FPD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER COMMUNITY AND PROFESSIONAL SERVICES, FIRE DEPARTMENT DEVELOPMENT POLICIES.
10. INSTALL CONCRETE APPROACH PER PW STD. P-1 & P-6
11. (E) APPROACHES TO BE REMOVED.



2/23/18 - INITIAL SITE PLAN
7/10/18 - REVISED

PROJECT DATA:

CURRENT ZONING: RS-5
APN: 444-141-15

SITE AREA: 1500 1/2 1/2
(E) BUILDING AREA: 1967 1/2 1/2
(N) CARPET AREA: 440 1/2 1/2
(N) CONC DRIVEWAY & PARKING: 1738 1/2 1/2
LANDSCAPING AREA: 2841 1/2 1/2

(E) BLDG. COVERAGE: 130.2%

OCCUPANCY GROUP: P-3

PARKING STALL/UNIT: 2:1 PATIO

OWNER:

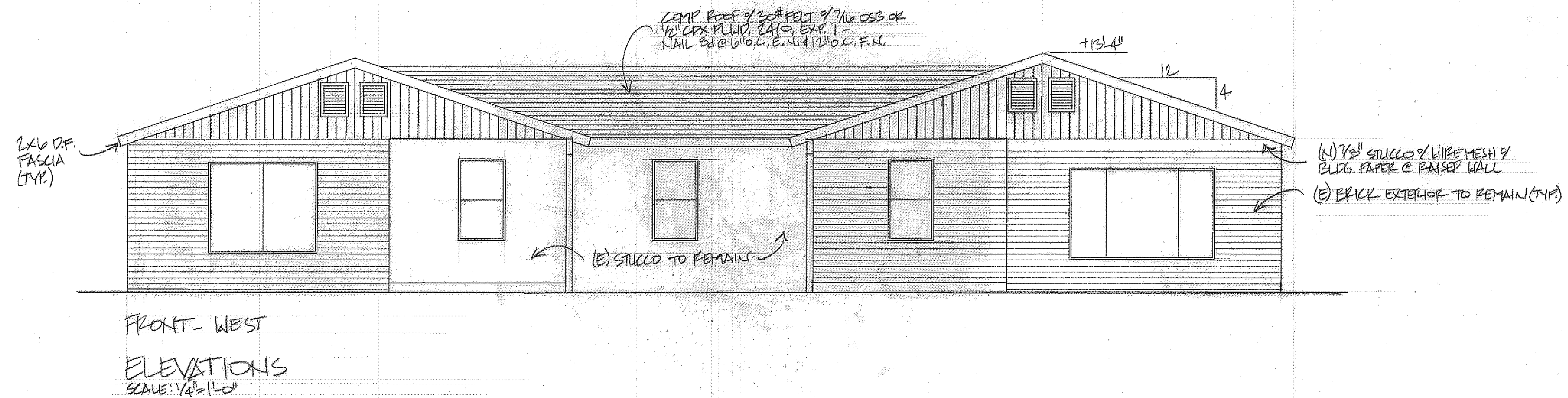
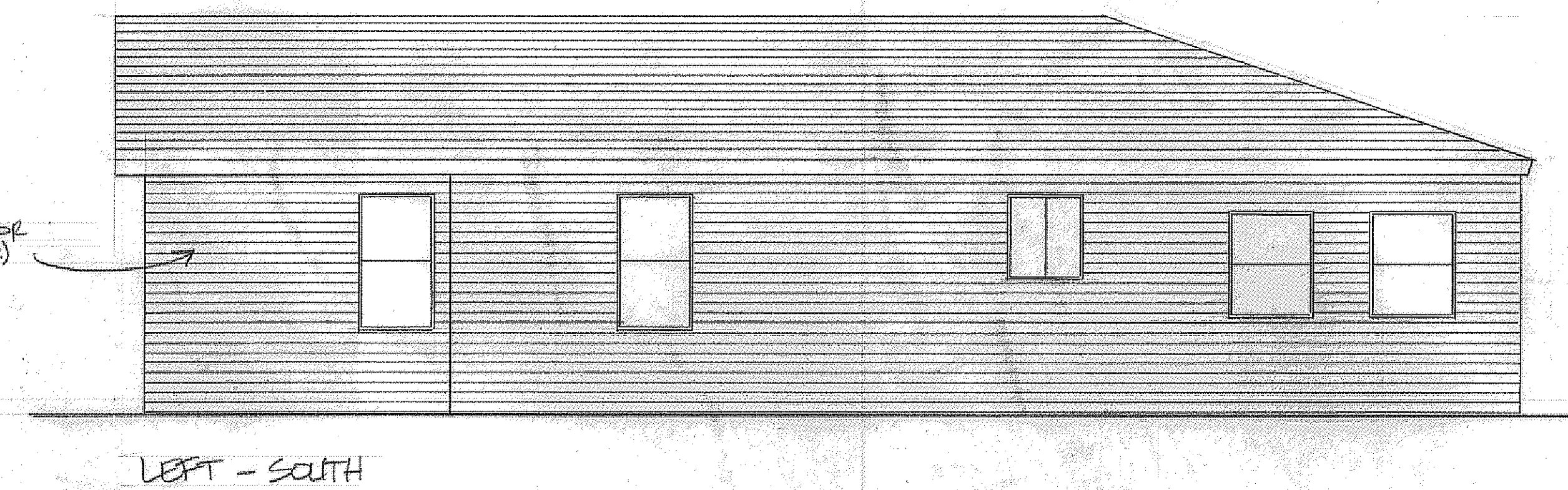
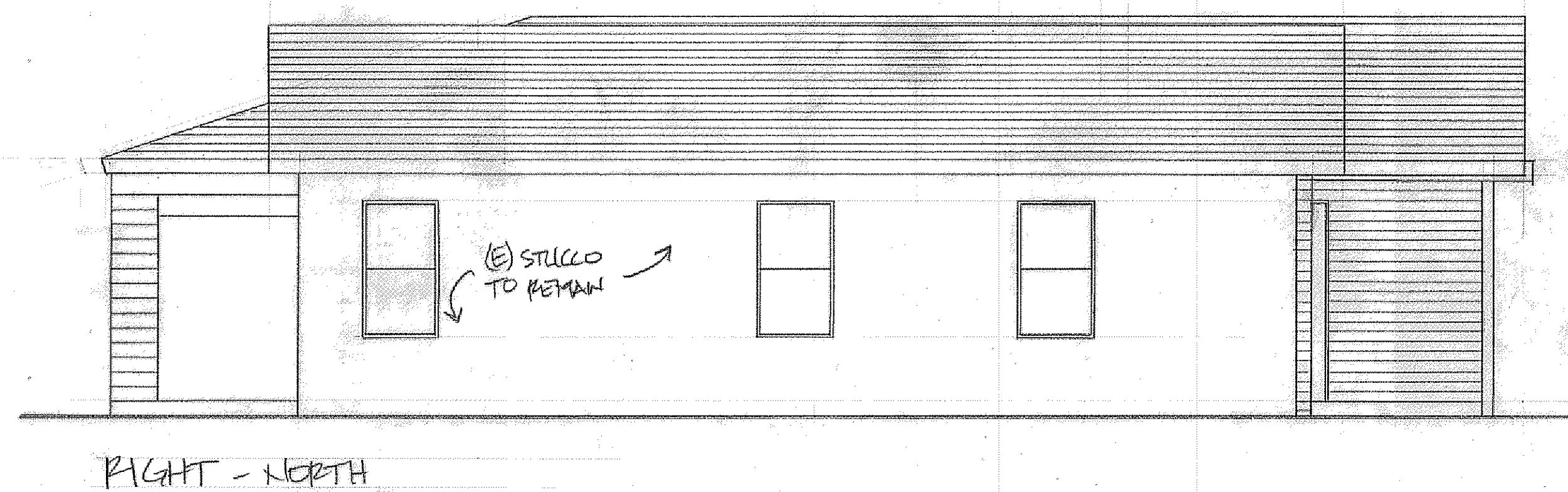
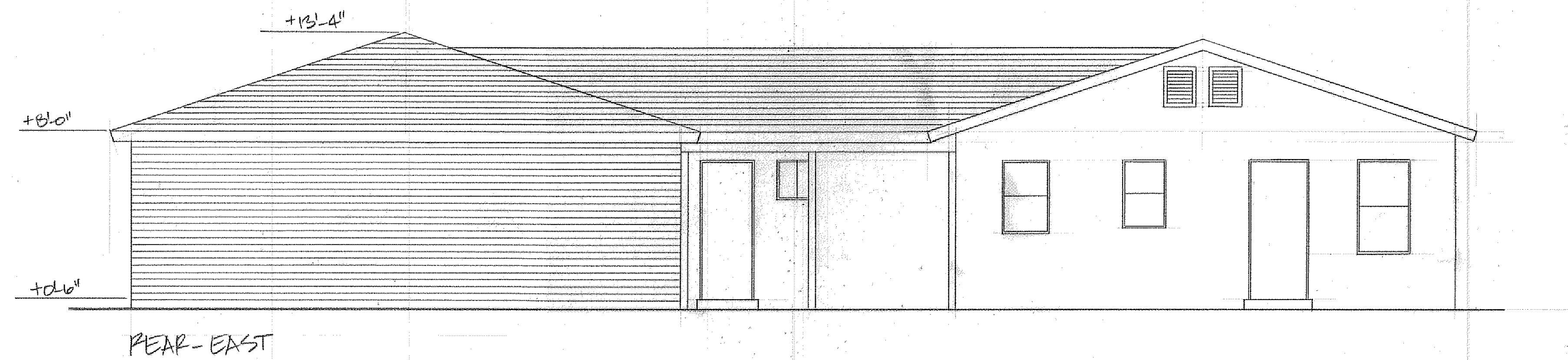
MARIA CONTRERAS
4080 E. MONTECITO
FRESNO, CA 93702

559-903-5009
559-970-5492

DESIGNER/ENGINEER:

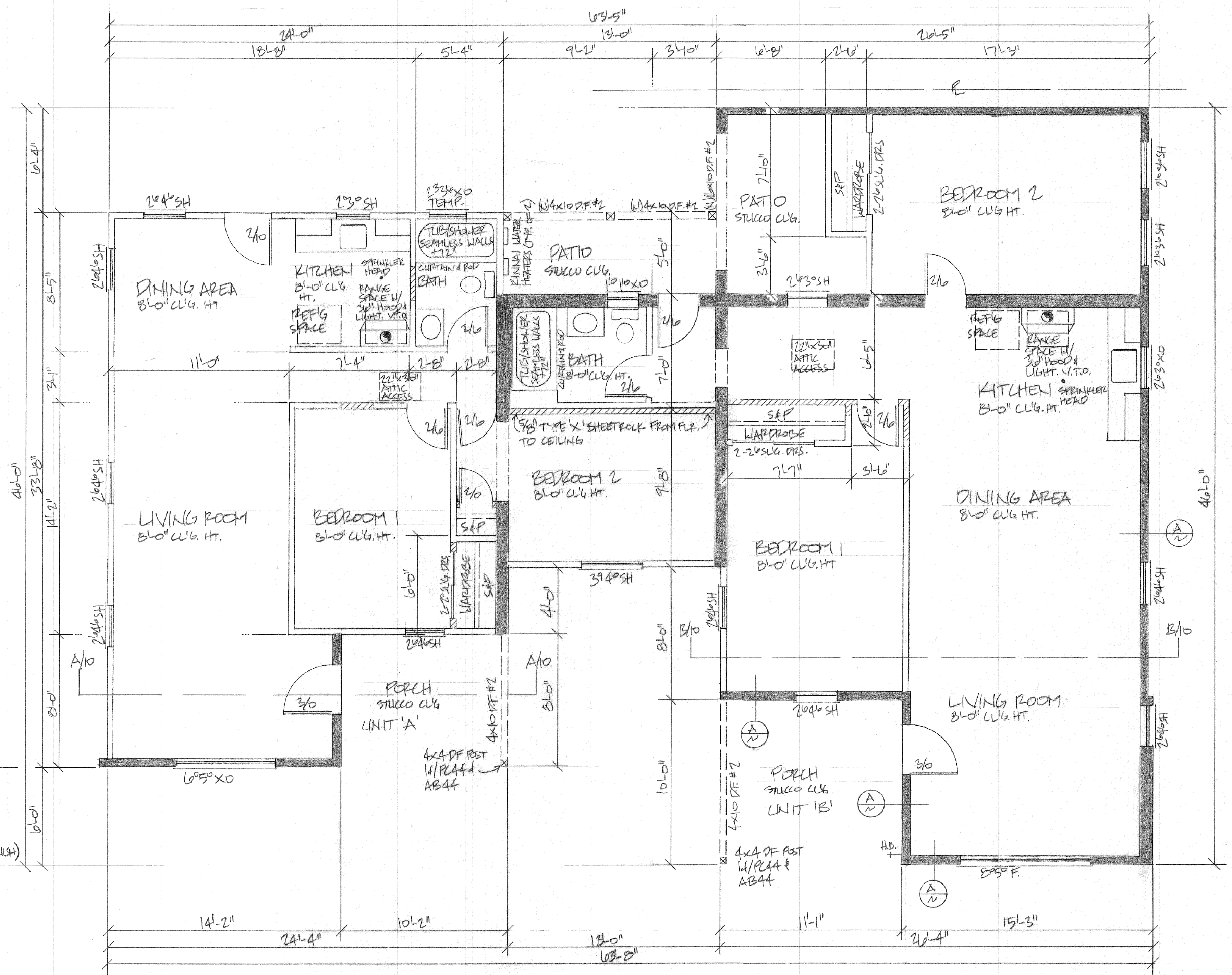
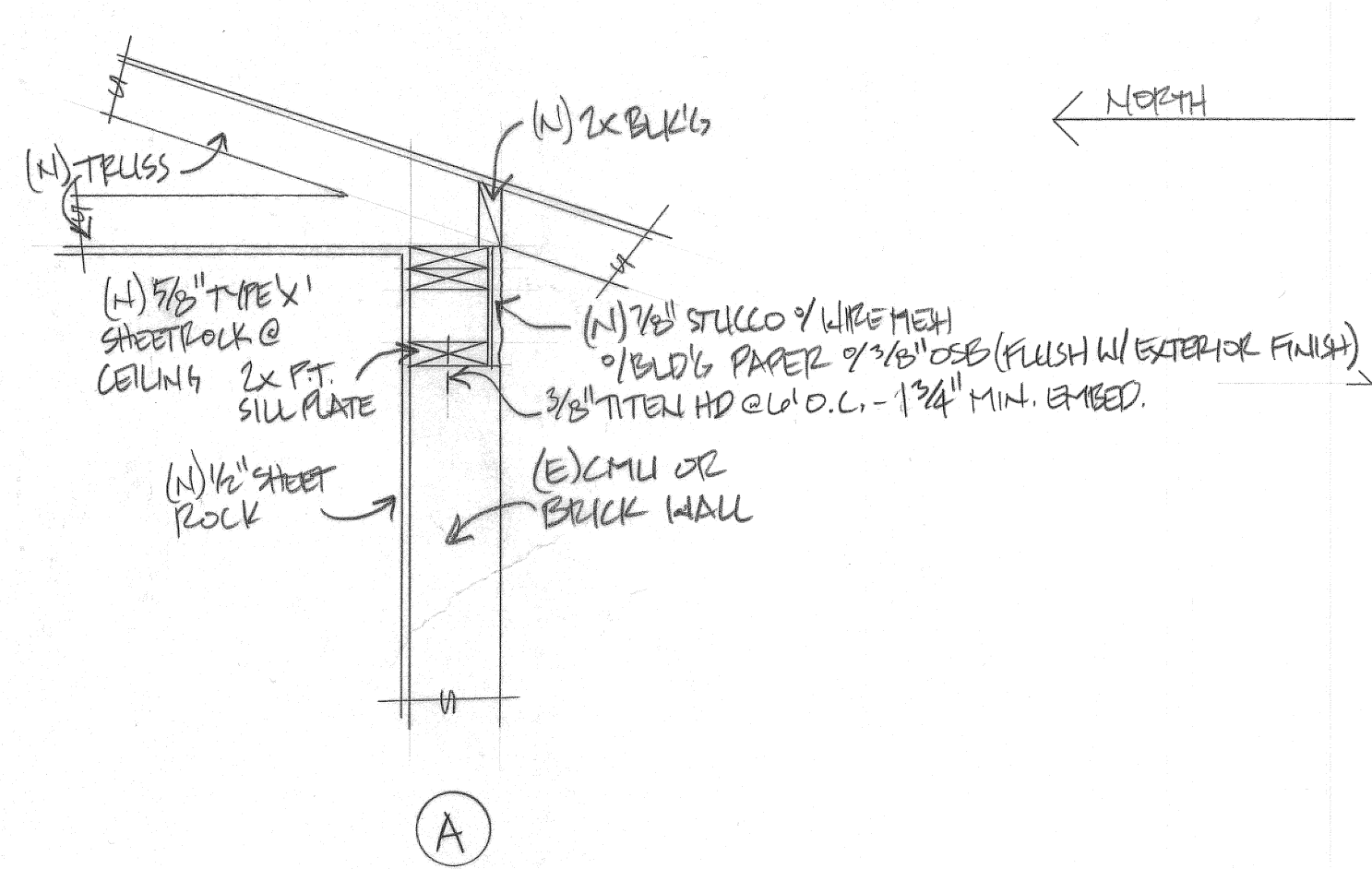
CHARLES ENGINEERING GROUP
CHARLES E. GAPABEDIAN, JR., P.E.
5100 N. SIXTH ST., SUITE 172
FRESNO, CA 93710

559-355-0507



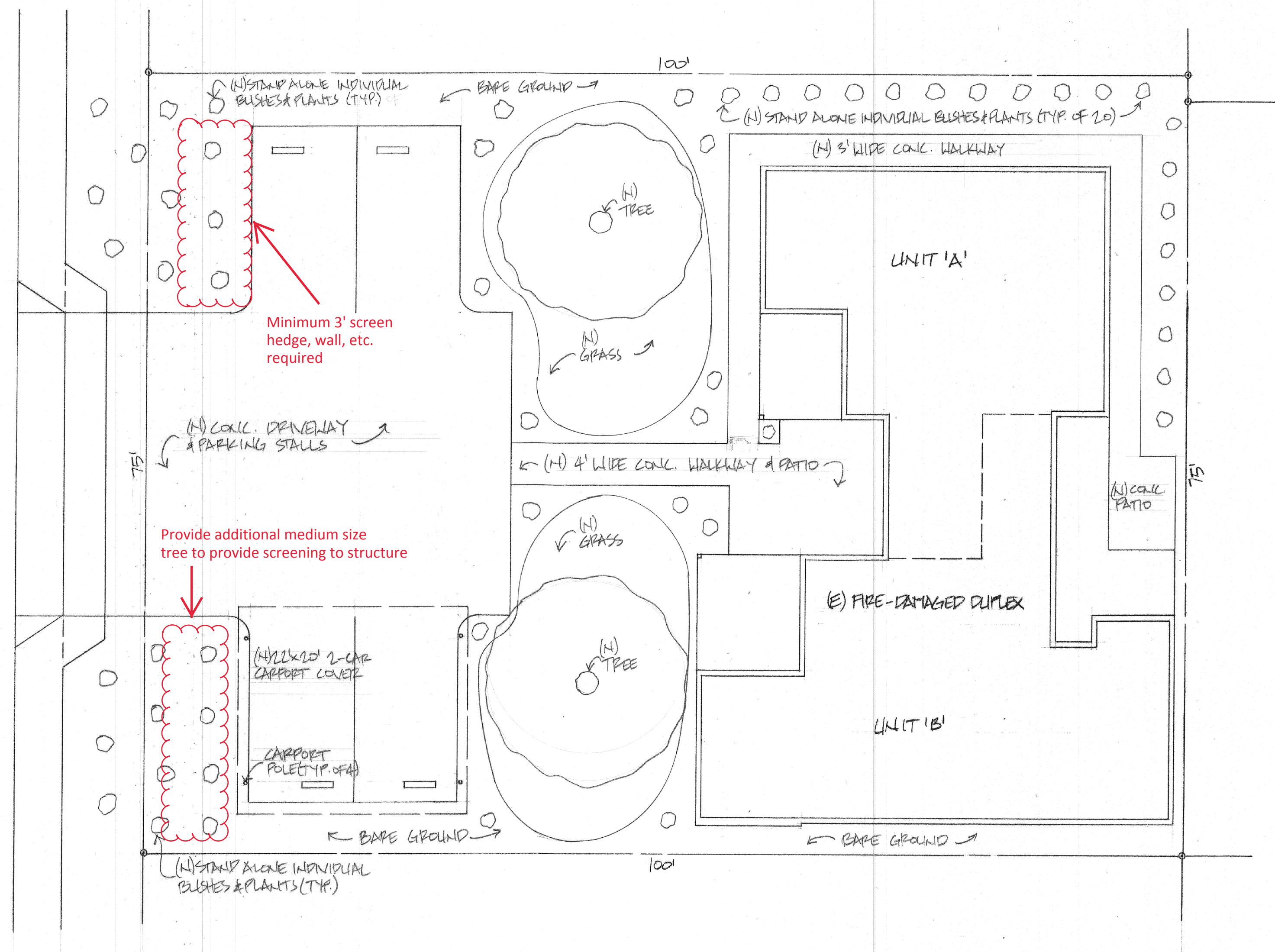
PLUMBING NOTES:

1. ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. SINGLE SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI AND MULTIPLE SHOWER HEADS SERVING ONE SHOWER SHALL HAVE A COMBINED RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.
3. LAVATORY FAUCETS SHALL HAVE A MINIMUM FLOW RATE OF 0.8 GALLONS PER MINUTE AT 20 PSI AND A MAXIMUM OF 2.0 GALLONS AT 80 PSI.
4. KITCHEN FAUCETS SHALL HAVE A MINIMUM FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
5. BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO 120°F BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 (CPC SECTION 409.4). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED AS A TEMPERATURE CONTROL DEVICE.
6. BIDETS SHALL BE LIMITED TO 110°F BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 (CPC SECTION 410.3). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED AS A TEMPERATURE CONTROL DEVICE.
7. SHOWERS AND TUB/SHOWERS COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVES TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSAB125.1 (CPC SECTION 408.3).
8. ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS (CPC 603.4.7).
9. ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT.



PROPOSED FLOOR PLAN - 1967 #
SCALE: 1/4"=1'-0"

- (N) 2x4 D.F. WALL
- (E) WOOD FRAMED WALLS TO REMAIN
- (E) BRICK OR CMU WALLS TO REMAIN





DATE: June 15, 2018

TO: Chris Lang
Development and Resource Management Department

FROM: Leonor Ayala, Engineer I
Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic Planning Section

SUBJECT: Conditions of Approval for **P18-00433**
ADDRESS: **1658 North West Avenue**
APN: **444-241-15**

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.

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

West Avenue: Arterial

1. Construction Requirements: Construct a 4' concrete walk behind the existing driveway approaches per Public Works Standard **P-1**, as shown on exhibit "A".

All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT 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. All work shall be reviewed, approved, completed and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

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. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.

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

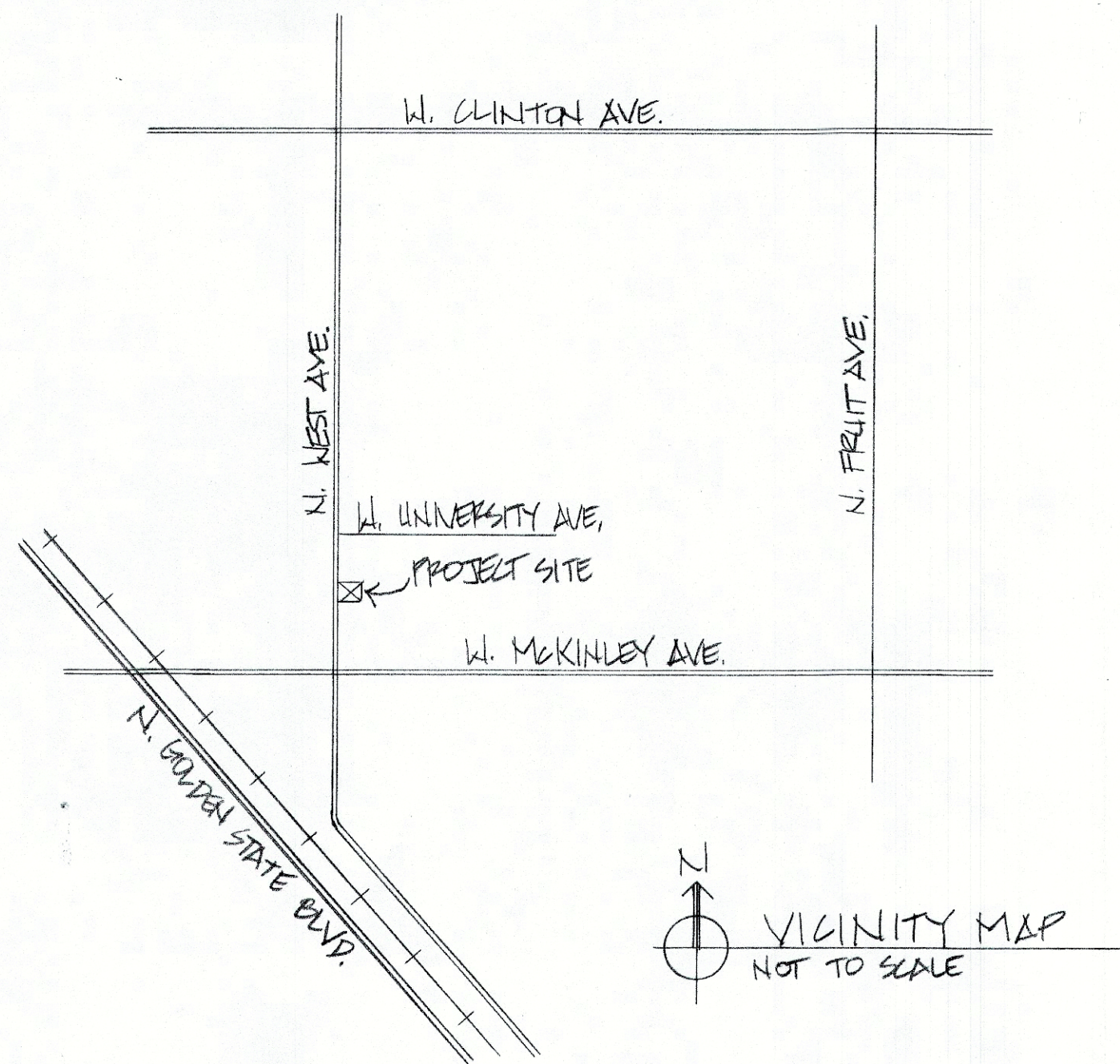
A. General Requirements

1. **Parcel of Record:** Provide a legal description and identify the entire parcel at the time of permits.
2. **Property Lines, Easement:** correct the dimensions.

B. Offsite Information:

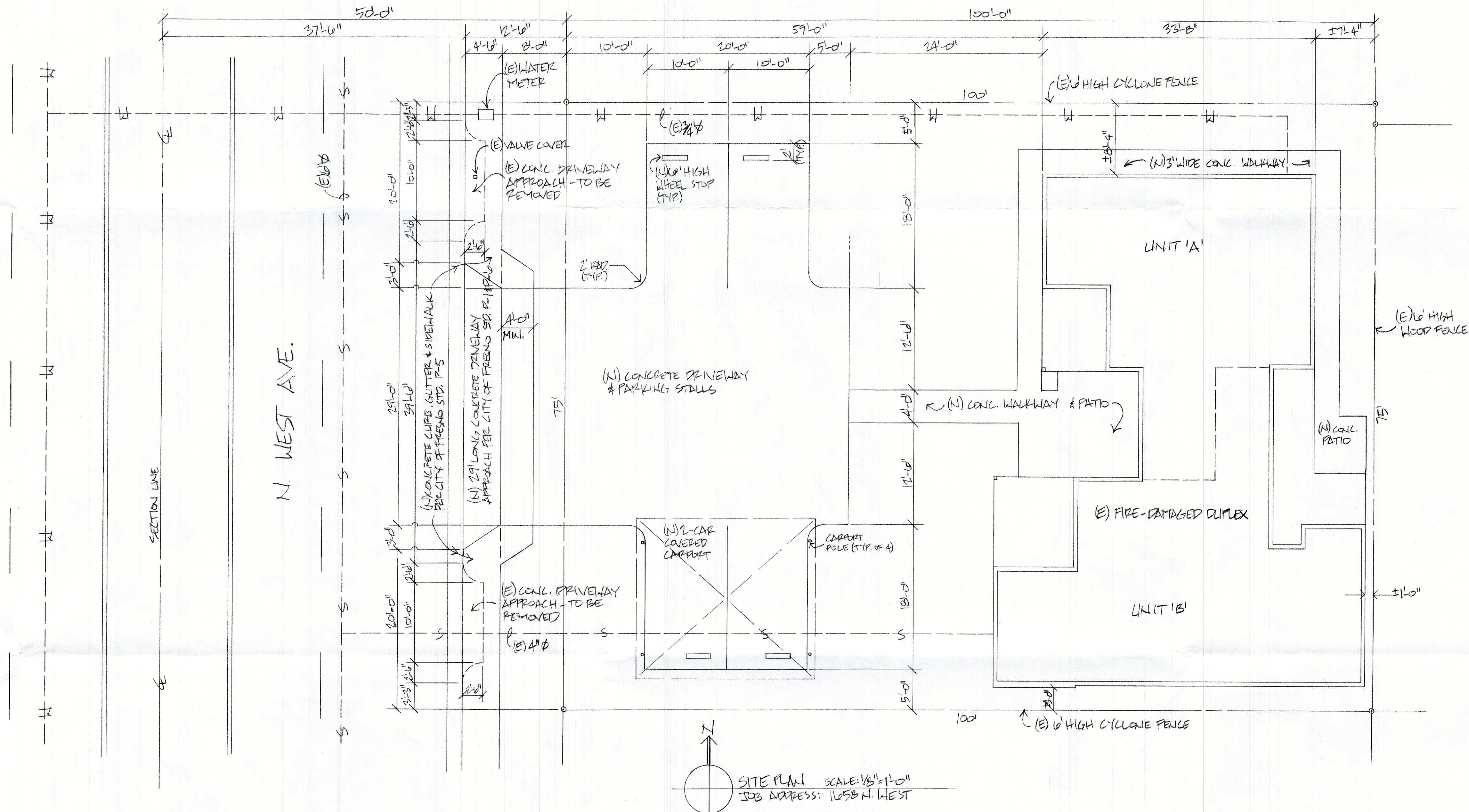
1. **Section and Center Lines:** Identify.
2. **Parking Lot:**
 - a. **Stalls:** Provide length and width. Identify the **3'** vehicular overhang adjacent to continuous curbing. No obstructions shall be within the **3'** overhang.
 - b. **Curbs and/ or Wheel Stops:** 6" high

Questions relative to these conditions may be directed to Leonor Ayala at (559) 621-8806 or Leonor.Ayala@fresno.gov / Louise Gilio at (559)621-8678 or Louise.Gilio@fresno.gov in the Public Works Department, Traffic Planning Section.



SITE PLAN NOTES:

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- INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR INCHES HIGH W/ MINIMUM 1/8" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER/ENGINEER AND SUBMITTED TO THE CITY/COUNTY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
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- 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.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST COMPLY WITH FPD POLICY SECTION 405. FPD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER COMMUNITY AND PROFESSIONAL SERVICES, FIRE DEPARTMENT DEVELOPMENT POLICIES.
- INSTALL CONCRETE APPROACH PER PLW STD. P-1 & P-6
- (E) APPROACHES TO BE REMOVED.



2/28/18 - INITIAL SITE PLAN
7/10/18 - REVISED

PROJECT DATA:

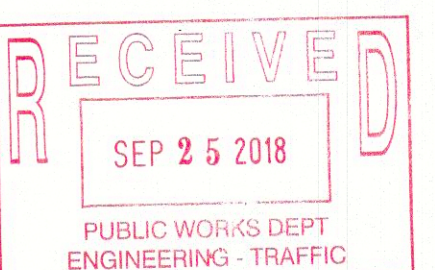
CURRENT ZONING: RS-5
APN: 444-241-15
SITE AREA: 15000 #
(E) BUILDING AREA: 1967 #
(N) CARPORT AREA: 440 #
(N) CONC. DRIVEWAY & PARKING: 1738 #
LANDSCAPING AREA: 2841 #
(E) BLOB. COVERAGE: 16.2%
OCCUPANCY GROUP: P-3
PARKING STALL/UNIT: 2:1 PATIO

OWNER:

MARIA CONTRERAS
4600 E. MONTECITO
PESNO, CA 93702
559-903-5009
559-970-5492

DESIGNER/ENGINEER:

CHARLES ENGINEERING GROUP
CHARLES E. GARABEDIAN, JR., P.E.
5100 N. SIXTH ST., SUITE 172
PESNO, CA 93710
559-355-0507



APPL. NO. 18-00433, EXHIBIT A, DATE 8/1/18
SET UP APPOINTMENT FOR FINAL
APPROVAL ONCE BUILDING SETS
ARE STAMPED.
REVIEW # 2, REVIEWED BY: CS, LA
DATE: 9-28-18

CP2

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

File No. 210.413

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PUBLIC AGENCY

MCKENCIE PEREZ
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

MARIA CONTRERAS
4680 E. MONTICETO
FRESNO, CA 93702

PROJECT NO: **2018-00433**

ADDRESS: **1658 N. WEST AVE.**

APN: **444-241-15**

SENT:

6/15/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EE	\$874.00	NOR Review *	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$874.00		Total Service Charge: \$50.00		

* The Development Review Service Charge shown above is associated with FR VAR 2018-00435 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/19 based on the site plan submitted to the District on 6/05/18 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
CUP No. 2018-00433**

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

Page 2 of 4

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

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

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

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

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

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

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

**FR
CUP No. 2018-00433**

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

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

**FR
CUP
No. 2018-00433**



Debbie Campbell
Design Engineer



Gary W. Chapman
Project Engineer

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

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CC:

CHARLES E. GARABEDIAN, JR.

5100 N. SIXTH ST, SUITE 172

FRESNO, CA 93710

FR CUP No. 2018-00433

City of Fresno
Development and Resource Management Department

Commenting Agency Conditions
October 8, 2018

Conditional Use Permit Application No. P18-00433

Planner: Chris Lang (559) 621-8023

PROJECT DESCRIPTION

Reconstruct existing fire-damaged duplex.

APN: 444-241-15

ADDRESS: 1658 N WEST AVE

ZONING: RS-5

OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable



1. DPU Planning and Engineering:
Sewer system shall remain private.



2. DPU Water Division:
On-site water facilities shall remain private.

The water supply requirements for this project are as follows:

- *The existing property is currently served with one .75-inch water meter.*
- *If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing .75-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.*
- *If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the .75-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.*
- *If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.*
- *The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.*
- *The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date*

		<p><i>such permit is issued.</i></p> <ul style="list-style-type: none"> <i>The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code</i>
<input type="checkbox"/>	3.	<p><u>Fire Review:</u> <i>Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.</i></p>
<input type="checkbox"/>	4.	<p><u>Fresno County Environmental Health:</u> <i>Recommended Conditions of Approval:</i></p> <ul style="list-style-type: none"> <i>The proposed remodel/construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.</i> <i>As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.</i> <p><i>Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.</i></p> <ul style="list-style-type: none"> <i>Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.</i> <p><i>The following comments pertain to the remodel of the existing structure:</i></p> <ul style="list-style-type: none"> <i>Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties.</i> <i>In the process of remodeling the existing structure, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.</i> <i>If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.</i> <i>If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel work the contractor should contact the following agencies for current regulations and requirements:</i> <p><i>California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.</i></p> <p><i>United States Environmental Protection Agency. Region 9. at (415) 947-8000.</i></p>

State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.*

Kevin Tsuda, ktsuda@co.fresno.ca.us (559) 600-3271