

**City of Fresno**  
**Development and Resource Management Department**

**Conditions of Approval**  
**July 17, 2019**

**Development Permit Application No. P19-00141**

Planner: Jarred Olsen 559-621-8068

**PROJECT DESCRIPTION**

**Development Permit Application No. P19-00141 was filed by Robert Vermeltfoort of Vermeltfoort Architects, Inc., on behalf of Herndon Fir Partners, LLC, and pertains to 3.1 acres of property located on the north side of East Herndon Avenue between North Maple and North Chestnut Avenues. The applicant proposes the construction of four new single story office buildings (3 buildings proposed at 9,075 square feet and one a 9,100 square feet).**

**APN: 404-083-29 ADDRESS: 2471 E FIR AVE ZONING: O/EA/UGM/cz**

**PART A - ITEMS TO BE COMPLETED**

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

Planner to check when completed

- |    |   |
|----|---|
| 1. | Development shall take place in accordance with Exhibits A, E-1, E-2, E-2, F-1, F-2, F-3 dated July 19, 2019. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and <b>submit to planner at least 15 days prior to issuance of building permits.</b>   |
| 2. | <i>South and East Buildings are located over a Public Utility Easement (Instrument No. 8918650, of Official Records). Depict all easements and A) relocate buildings outside of easements, including overhangs; B) apply for and secure an Easement Vacation to sufficiently reduce or remove the easement as to satisfy Scenario A; or C) apply for and secure an Easement Encroachment.</i>   |
| 3. | <i>On-site pedestrian access shall be provided. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Revise site plan accordingly.</i> |
| 4. | <i>Pedestrian walkway design shall comply with Section 15-1304. Revise site plan accordingly.</i>   |
| 5. | <i>A trail is required per the General Plan and/or Trails Master Plan. Please revise site plan and/or landscape plan to depict this requirement, if not already met.</i>  |
| 6. | <i>All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. Please revise site plan to depict this requirement.</i>   |
| 7. | <i>Provide a photometric site plan to demonstrate project complies with FMC Section 15-2015.</i>  |
| 8. | <i>Enclosure proposed does not meet all locational and material requirements as contained in</i>  |

	<i>Section 15-2016-C &amp; D. Please revise site plan and/or elevation plan to comply.</i>
9.	<i>All overhead utilities must be undergrounded. Please revise site plan and/or landscape plan to comply with Section 15-2017 of the FMC.</i>
10.	<i>All required setbacks must be landscaped pursuant to Section 15-2305-B of the FMC. This requirement has not been met, please revise site/landscape plans to comply.</i>
11.	<i>Pursuant to Section 15-2305-E of the FMC, all portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20 percent of that building face. This requirement has not been met. Please revise site/landscape plans to comply.</i>
12.	<i>Pursuant to Section 15-2305-F of the FMC, all areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be minimally landscaped and maintained clear and free of refuse, debris, or other accumulated matter. This requirement has not been met, please revise site/landscape plans to comply and also add note to site plan prior to issuance of building permits.</i>
13.	<i>Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination. Please revise plans to comply with this requirement.</i>
14.	<i>Project proposes 100+ stalls and must provide a concentration of landscape elements at main entrances. Please revise plans to comply.</i>
15.	<i>Demonstrate project complies with landscaping and parking lot shading requirements of FMC Section 15-2421 and Article 23. Provide a landscape plan prepared by a California-licensed Landscape Architect.</i>
16.	<i>Parking areas for commercial developments that provide 25 or more parking spaces must have distinct and dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to Section 15-2423-C-2 of the FMC.</i>
17.	<i>Proposed location of bike parking does not meet requirements. Please revise plan pursuant to Section 15-2429-A.3 of the FMC.</i>
18.	<i>Proposed bicycle rack does not meet requirements. Please revise plan pursuant to Section 15-2429-A.5 of the FMC.</i>
19.	<i>Proposed bike parking does not meet requirements for size and accessibility. Please revise plan pursuant to Section 15-2429-A.6 of the FMC.</i>
20.	<i>Long-term bicycle parking must be located on the same lot as the use it serves. This requirement has not been met, please revise plans to comply.</i>
21.	<i>Long-term bike parking does not conform to the requirements contained in Section 15-2429-B of the FMC. Please revise plans to comply.</i>
22.	<i>The location of the loading zone(s) does not meet with location requirements contained in Section 15-2430-E of the FMC. Please revise site plan to comply with this code section.</i>
23.	<i>Loading spaces shall be not less than 12 feet in width, 40 feet in length, with a 14 foot vertical clearance. Please revise plans to comply with requirements.</i>
24.	<i>Each on-site loading space required by this section shall be provided with driveways for ingress</i>

	<i>and egress and maneuvering space of the same type and meeting the same criteria required for on-site parking spaces. Please revise plans to comply with requirements.</i>
25.	<i>The square footage of the entire building shall be used in determining loading spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in, roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.</i>
26.	<i>Eight (8) Long-Term Bike Stalls are required for the proposed project and only 0 stalls have been provided. Revise site plan to depict additional required bike stalls. See Table 15-2429-D of the FMC for the required number of spaces.</i>
27.	<i>Four (4) Loading spaces are required for the proposed project and only 0 spaces have been provided. Revise site plan to depict additional required loading spaces pursuant to Table 15-2430-A of the FMC.</i>

#### **PART B - OTHER AGENCY COMMENTS AND CONDITIONS**

To be checked when completed where applicable

<input type="radio"/>	1. Air Pollution Control District: <i>No Comment</i>
<input type="radio"/>	2. Airports: <i>No Comment</i>
<input type="radio"/>	3. Building and Safety Services: <i>The items below require a separate process with additional fees and timelines, in addition to the Development Permit process.</i>  <i>1. Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Department for approval and permits.</i>
<input type="radio"/>	4. Council District Committee: <i>No Comment</i>
<input type="radio"/>	5. DPU Planning and Engineering: <i>Sewer Requirements</i>  <i>The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in East Fir Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:</i>  <i>1. Installation of sewer house branch(s) shall be required.</i>  <i>2. Connection to the existing 33-inch sewer trunk in E. Herndon Avenue shall not be allowed.</i>  <i>3. Street work permit is required for any work in the Right-of-Way.</i>  <i>4. On-site sanitary sewer facilities shall be private.</i>  <i>5. Abandon any existing on-site private septic systems.</i>  <i>6. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service</i>

	<p><i>for special users.</i></p> <p><i>Sanitary Sewer Fees</i></p> <p><i>The following Sewer Connection Charges are due and shall be paid for the Project:</i></p> <ol style="list-style-type: none"> <li><i>1. Sewer Lateral Charge.</i></li> <li><i>2. Sewer Oversize Area #1.</i></li> <li><i>3. Sewer Facility Charge (Non-Residential)</i></li> <li><i>4. Herndon Trunk Enhancement Fee.</i></li> <li><i>5. 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.</i></li> <li><i>6. 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.</i></li> </ol>
o	<p><i>6. DPU Water Division: 1. On-site water facilities shall be private.</i></p> <p><i>The water supply requirements for this project are as follows:</i></p> <ol style="list-style-type: none"> <li><i>1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.</i> <ol style="list-style-type: none"> <li><i>a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.</i></li> <li><i>b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.</i></li> <li><i>c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.</i></li> <li><i>d. The Water Capacity Fee Charge for any new or expanded service connection shall be</i></li> </ol> </li> </ol>



	<p><i>payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.</i></p> <p><i>2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.</i></p>
o	<p><b>7. Fire Review: RESUBMIT</b> - Resubmit a complete set of drawings that have addressed all of the items listed. The current items listed are not necessarily a complete list of issues that will need to be addressed. During the plan review of the resubmitted plans, additional requirements may be called out.</p> <p><i>Provide note on site plan: Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002)</i></p> <p><i>Provide note on site plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 ½ inch outlet shall face the access lane.</i></p> <p><i>Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."</i></p> <p><i>Show the location of the fire lanes on the site plan. See attached document for proposed locations. Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)</i></p> <p><i>Show the location on the site plan for all existing or proposed public and private hydrants used to provide water supply to the buildings.</i></p> <p><i>Provide a covenant for shared firefighting access and water supply. Cross access and covenant shall be recorded for access to the private fire hydrants located on each of the adjacent properties or Install an onsite private hydrant(s) with a minimum 8 inch main and a fire flow of 1500 GPM. Show location on site plan. Private hydrants for commercial sites are spaced a maximum of 600 feet apart. Public hydrants in commercial areas are spaced a maximum of 450 feet apart.</i></p> <p><i>Access roadways shall be constructed within 10 feet of the fire hydrant.</i></p> <p><i>Show the location of the fire department connections for all buildings. Fire department</i></p>

		<p><i>connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)</i></p> <p><i>Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)</i></p> <p><i>Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.</i></p> <p><i>The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)</i></p> <p><i>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.</i></p>
o	8.	Flood Control District: See attached FMFCD Notice of Requirements (NOR). NOR & Grading Plan review fees due.
o	9.	Fresno Area Express: No Comment
o	10.	<p>Fresno County Environmental Health: Comments/Concerns:</p> <p><i>Since specific commercial tenants for this application have not been identified, the full range of 'O' 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.</i></p> <p><i>Recommended Conditions of Approval for Future Uses:</i></p> <ul style="list-style-type: none"> <li><i>• The applicant(s) 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.</i></li> <li><i>• If the applicant(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="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.</i></li> </ul>

	<ul style="list-style-type: none"> <li>• If retail food establishments should be proposed, then prior to issuance of building permits. The applicant(s) shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
o 11.	Irrigation District: Please see FID's comments in documents.
o 12.	<p>PG&amp;E: City of Fresno</p> <p>Thank you for giving us the opportunity to review the subject plans. The proposed P19-00141_Office Complex is within the same vicinity of PG&amp;E's existing facilities that impact this property. There are two overhead electrical distribution lines within Public Utility Easements (PUE) located on the easterly and southerly sides of the property proposed for development. For safety purposes it is recommended that no erection or construction of structures and buildings be done underneath the conductors.</p> <p>As a reminder, please contact Underground Service Alerts (USA) by calling 811 prior to commencing any construction activities so all underground utilities may be accurately located and marked.</p> <p>Please contact the Building and Renovation Center (BRSC) for facility map requests at BRSCSSR@pge.com and PG&amp;E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.</p> <p>If you have any questions regarding our response, please contact me at jult@pge.com.</p> <p>Sincerely,</p> <p>Jose Antonio Lopez, Jr  Land Management  925-328-6116</p>
o 13.	Police Review: No Comment
o 14.	Public Works TIS Review: Please see TIS comments dated 03/20/19 jmg

o	15. School District: <i>No Comment</i>
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## PART C - PLANNING DEVELOPMENT CODE STANDARDS

### **Landscaping**

1. 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.)**
2. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
3. Additional landscaping requirements including landscape plan requirements, landscape design standards, and general landscaping standards can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

## PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, Woodward Park Community Plan, and with the Office planned land use designation.
2. Development shall take place in accordance with the O/EA/UGM/cz zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated January 8, 2019.
4. Development shall comply with all applicable conditions of zoning, (attached).

## PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

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. Approval of this special permit shall be considered null and void in the event of failure by the

applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

- a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
  - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
  - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
  4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; [Click Here](#)
  5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
  6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
  7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
  8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
  9. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

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

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall

be maintained and shall stand upright and shall not lean.

13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
15. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
16. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
  - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
  - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
  - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code
19. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
20. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
21. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles.  
**(Include this note on the site plan.)**
22. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent

properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**

23. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

### **SIGNAGE**

26. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
27. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at: [Click Here](#)
29. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
  - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
  - b) The maximum area of exempt window signage shall not exceed three square feet in area.
30. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
31. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

### **MISCELLANEOUS**

32. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.
33. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
34. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
35. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
36. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'.** The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
37. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

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

[www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](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)).

38. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
39. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
40. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
41. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities
44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
45. Open street cuts are not permitted; all utility connections must be bored.
46. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
47. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use

are reviewed by both the Fire Department and the Building and Safety Section of the 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.

48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
49. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

### **FEES**

(Not all fees will be applicable to all projects)

50. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
51. **CITYWIDE DEVELOPMENT IMPACT FEES**
  - a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
  - b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
  - c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
  - d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)
52. **CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES** (FMC Section 12-4.1006)
  - a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
  - b) Street Impact Fees will be a condition on all development entitlements granted.
  - c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the 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.

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

53. FRESNO COUNTY FACILITY IMPACT FEE

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

54. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

55. SCHOOL FEES

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

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

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

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

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

*Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.*

58. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

a) Frontage Charge (based on property frontage)

b) Transmission Grid Main Charge (based on acreage)

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

- d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
- e) Wellhead Treatment Fee (based on living units or living unit equivalents)
- f) Recharge Fee (based on living units or living unit equivalents)
- g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
- h) Service Charges (based on service size required by applicant)
- i) Meter Charges (based on service need)

59. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

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

File No. 210.412

Page 1 of 3

**PUBLIC AGENCY**

JARRED OLSEN  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721

**DEVELOPER**

ROBERT VERMELTFOORT, VAI  
8525 N. CEDAR AVE., SUITE 106  
FRESNO, CA 93720

PROJECT NO: **2019-00141**

ADDRESS: **2471 E. FIR AVE.**

APN: **404-083-29**

SENT: **3/22/19**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CM	\$0.00	NOR Review	\$108.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$550.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$658.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/19 based on the site plan submitted to the District on 2/27/19 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. 2019-00141**

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

Page 2 of 3

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

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

**FR DPA No. 2019-00141**



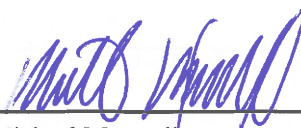
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

Page 3 of 3

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



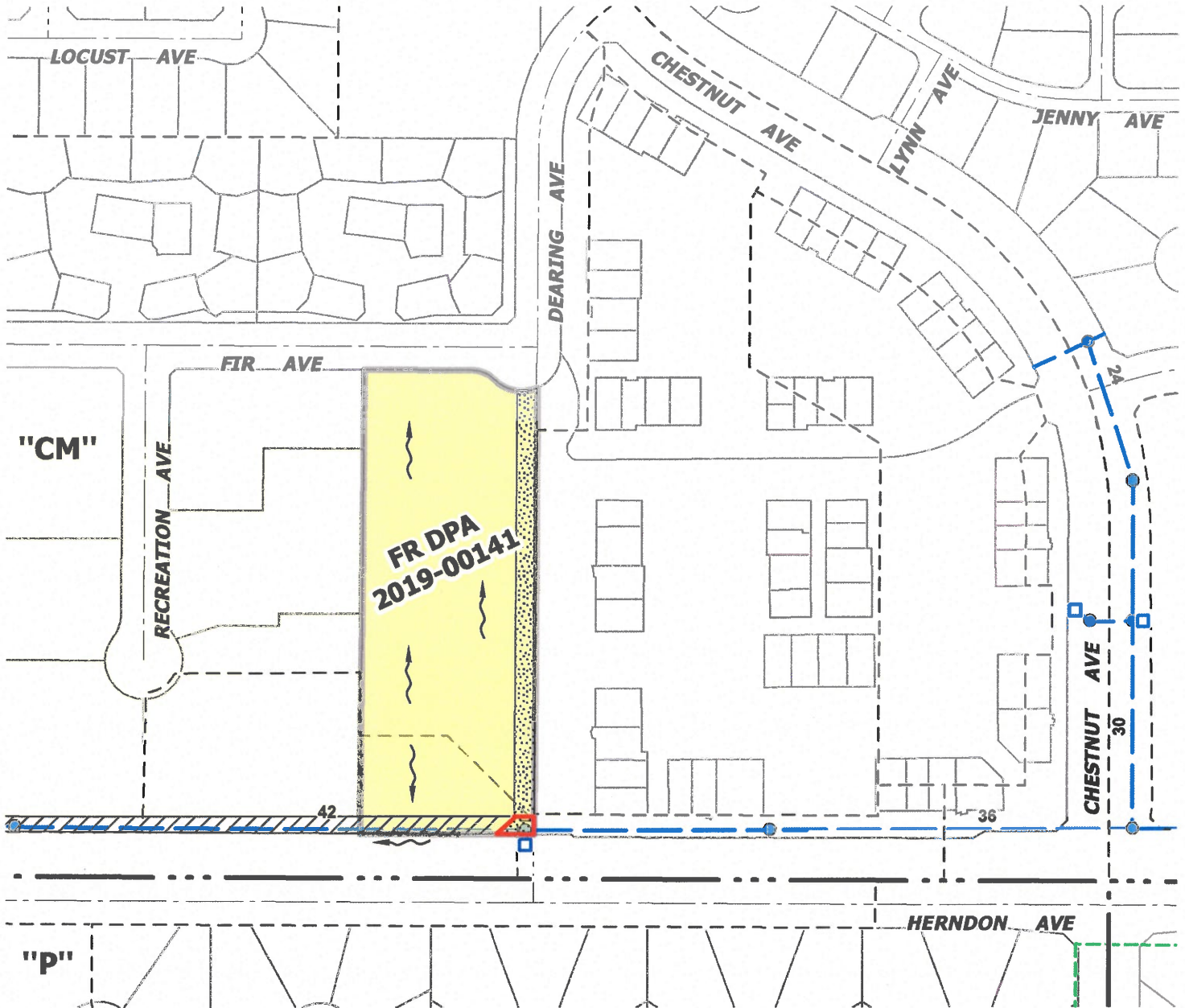
Debbie Campbell  
Design Engineer










Michael Maxwell  
Project Engineer

**FR  
DPA  
No. 2019-00141**

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



## LEGEND

-  Existing Master Plan Facilities
-  Drainage Area Boundary
-  Inlet Boundary
-  Direction Of Drainage
-  20' Wide Storm Drain Easement to be Dedicated by Developer to District
-  Existing 20' Wide Storm Drain Easement
-  Existing Public Utility Easement to be Vacated



1" = 200'

**FR DPA 2019-00141**  
**DRAINAGE AREA "CM"**



## EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



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

There is an existing twenty-foot (20') wide storm drain easement along the south property line 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.

There are existing storm drainage facilities lying within a portion of the public utility easement to be vacated along the east property line of DPA 2019-00141 as shown on Exhibit No. 1. Therefore, the developer shall dedicate a minimum twenty-foot (20') wide storm drain easement as shown on Exhibit No. 1 as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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 2019-00141

# CITY OF FRESNO

## DEVELOPMENT AND IMPACT FEE ESTIMATE

The following estimates are based on preliminary conceptual information. The exact fee obligation will be computed at the time of development by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of development shall apply.

**Proposed Development:** Commercial Office Complex - 2471 E. Fir Avenue

**A.P.N.** 404-083-29

**Planned Land Use:** Office-Employment

**Current Zoning:** O/UGM

**Site Area:** +/- 3.11 acres

**Building Area:** Four (4) office buildings totalling 36,325 sq. ft.

**Entitlement:** P19-00141

**Estimate Date:** May 29, 2019

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	2"	4	EA.	\$2,671.00	\$10,684.00	[1] [6]
Irrigation Water Meter Charge	2"	1	EA.	\$530.00	\$530.00	[1] [6]
Time & Materials Charge	8" Fire	1	EA.	\$5,500.00	\$5,500.00	[1] [6]
Frontage Charge		225	L.F.	\$6.50	\$1,462.50	[6]
Water Capacity Fee	2"	4.0	EA.	\$10,912.00	\$43,648.00	[1] [6]
Water Capacity Fee	2" Irr.	1.0	EA.	\$10,912.00	\$10,912.00	[1] [6]

*Less credit toward Water Capacity Fee - Parcel Map No. 1990-41*

**\$20,110.00**

<b>Total Water Connection Charges</b>	<b>\$52,626.50</b>	<b>[1]</b>
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		22,500	Sq.Ft.	\$0.10	\$2,250.00	[6]
Oversized Sewer Charge	UGM	22,500	Sq.Ft.	\$0.05	\$1,125.00	[6] [8]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Trunk Sewer Charge	Herndon	STEP		[3]	[3]	[5] [7]

<b>Total Sewer Connection Charges</b>	<b>\$3,375.00</b>	<b>[3]</b>
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm./Office	36,325	Sq.Ft.	\$311.00	<i>Satisfied w/ PM 1990-41</i>	[7]
Citywide Park Facility Impact Fee	SFR	n/a	Units	\$3,923.00	<i>n/a</i>	[9]
Citywide Police Facilities Impact Fee	Comm./Office	36,325	Sq.Ft.	\$610.00	\$22,158.25	[7]
Citywide Regional Street Charge	Comm./Office	3.11	AC	\$14,665.00	\$45,608.15	[6]
New Growth Area Major Street Charge	Comm./Office	3.11	AC	\$36,829.00	<i>Satisfied w/ PM 1990-41</i>	
Citywide Traffic Signal Charge	Comm./Office	36,325	Sq.Ft.	\$565.00	<i>Satisfied w/ PM 1990-41</i>	
Right-of-Way Acquisition Charge	UGM				<i>Satisfied w/ PM 1990-41</i>	

<b>Total Citywide/Regional Impact Fees</b>	<b>\$67,766.40</b>
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<b>Total Fees and Charges</b>	<b>\$123,767.90</b>
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# CITY OF FRESNO

## DEVELOPMENT AND IMPACT FEE ESTIMATE

### Notes:

Within the City of Fresno's sphere of influence there are other sewer and water utility providers. If the project is within one of those districts, the developer must provide confirmation from the representative Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of Building Permit

*Outside agencies developer impact fees: It is the developer's responsibility to contact those agencies for their fee estimates. These agencies include but are not limited to; Fresno County, Council of Fresno County Governments (FCOG), Fresno Metropolitan Flood Control District (FMFCD), various School Districts that serve the City of Fresno, etc.*

- On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008-023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. For further information regarding the Fresno County Facilities Impact Fees, please contact Fresno County Department of Public Works & Planning at (559) 600-4078.
- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

[1] Fees for Water Service Connections and/or Meters, and Water Capacity due at time of development. Charges based on service and/or meter sizes, (Rates as established by the Master Fee Schedule), determined by the Developer.

[2] Sewer House branches to be installed by Developer at the Developer's cost.

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[4] The Wastewater Facilities Charge (WWFC) is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, WWFC may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[5] The Trunk Sewer Charge is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, Trunk Sewer Charges may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

[8] Construction Fee Credits may be applicable. Contact the Public Works Engineering Services Division at (559) 621-8685 for more information.

[9] Parks fee applicable only to residential developments

[10] Fee not applicable on replacement or reconstruction of an existing structure that has been destroyed or demolished provided that the Building Permit for new construction is obtained within one year after the building is destroyed or demolished, and there is no change in the land use designation. (Res. Nos. 2005-428, 429)

[11] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date:

621-8797

City of Fresno Public Works Department  
Land Division & Engineering

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

March 20, 2019

Jarred Olsen, Planner III  
Development and Resources Management Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED OCTOBER 29, 2018 FOR THE PROPOSED MEDICAL OFFICE COMPLEX ON THE SOUTHWEST CORNER OF FIR AVENUE AND DEARING AVENUE**  
TIS 19-005, P19-00141

## PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed medical office complex, "project", which plans to construct up to 39,220 square feet of medical office build space on the southwest corner of Fir Avenue and Dearing Avenue. The TIA included land use and size as shown in the table below. The approximately 3.1 acre site is currently vacant.

The TIA evaluated the impacts of the project by analyzing three (3) intersections 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, 10<sup>th</sup> Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and proposed project as shown in the TIS:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical-Dental Office Building (ITE Code 720)	39,220 SF	1,365	85	24	109	38	98	136

SF = square feet

Based on the analyses included in the TIA, the study intersections are currently operating above the TIZ III level of service (LOS) standard of LOS D. With the addition of the project and any near term proposed projects in the area, the study intersections will continue to operate at or above LOS D. The intersections of Dearing Avenue at Chestnut Avenue and Herndon Avenue at Chestnut Avenue are projected to operate below LOS D Avenue the in the Cumulative Plus Project scenario.

## GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

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

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement.

Failure to pay the TSMI fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](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 \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.
5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

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

Sincerely,



Jill Gormley, TE

City Traffic Engineer / Traffic Operations & Planning Manager  
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study  
Louise Gilio, Public Works, Traffic Planning Supervisor  
Harmanjit Dhaliwal, Public Works, Professional Engineer  
Andrew Benelli, Public Works, Assistant Director



**SUBJECT:** Conditions of Approval for **P19-00141**

**DATE:** March 22, 2019

**TO:** Jarred Olsen  
Development and Resource Management Department

**FROM:** Leonor Ayala, Engineer I  
Public Works Department, Traffic Planning Section

**APN:** 404-083-29

**ADDRESS:** 2471 East Fir Avenue

<b>ATTENTION:</b> The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.			
	<b>To be completed:</b>	<b>Point of Contact</b>	<b>Department and Contact Information</b>
X	A <b>Cross Access Agreement</b> is required.	Jarred Olsen	Planning and Resource Management Department (559) 621-8068 Jarred.Olsen@fresno.gov
X	<b>Traffic Impact Study (TIS)</b> A TIS is required to determine traffic impacts, if any. Additional conditions may be required. See letter from Traffic Engineer.	Jill Gormley	Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov
X	<b>Deeds (up to 2 month processing time)</b> Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov

**ATTENTION:**

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

**A. GENERAL REQUIREMENTS**

1. Properly identify and dimension all **property lines and easements.**

**B. OFFSITE INFORMATION:**

1. Identify all **section and center lines.**
2. Identify existing and proposed **sidewalks** (provide width), **street lights** (specify if wood or metal pole), **utility poles, boxes, guy wires, signs, fire hydrants, etc.**
3. Identify and dimension the required **4' minimum path of travel** along the public sidewalk adjacent to property. A pedestrian easement may be required if Title 24 requirements cannot be met.

**C. ONSITE INFORMATION:**

1. Identify **service access** with **turning templates on the site plan for all large vehicles.**

2. Identify a **12' visibility triangle** at all driveways and points of ingress/egress into public right of way per Fresno Municipal Code (FMC) 15-2018B.
3. **Parking Lot:**
  - a. **Stalls:** Provide **length**. Identify the vehicular overhang adjacent to continuous curbing, existing and proposed **6" high curbs and/ or wheel stops**.
  - b. Provide widths of **walkways** (7' min) adjacent to parking stalls
  - c. Identify **lighting and accessibility signage**.

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

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-2017.

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

### **Herndon Avenue: Expressway**

1. Dedication Requirements
  - a. Dedicate a **26'** (minimum) easement for Bike, Pedestrian and Landscape purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Above ground utilities are not allowed within this easement.
2. Construction Requirements:
  - a. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping, and landscaping, per the **2035 Fresno General Plan, the Public Works Standards P-58, P-59, P-60, P-61, and the Caltrans Highway Design Manual**. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74** and **P-75**.

### **Fir Avenue: Local**

1. Construction Requirements:
  - a. Construct driveway approaches to Public Works Standards **P-2** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**.
  - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.



- c. Construct concrete sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern.

**Street Construction Plans are required and shall be approved by the City Engineer.** All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Harmanjit Dhaliwal) at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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

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 Drawings **P-21, P-22, P-23**.
2. If Electric Vehicle Charging Stations are required per DARM, provide a detail for the proposed/future equipment to verify sufficient space is available.
3. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**. No obstructions shall be within the overhang. Provide the number that are required, provided, compact, and designated for accessible parking stalls.

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master fee schedule.

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

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

Questions relative to these conditions may be directed to Leonor Ayala at (559) 621-8806 or [Leonor.Ayala@fresno.gov](mailto:Leonor.Ayala@fresno.gov) in the Public Works Department, Traffic Planning Section.



**DATE:** February 28, 2019

**TO:** Planning Project Manager  
Development and Resource Management Department

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

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT  
PERMIT P19-00141 REGARDING MAINTENANCE REQUIREMENTS

**LOCATION:** 2471 E Fir Avenue  
**APN:** 404-083-29

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 below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following item shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division <b>prior</b> building permit sign off.			
<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>

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

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

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

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

and Irrigation Plans are required to be approved prior to the finalization of the CFD process.

## **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:

- Landscaping, trees and irrigation systems within the City street rights-of-way (parkways); required and officially designated public trails; and other areas as approved by the City of Fresno Public Works Department.
- Concrete curbs and gutters, valley gutters, sidewalks and curb ramps, and street name signage and street lights within and adjacent to **Major Public Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, street paving, street name signage and street lights within and adjacent to **all Local Public Streets**.
- Trail amenities, to include the trail itself (asphalt or concrete); City required fencing, benches, drinking fountains, trash receptacles and low voltage lighting.

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

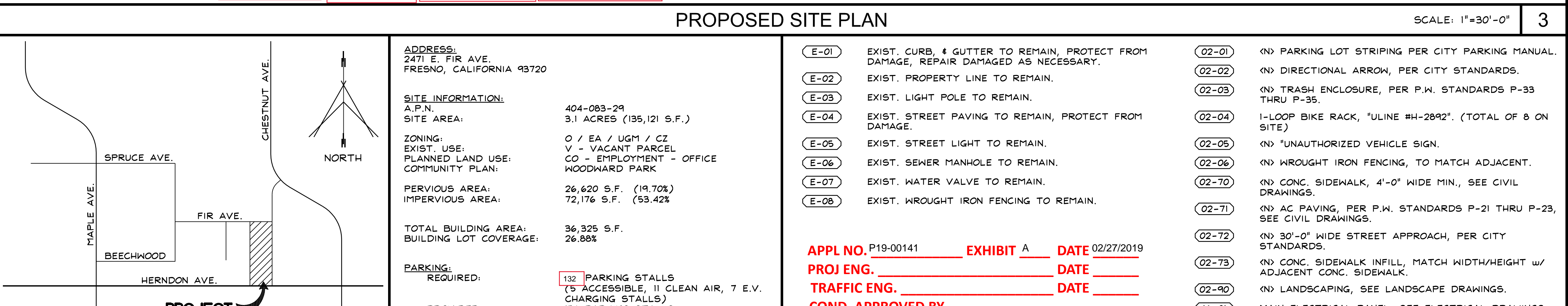
- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
  - **Proceedings to annex the final map to CFD No. 9 SHALL NOT commence unless the final map 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 final map 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 the DCC&Rs or 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)





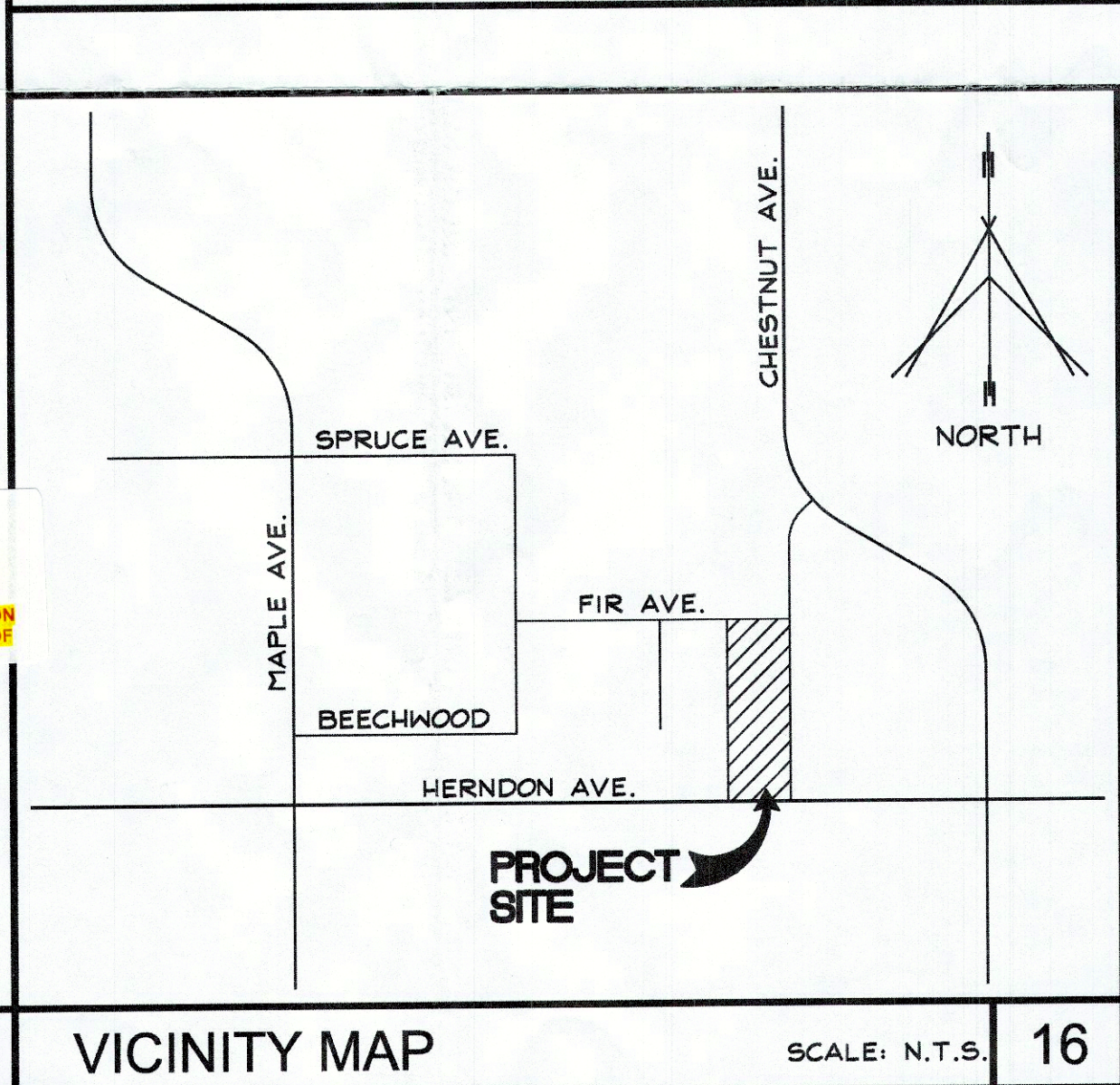
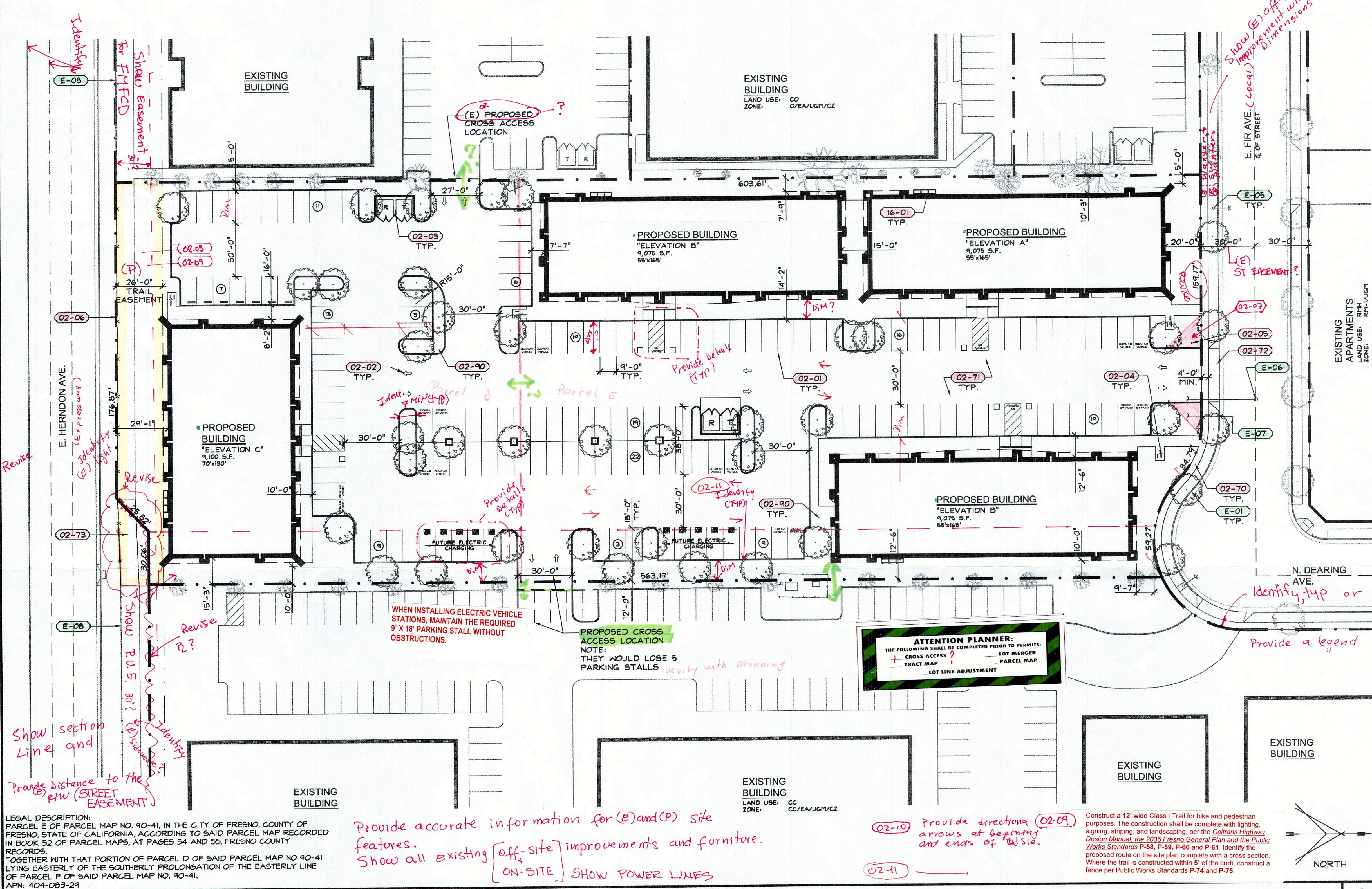
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ISSUE DATE:	11-5-18
REV. DATE:	
PROJECT NO.:	18036
DRAWN BY:	NL
SHEET:	A100

(STAMP INVALID  
UNLESS  
DATE SHOWN)



- 28.1 ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO ACCEPTANCE BY PUBLIC WORKS
29. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
30. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQ'D STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
31. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER, ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



<p><b>PROPOSED</b></p>	
<p><u>ADDRESS:</u>  2471 E. FIR AVE. ✓  FRESNO, CALIFORNIA 93720</p>	
<p><u>SITE INFORMATION:</u>  A.P.N.  SITE AREA:</p>	<p>404-083-29 ✓  3.1 ACRES (135,121 S.F.)</p>
<p><u>ZONING:</u>  EXIST. USE:  PLANNED LAND USE:  COMMUNITY PLAN:</p>	<p>O / EA / UGM / CZ  V - VACANT PARCEL  CO - EMPLOYMENT - OFFICE  WOODWARD PARK</p>
<p><u>PERVIOUS AREA:</u>  IMPERVIOUS AREA:</p>	<p>26,620 S.F. (19.70%)  72,176 S.F. (53.42%)</p>
<p><u>TOTAL BUILDING AREA:</u>  BUILDING LOT COVERAGE:</p>	<p>36,325 S.F.  26.88%</p>
<p><u>PARKING:</u>  REQUIRED:</p>	<p>147 PARKING STALLS  (5 ACCESSIBLE, 11 CLEAN AIR, 7 E.V.  CHARGING STALLS)</p>
<p>PROVIDED:</p>	<p>156 PARKING STALLS  (6 ACCESSIBLE, 16 CLEAN AIR, 10 E.V.  CHARGING STALLS)</p>
<p><b>SITE INFORMATION</b></p>	
<p><b>12</b></p>	

SITE PLAN		SCALE: 1"=30'-0"		4
(E-01)	EXIST. CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.	(O2-01)	<N> PARKING LOT STRIPING PER CITY PARKING MANUAL	
(E-02)	EXIST. PROPERTY LINE TO REMAIN.	(O2-02)	<N> DIRECTIONAL ARROW, PER CITY STANDARDS.	
(E-03)	EXIST. LIGHT POLE TO REMAIN.	(O2-03)	<N> TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.	
(E-04)	EXIST. STREET PAVING TO REMAIN, PROTECT FROM DAMAGE.	(O2-04)	I-LOOP BIKE RACK, "ULINE #H-2892". (TOTAL OF 8 ON SITE)	
(E-05)	EXIST. STREET LIGHT TO REMAIN.	(O2-05)	<N> "UNAUTHORIZED VEHICLE SIGN.	
(E-06)	EXIST. SEWER MANHOLE TO REMAIN.	(O2-06)	<N> WROUGHT IRON FENCING, TO MATCH ADJACENT. Provide dimension per P-74	
(E-07)	EXIST. WATER VALVE TO REMAIN.	(O2-70)	<N> CONC. SIDEWALK, 4'-0" WIDE MIN. (SEE CIVIL DRAWINGS. Provide Civil Drawings' (Type) To match?)	
(E-08)	EXIST. WROUGHT IRON FENCING TO REMAIN.	(O2-71)	<N> AC PAVING, PER P.W. STANDARDS P-21 THRU P-23 SEE CIVIL DRAWINGS.	
		(O2-72)	<N> 30'-0" WIDE STREET APPROACH, PER CITY STANDARDS. P2, P-6 & P-48?	
		(O2-73)	<N> CONC. SIDEWALK INFILL, MATCH WIDTH/HEIGHT w/ ADJACENT CONC. SIDEWALK. Provide dimension s	
		(O2-90)	<N> LANDSCAPING, SEE LANDSCAPE DRAWINGS.	
		(I6-01) (O2-37)	MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS. (N) 12' Triangle of visibility Identify lighting and accessible signage e	
		(O2-10)	DEDICATE A 26' BIKE, PEDESTRIAN	4

<p><b>PROPOSED OFFICE BUILDINGS</b></p> <p><b>2471 E. FIR AVE.</b> FRESNO, CALIFORNIA 93720</p> <p><b>OVERALL SITE PLAN</b></p>									
<p>ISSUE DATE: 11-5-18</p>									
<p>REV. DATE:</p>									
<p>PROJECT NO.: 18036</p>									
<p>DRAWN BY: NL</p>									
<p>SHEET: A100 <span style="color: red;">CPI</span></p>									



1. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
5. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE w/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
6. ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY w/ & MEET THE REQUIREMENTS OF CBC IIB-500.
7. LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & 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.
8. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
9. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
10. ANY SURVEY MONUMENTS w/in THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
11. REPAIR ALL DAMAGED &/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
12. CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS w/in THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
13. FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
14. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE w/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
15. FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
16. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS w/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
17. IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
18. 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, & 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 ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
19. 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 & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
20. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS w/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
21. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS w/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50).
22. FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
23. THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT.
24. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-101I, AND RES. NO. 78-522/78-629.
25. 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.

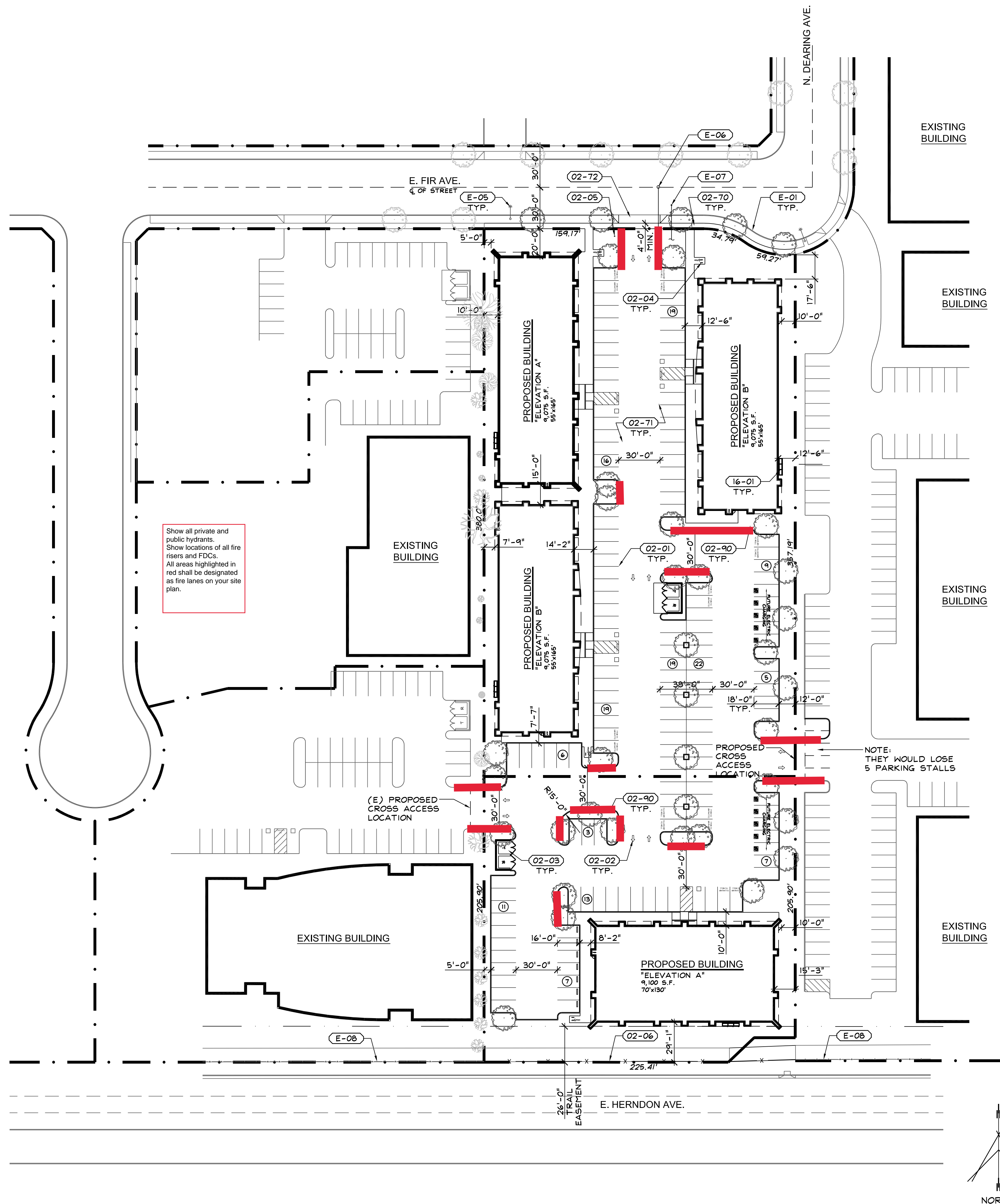
## GENERAL NOTES

20

## PROPOSED SITE PLAN

SCALE: 1"=40'-0"

8



- |      |  |
|------|--|
| E-01 | EXIST. CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY. |
| E-02 | EXIST. PROPERTY LINE TO REMAIN.  |
| E-03 | EXIST. LIGHT POLE TO REMAIN.   |
| E-04 | EXIST. STREET PAVING TO REMAIN, PROTECT FROM DAMAGE.                               |
| E-05 | EXIST. STREET LIGHT TO REMAIN.   |
| E-06 | EXIST. SEWER MANHOLE TO REMAIN.  |
| E-07 | EXIST. WATER VALVE TO REMAIN.  |
| E-08 | EXIST. WROUGHT IRON FENCING TO REMAIN.   |

- (02-01) (N) PARKING LOT STRIPING PER CITY PARKING MANUAL.
- (02-02) (N) DIRECTIONAL ARROW, PER CITY STANDARDS.
- (02-03) (N) TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.
- (02-04) I-LOOP BIKE RACK, "ULINE #H-2892". (TOTAL OF 8 ON SITE)
- (02-05) (N) "UNAUTHORIZED VEHICLE SIGN.
- (02-06) (N) WROUGHT IRON FENCING, TO MATCH ADJACENT.
- (02-70) (N) CONC. SIDEWALK, 4'-0" WIDE MIN., SEE CIVIL DRAWINGS.
- (02-71) (N) AC PAVING, PER P.W. STANDARDS P-21 THRU P-23, SEE CIVIL DRAWINGS.
- (02-72) (N) 30'-0" WIDE STREET APPROACH, PER CITY STANDARDS.
- (02-90) (N) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (16-01) MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.

## KEYNOTES

2

ADDRESS:  
2471 E. FIR AVE.  
FRESNO, CALIFORNIA 93720

SITE INFORMATION:  
A.P.N. 404-083-29  
SITE AREA: 3.1 ACRES (135,121 S.F.)

ZONING: O / EA / UGM / CZ  
EXIST. USE: V - VACANT PARCEL  
PLANNED LAND USE: CO - EMPLOYMENT - OFFICE  
COMMUNITY PLAN: WOODWARD PARK

PERVIOUS AREA: 26,620 S.F. (19.70%)  
IMPERVIOUS AREA: 72,176 S.F. (53.42%)

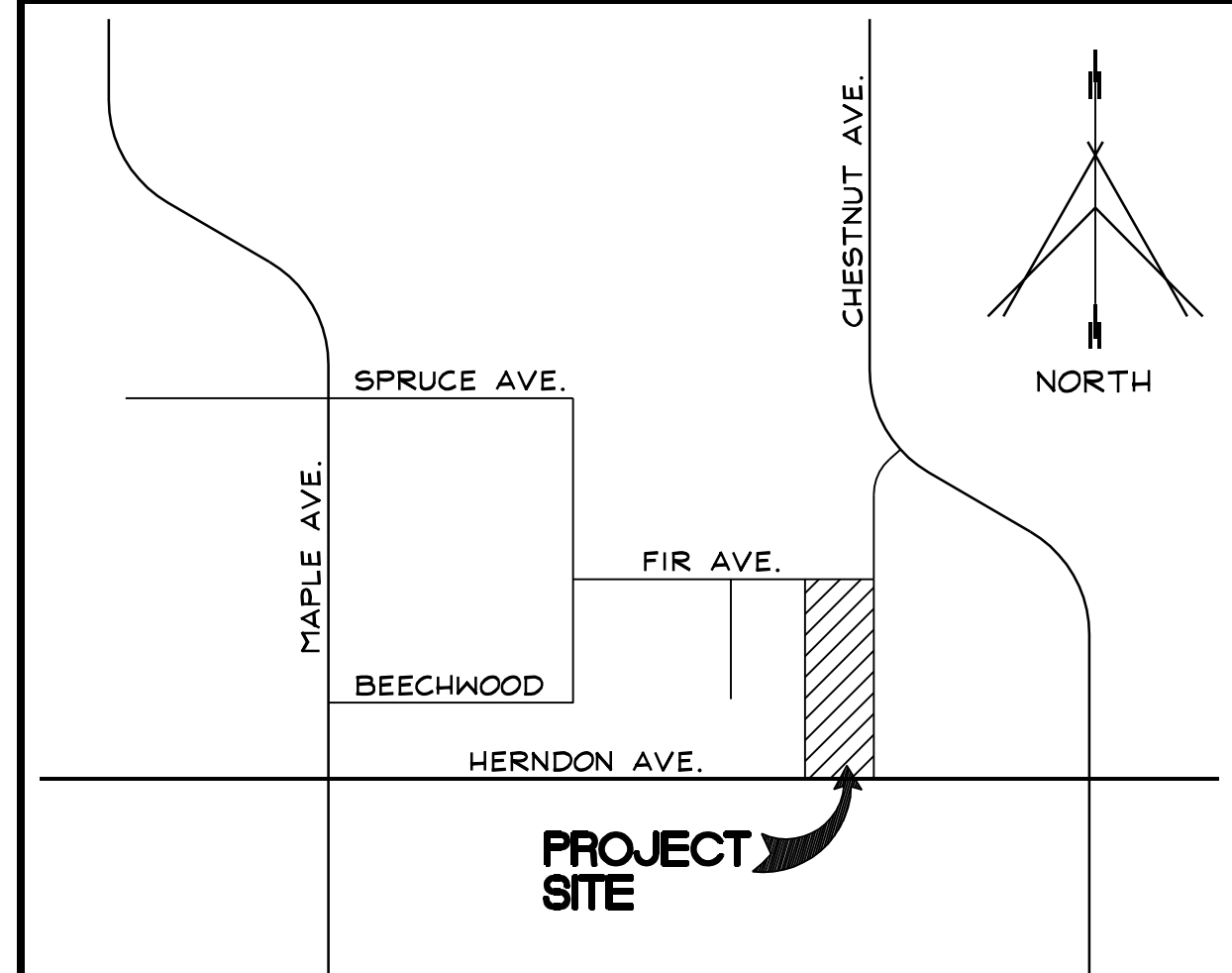
TOTAL BUILDING AREA: 36,325 S.F.  
BUILDING LOT COVERAGE: 26.88%

**PARKING:**

REQUIRED:	147 PARKING STALLS (5 ACCESSIBLE, 11 CLEAN AIR, 7 E.V. CHARGING STALLS)
PROVIDED:	156 PARKING STALLS (6 ACCESSIBLE, 16 CLEAN AIR, 10 E.V. CHARGING STALLS)

## SITE INFORMATION

3



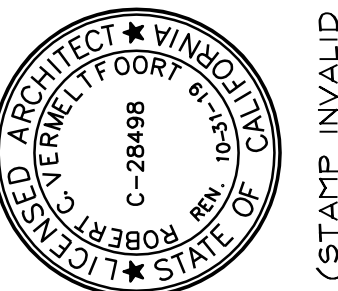
**PROJ  
SITE**

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Architecture and Planning



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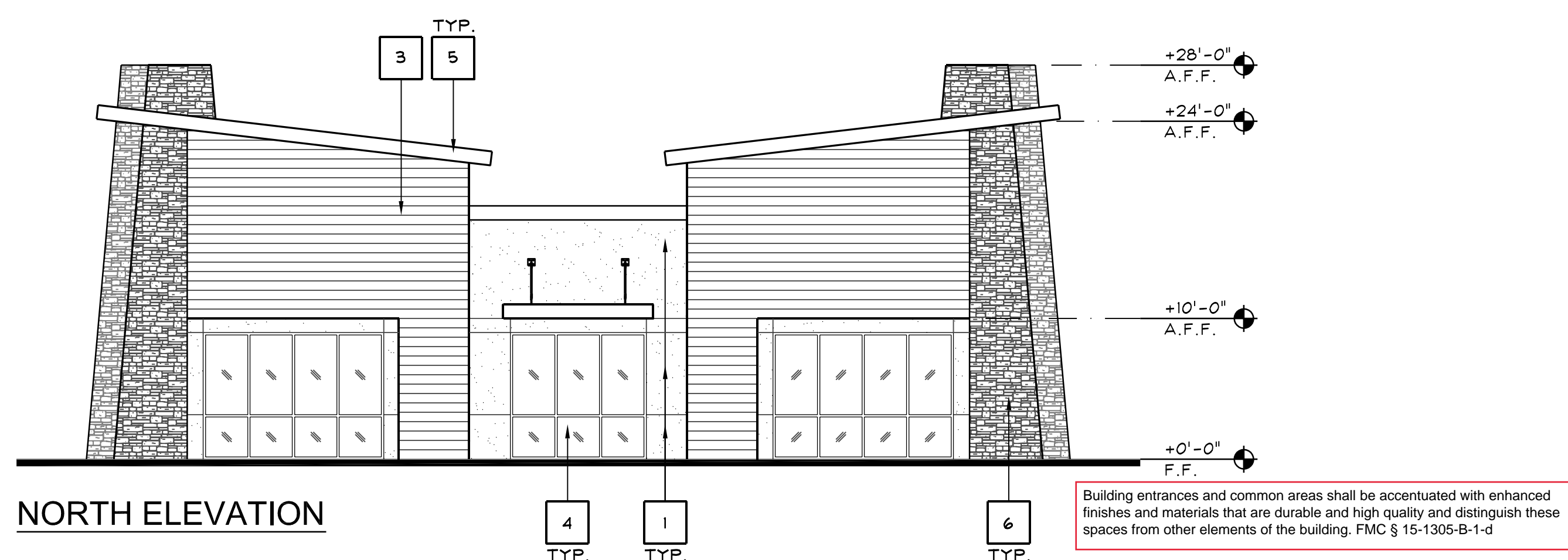
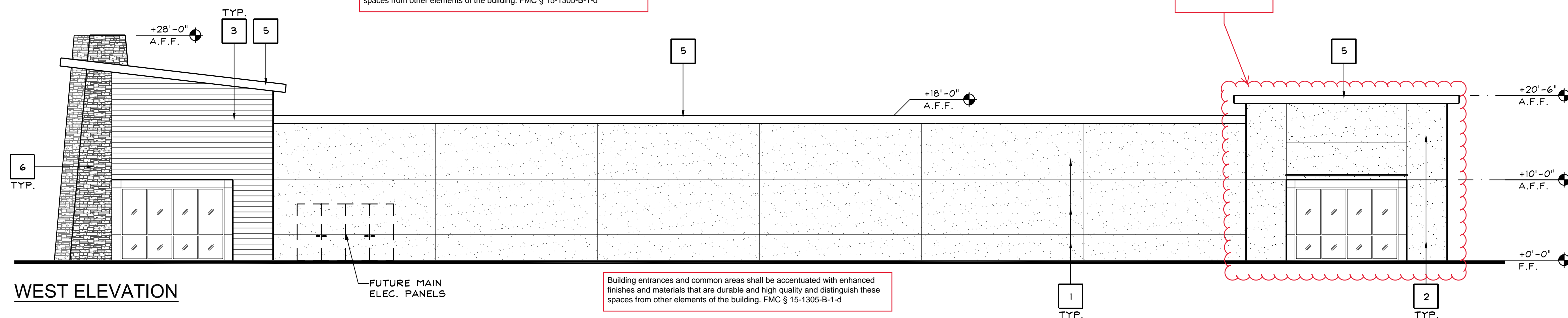
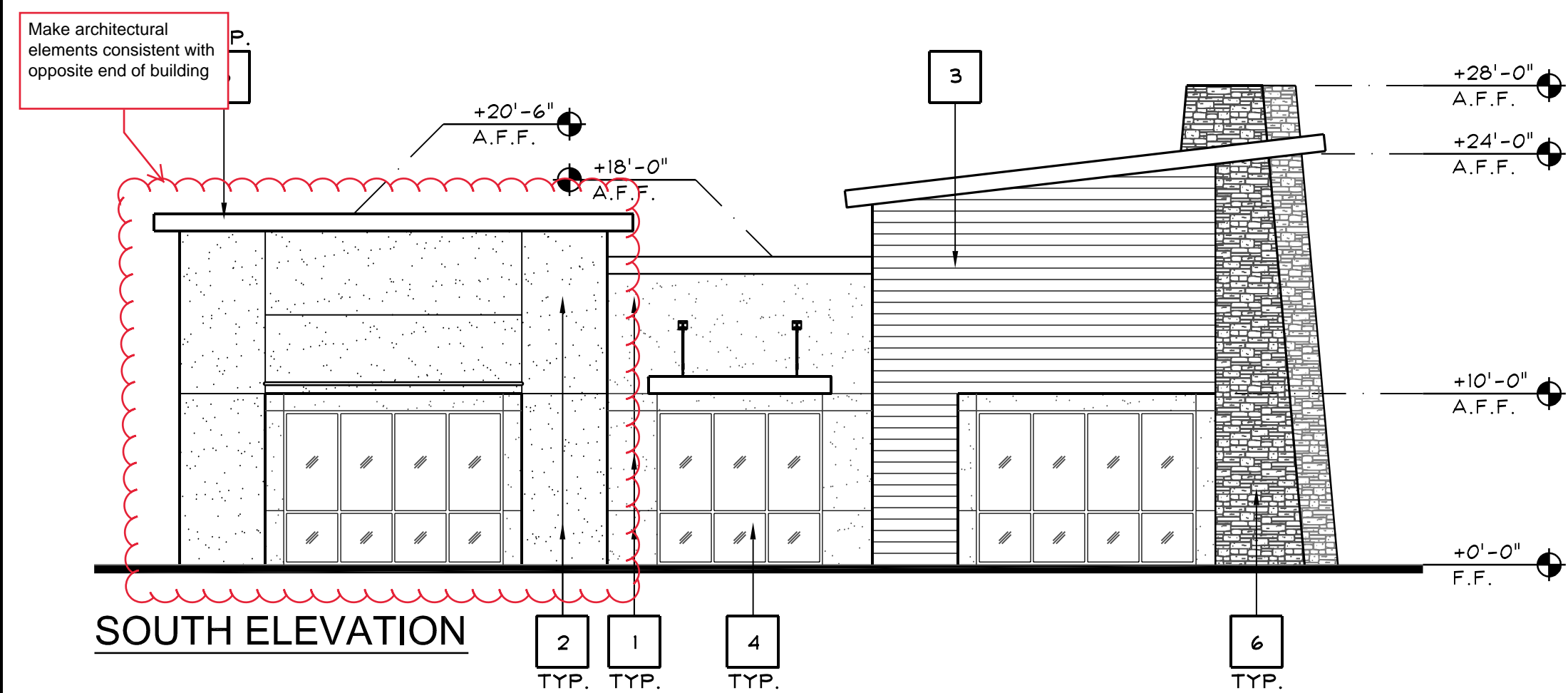
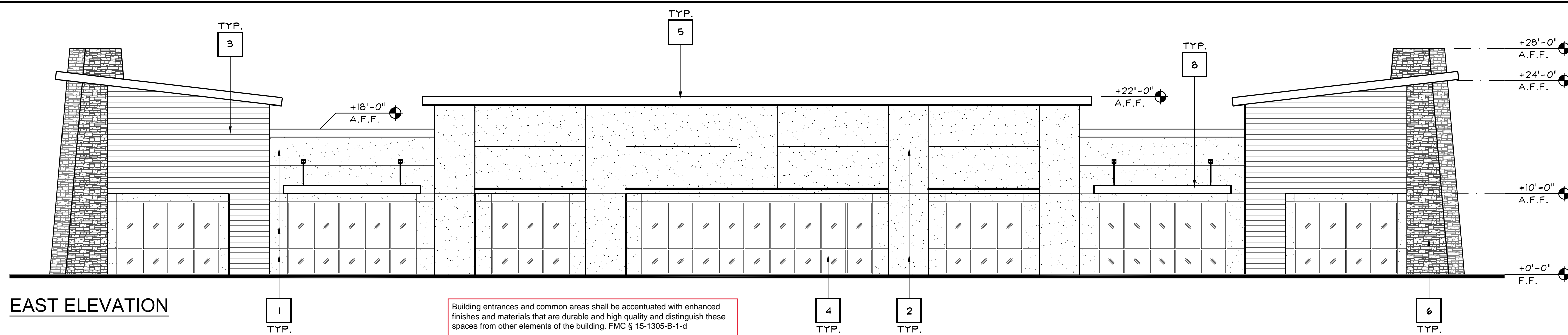
# PROPOSED OFFICE BUILDINGS

2471 E. FIR AVE.  
FRESNO, CALIFORNIA 93720

ISSUE DATE:	11-5-18
REV. DATE:	
PROJECT NO.:	18036
DRAWN BY:	NL
SHEET:	

# A100





Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building. FMC § 15-1305-B-1-d

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Make architectural elements consistent with opposite end of building

Make architectural elements consistent with opposite end of building

APPL NO. P19-00141 EXHIBIT E-1 DATE 2/27/2019  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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

8

## KEYNOTES

1

1

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW 6359 "SOCIALBE"
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW 7001 "MARSHMALLOW"
3	CORRUGATED METAL PANEL	MBCI, 7.2 PANEL, SIGNATURE 300 COLOR: SILVER METALLIC
4	STOREFRONT & GLAZING	ANODIZED FRAMES & GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED
5	PARAPET CAP	SHERWIN WILLIAMS #SW 7039 "VIRTUAL TAUPE"
6	STONE VENEER	ELDORADO STONE, CLIFFSTONE, "BARLEY"
7	-	-
8	METAL CANOPY	MATCH COLOR TO STOREFRONT FRAMES
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

ISSUE DATE:	11-5-18
REV. DATE:	
PROJECT NO.:	18036
DRAWN BY:	NL
SHEET:	

# A300

# PROPOSED OFFICE BUILDINGS

2471 E. FIR AVE.

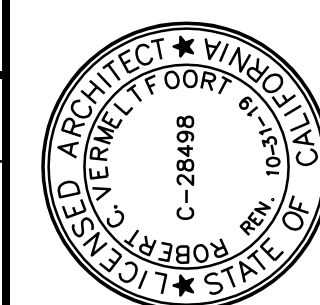
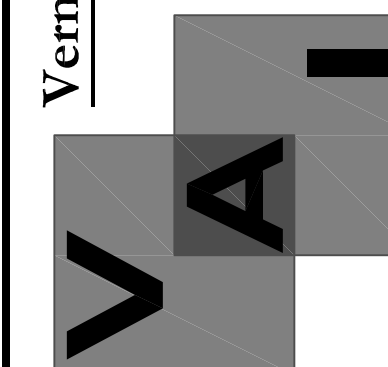
2471 E. LIN AVE  
FRESNO, CALIFORNIA 93722

FRESNO, CALIFORNIA 93720  
PROPOSED ELEVATIONS (BUILDING 'A')

**Vermeltfoort Architects, Inc.**  
Architecture and Planning

8525 North Cedar Avenue  
Suite 106  
Fresno, California 93720

Office: 559.432.6744  
Fax: 559.432.6745



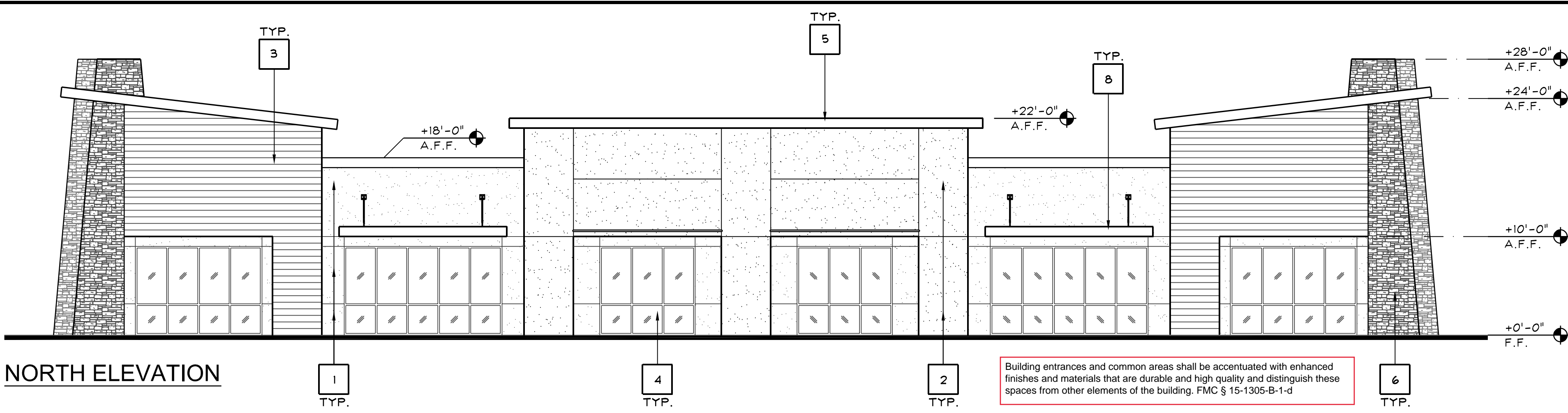
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NET-SIGNED)

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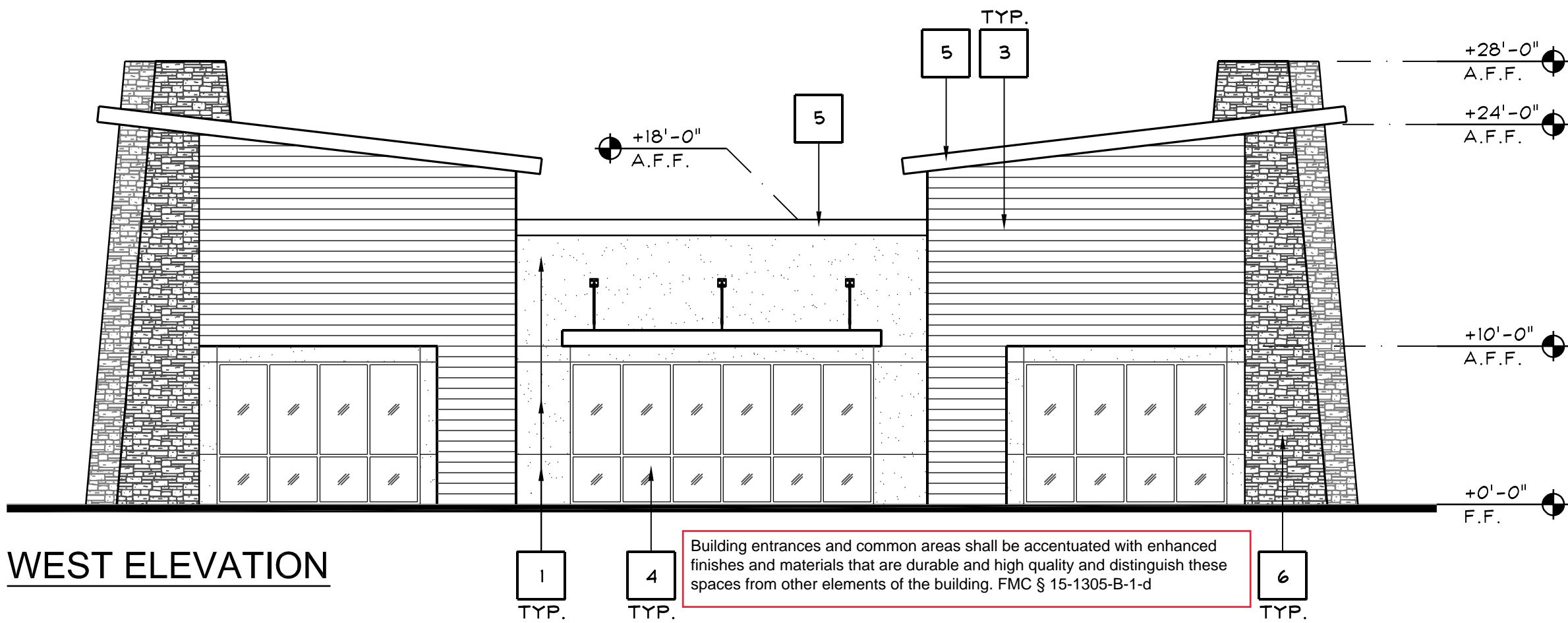


## A300

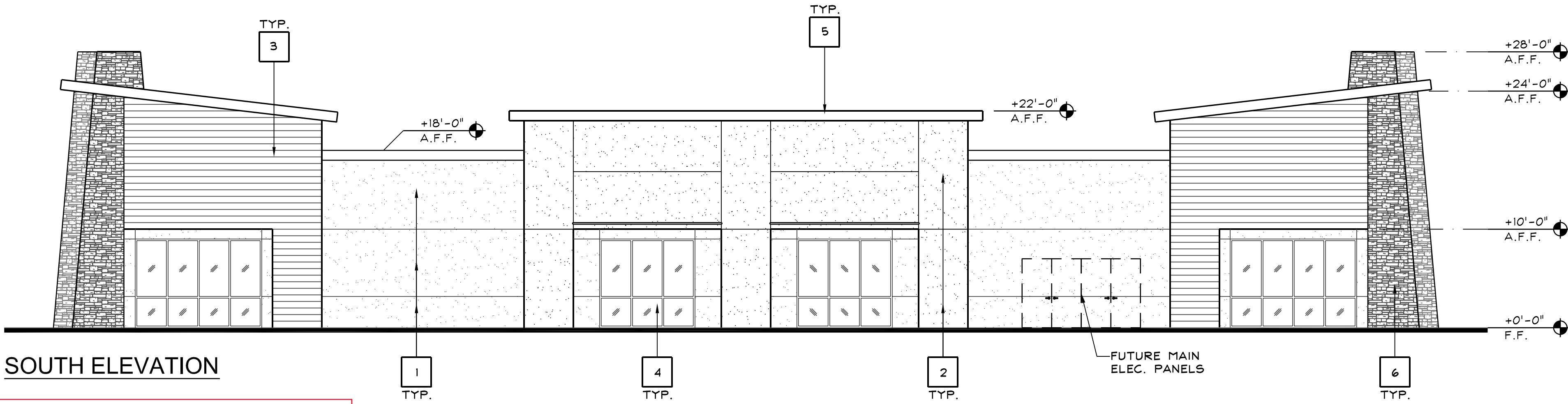




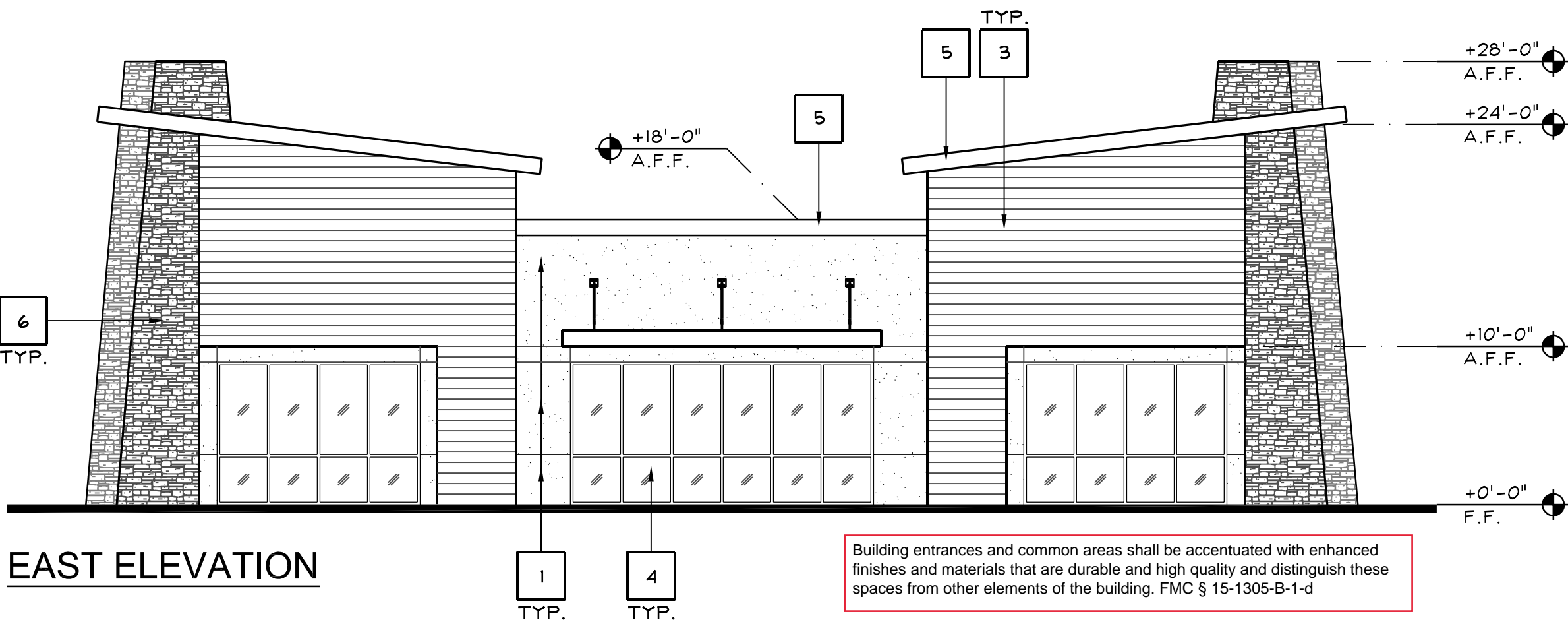
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building. FMC § 15-1305-B-1-d

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APPL NO. P19-00141 EXHIBIT E-3 DATE 2/27/2019  
PROJ ENG. DATE  
TRAFFIC ENG. DATE  
COND. APPROVED BY DATE  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PROPOSED ELEVATIONS - "BUILDING C"

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

8

KEYNOTES

1

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW 6359 "SOCIALB"
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW 7001 "MARSHMALLOW"
3	CORRUGATED METAL PANEL	MBCI, 7.2 PANEL, SIGNATURE 300 COLOR: SILVER METALLIC
4	STOREFRONT & GLAZING	ANODIZED FRAMES & GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED
5	PARAPET CAP	SHERWIN WILLIAMS #SW 7039 "VIRTUAL TAUPE"
6	STONE VENEER	ELDORADO STONE, CLIFFSTONE, "BARLEY"
7	-	-
8	METAL CANOPY	MATCH COLOR TO STOREFRONT FRAMES
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

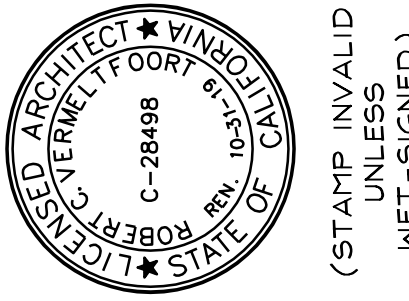
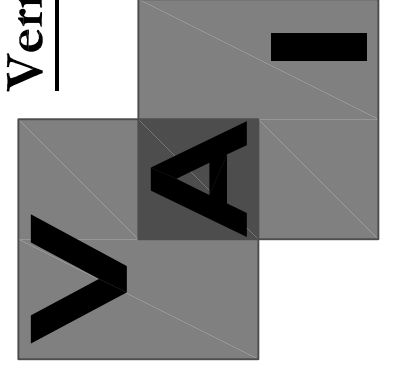
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REVISION	DATE
1	

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Office: 559.432.6744  
Fax: 559.432.6745



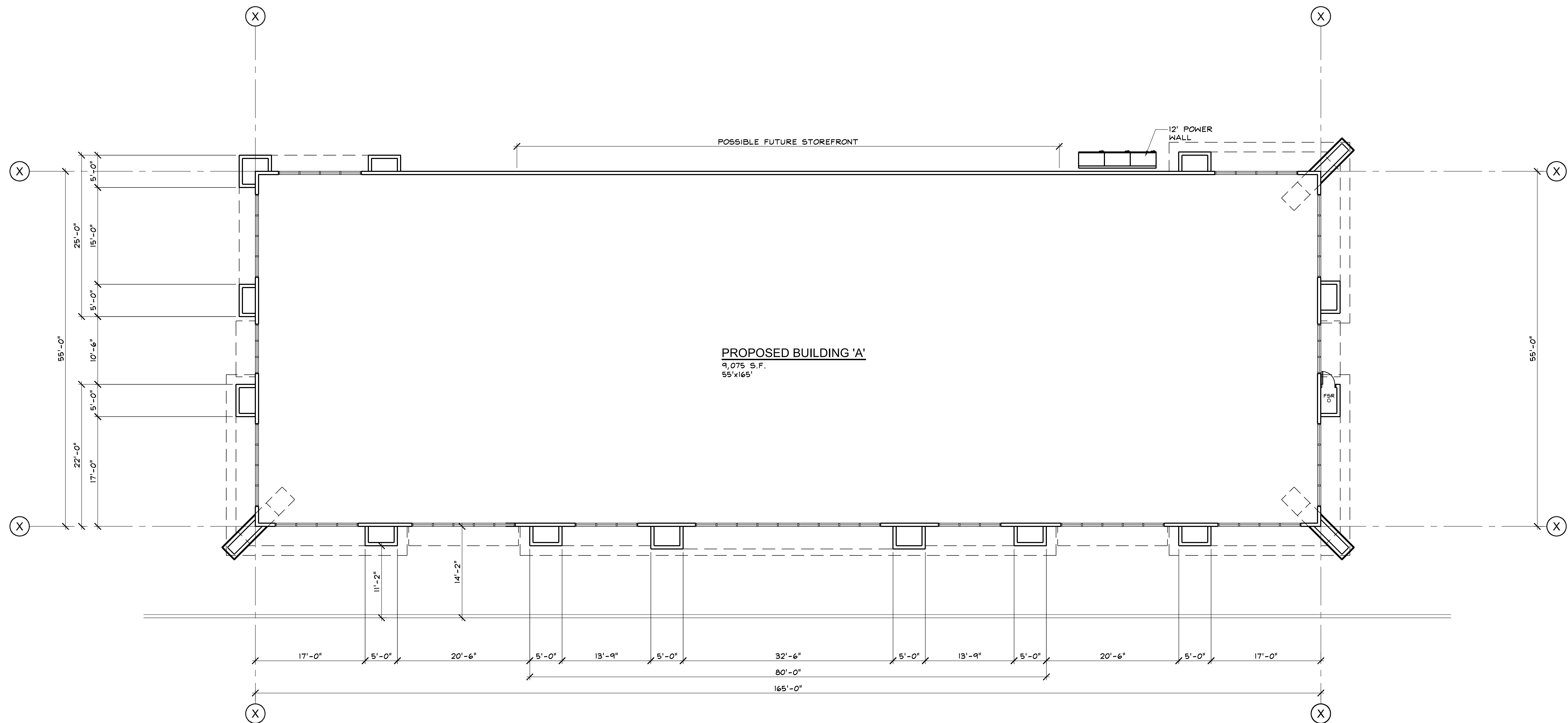
PROPOSED OFFICE BUILDINGS  
2471 E. FIR AVE.  
FRESNO, CALIFORNIA 93720  
PROPOSED ELEVATIONS (BUILDING 'C')

ISSUE DATE:	11-5-18
REV. DATE:	
PROJECT NO.:	18036
DRAWN BY:	NL
SHEET:	

A300

EXTERIOR FINISH SCHEDULE

4



### PROPOSED FLOOR PLAN - "BUILDING A"

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

3

APPL NO. P19-00141 EXHIBIT F-1 DATE 2/27/2019  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
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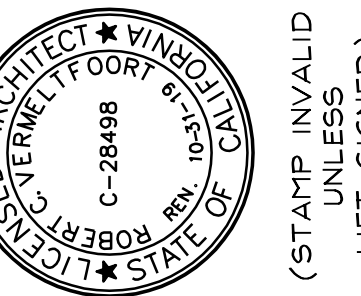
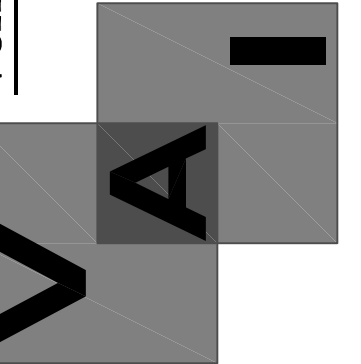
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16

12

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4



## Architecture and Planning

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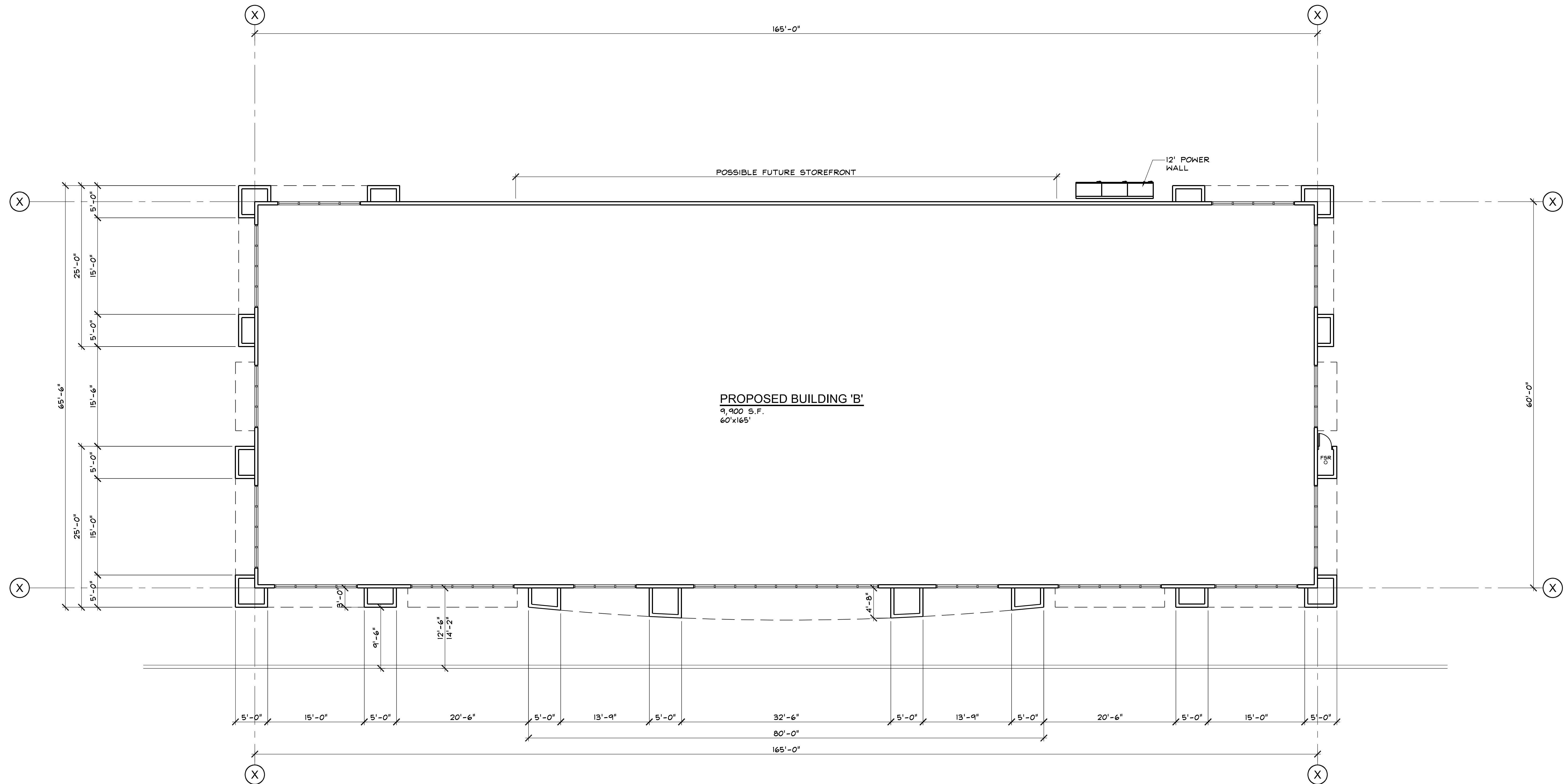
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**PROPOSED OFFICE  
BUILDINGS**  
2471 E FIR AVE

FRESNO, CALIFORNIA 93720

PROPOSED FLOOR PLAN (BUILDING 'A')

ISSUE DATE:	11-5-18
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PROJECT NO.:	18036
DRAWN BY:	NL
SHEET:	A200



### PROPOSED FLOOR PLAN - "BUILDING B"

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

3

APPL NO. P19-00141 EXHIBIT F-2 DATE 2/27/2019  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

20

16

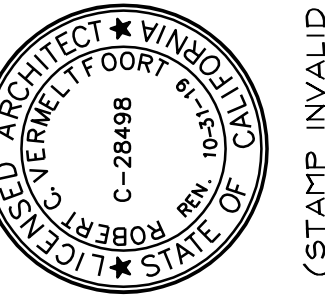
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8

4

PROPOSED OFFICE  
BUILDINGS  
2471 E. FIR AVE

PROPOSED FLOOR PLAN (BUILDING 'B')



**VENNETMOON ARCHITECTS, INC.**  
**Architecture and Planning**

8525 North Cedar Avenue  
Suite 106  
Fresno, California 93720

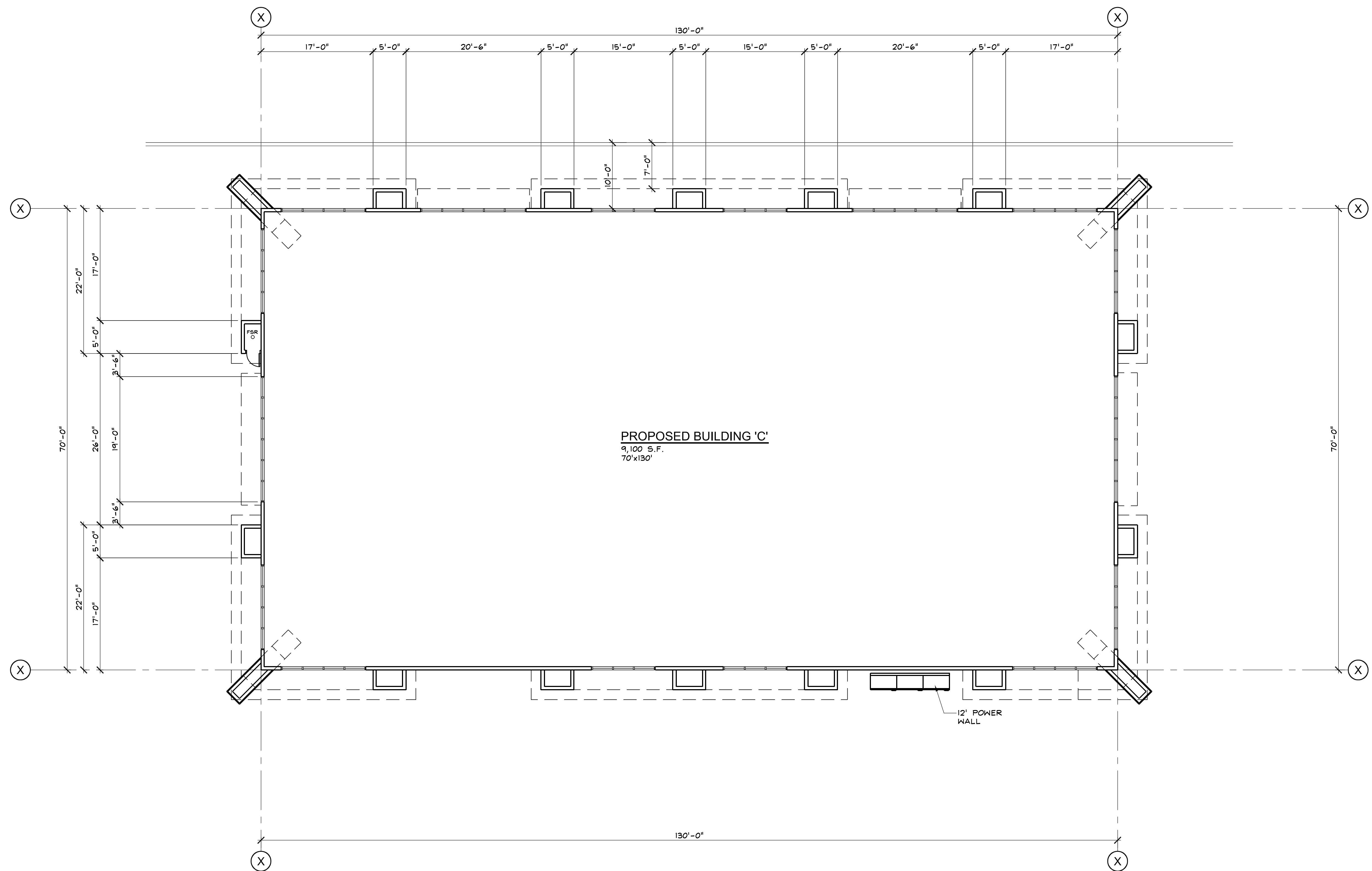
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## PROPOSED FLOOR PLAN - "BUILDING C"

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

3

20

16

12

8

1

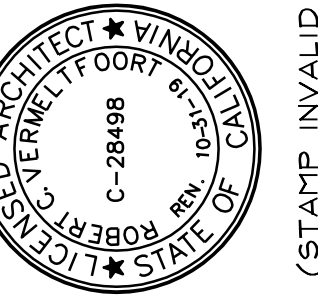
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 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
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ISSUE DATE:	11-5-18
REV. DATE:	
PROJECT NO.:	18036
DRAWN BY:	NL
CHECKED BY:	

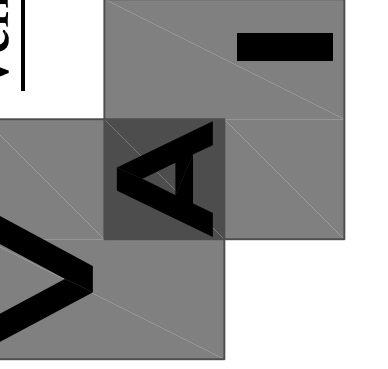
## A200

**PROPOSED OFFICE  
BUILDINGS**  
2471 E. EIR AVE

PROPOSED FLOOR PLAN (BUILDING 'C')



UNLESS  
WET-SIGNED)



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