

## Exhibit M



**SUBJECT:** Conditions of Approval for **P19-06061**

**DATE:** March 4, 2020

**TO:** Robert Holt, Planner III  
Planning and Development Department

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

**ADDRESS:** 158 North Peach Avenue

**APN:** 463-090-11, -28, -57, -59

<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.		
To be completed:	Point of Contact	Department and Contact Information
<b>Lot Merger</b> Proposed buildings are over lot lines. A Lot Merger may be required. Contact your planner for detailed information.	Robert Holt	Planning and Resource Management Department (559) 621-8056 <a href="mailto:Robert.Holt@fresno.gov">Robert.Holt@fresno.gov</a>
<b>Grading Plan</b> Coordinate the corrected site plan with the grading plan.		
<b>Accessibility</b> Coordinate Traffic Planning and Building Department's conditions on the corrected site plan <b>prior</b> to obtaining an appointment for final approval of building sets.		
<b>Traffic Analysis</b> A Traffic Analysis was required. Comply with the mitigation measure	Jill Gormley	Public Works Department (559) 621-8792 <a href="mailto:Jill.Gormley@fresno.gov">Jill.Gormley@fresno.gov</a>

requirements of the Traffic Engineering Manager. This could require additional conditions of approval and/or dedications. Verify conditions prior to approval of building permits.		
<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. Contact Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning <b>prior</b> to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 <a href="mailto:Jeff.Beck@fresno.gov">Jeff.Beck@fresno.gov</a>
<b>Sidewalk</b> Contact Construction Management to determine if the existing commercial sidewalk meet the 2% maximum cross slope.	Kenneth Turner	Public Works Department (559) 621-5610 <a href="mailto:Kenneth.Turner@fresno.gov">Kenneth.Turner@fresno.gov</a>

**ATTENTION:**

**Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:**

**A. GENERAL REQUIREMENTS**

- ☐ 1. **Address:** Verify the project site address with the Planning and Development Department.
- ☐ 2. **Property Lines:** Revise the property line dimensions; the dimensions on the site plan does not match City records.
- ☐ 3. **Legal description:** Provide the legal description on the site plan.
- ☐ 4. **Parcel Merger:** A Parcel Merger may be required per Planning and Development Department. Notate the proposed Parcel Merger on the site plan.
- ☐ 5. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
  - ☐ The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
  - ☐ All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter and sidewalk to match existing adjacent street improvements. This works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
  - ☐ Submit street construction plans to the Public Works Department.
  - ☐ Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
  - ☐ Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
  - ☐ All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

**B. OFFSITE INFORMATION:**

- ☐ 1. **Section Line:** Identify the Peach Avenue section line and provide the dimension to the right-of-way.
- ☐ 2. **Dedication:** Identify and dimension the required **2'** public street easement, if the sidewalk is replaced due to not meeting the 2% maximum cross slope.
- ☐ 3. **Public Street Improvements:**



- ☐ **Sidewalk:** If the existing sidewalk meets the 2% maximum cross slope then it may remain as is. If the maximum cross slope is not met, remove the existing sidewalk and replace it with a 6' residential pattern concrete sidewalk.
- ☐ **Sidewalk drains:** Locate the drains on the site plan.
- ☐ **Drive approaches:**
  - ☐ **Northern Drive Approach:** Reduce the width down to 35' (max) and increase the wing to 5' as per *Public Works Standards* P-2 and P-6.
  - ☐ **Southern Drive Approach:** The site plan proposes a *Public Works Standard* P-67 for an Emergency Vehicle Access approach, but this approach is required to serve both residents and emergency vehicles. Therefore, revise the approach to meet *Public Works Standards* P-2 and P-6.
  - ☐ **All Approaches:** Provide the dimension of the drive approach from the nearest property line.

**C. ONSITE INFORMATION:**

- ☐ 1. **Buildings:** Label all buildings as proposed. If buildings are proposed as part of a future phase, provide the phase numbers and the limits of the phasing.
- ☐ 2. **State standard "STOP":** Identify and install **30"** state standard "STOP" signs at the locations shown. A "right turn only" sign is also required; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
- ☐ 3. **Gates:**
  - ☐ **Multi-Family:** Maintain a total of **100'** of stacking; this can be split between both gated entrances. The main entrance shall provide an onsite turn around. Maintain a minimum clearance for vehicles of **16'** on each side of the dividing median.
  - ☐ **Main Entrance:** Fully dimension the entrance: aisles, median, turn around, and bulb out. Redesign the main entrance to provide a bulb-out for turnaround: **37'** (min) from inside of the median to the outer curb.

## PUBLIC IMPROVEMENT REQUIREMENTS

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

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

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

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

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

### **Peach Avenue: Scenic Arterial**

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

#### 1. Dedication Requirements:

- a. If it is determined by Construction Management that the existing sidewalk does not meet the 2% maximum cross slope, then dedicate **2'** of property for public street purposes to accommodate for the required **6'** residential concrete sidewalk per *Public Works Standard P-52*.

#### 2. Construction Requirements:

- a. Remove existing driveway approaches not utilized as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standard* Drawings **P-5** and **P-48** to match existing street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Construct driveway approaches to Public Works Standards **P-2** and **P-6**, as shown on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**.
- c. If it is determined by Construction Management that the existing sidewalk does not meet the 2% maximum cross slope, then remove the existing commercial

sidewalk and construct a **6'** residential sidewalk (5.5' from face of curb to sidewalk, 6' sidewalk, 0.5' from back of sidewalk to right-of-way) to *Public Works Standard P-5*. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C). Prior to disturbing the existing street trees, coordinate with Hilary Kimber, Parks Supervisor with Public Works, at (559) 621-1345 or at [Hilary.Kimber@fresno.gov](mailto:Hilary.Kimber@fresno.gov).

- d. Provide a **12'** visibility triangle where all driveways meet the right-of-way, per Fresno Municipal Code (FMC) 15-2018B.

**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:** The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. The site plan must meet all criteria for final approval.

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 and P-23*.
2. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A1-A2"**. No obstructions shall be within the vehicle overhang. Obstructions within a parking stall are prohibited.

**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 **Infill Area**; therefore pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

**Regional Transportation Mitigation Fee (RTMF):** Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; [www.fresnocog.org](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 Andreina Aguilar (559) 621-8674 or [Andreina.Aguilar@fresno.gov](mailto:Andreina.Aguilar@fresno.gov) in the Public Works Department, Traffic Planning Section.



## GENERAL NOTES:

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

## UTILITY INFORMATION

### SEWER AND WATER:

CITY OF FRESNO  
2600 FRESNO STREET  
FRESNO, CA 93721  
PHONE: (559)498-1401

### STORM DRAIN:

FRESNO METROPOLITAN  
FLOOD CONTROL DISTRICT  
5468 EAST OLIVE AVENUE  
FRESNO, CA 93725  
PHONE: (559)456-3292

### WATER:

BAKMAN WATER COMPANY  
5105 EAST BELMONT AVENUE  
FRESNO, CA 93727  
PHONE: (559)255-0324

### TELEPHONE:

AT&T CALIFORNIA  
5555 EAST OLIVE AVENUE,  
RM. E-100-DE  
FRESNO, CA 93762  
PHONE: (559)454-3778

### CABLE TELEVISION:

COMCAST  
2441 NORTH GROVE  
INDUSTRIAL DRIVE  
FRESNO, CA 93727  
PHONE: (559)252-8210  
EXT. 4222

### GAS AND ELECTRIC:

PACIFIC GAS AND ELECTRIC COMPANY  
650 'O' STREET  
FRESNO, CA 93760-0001  
PHONE: (559)263-5636

## RECORD OWNERSHIP

VINCENT PARASI  
4728 E. CARMEN AVENUE  
FRESNO, CA 93703  
463-09-011

RECTOR INTERNATIONAL, INC.  
174 S. PEACH AVENUE  
FRESNO, CA 93727  
463-09-028, 463-09-057, 463-09-059

## PROJECT SITE INFORMATION

### ADDRESS:

158 S. PEACH AVENUE  
FRESNO, CA 93722

### APN:

463-090-11, 463-090-28, 463-090-57 AND 463-090-59

### PLANNED AREA:

COMMUNITY PLAN: ROOSEVELT  
SPECIFIC PLAN: NONE

### EXISTING GENERAL PLAN DESIGNATION:

RESIDENTIAL MEDIUM DENSITY

### PROPOSED GENERAL PLAN DESIGNATION:

URBAN NEIGHBORHOOD

### PROPOSED PRE-ZONING:

RM-2 ZONE DISTRICT

### PROJECT AREA:

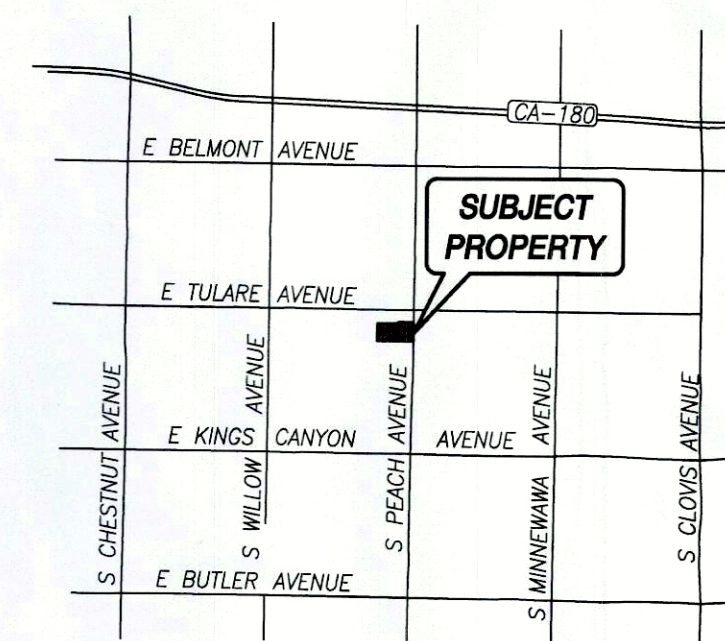
GROSS: 188,556 SF = 4.3 AC  
NET: 188,556 SF = 4.3 AC

### PROPOSED BUILDING AREA:

BUILDING 1: 8,600 SF  
BUILDING 2: 8,700 SF  
BUILDING 3: 12,000 SF  
BUILDING 4: 13,000 SF  
BUILDING 5: 8,600 SF  
TOTAL BUILDING AREA: 50,900 SF

### SITE COVERAGE:

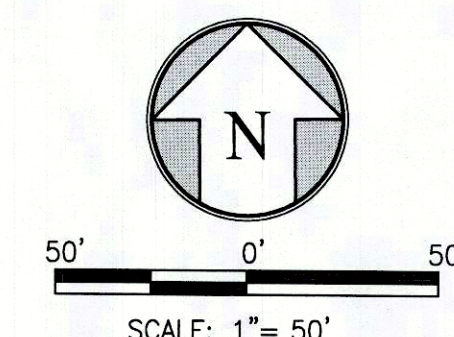
BUILDING COVERAGE: 26.99%  
PAVED AREA: 71,946 SF  
LANDSCAPE: 40,958 SF



VICINITY MAP  
NOT TO SCALE

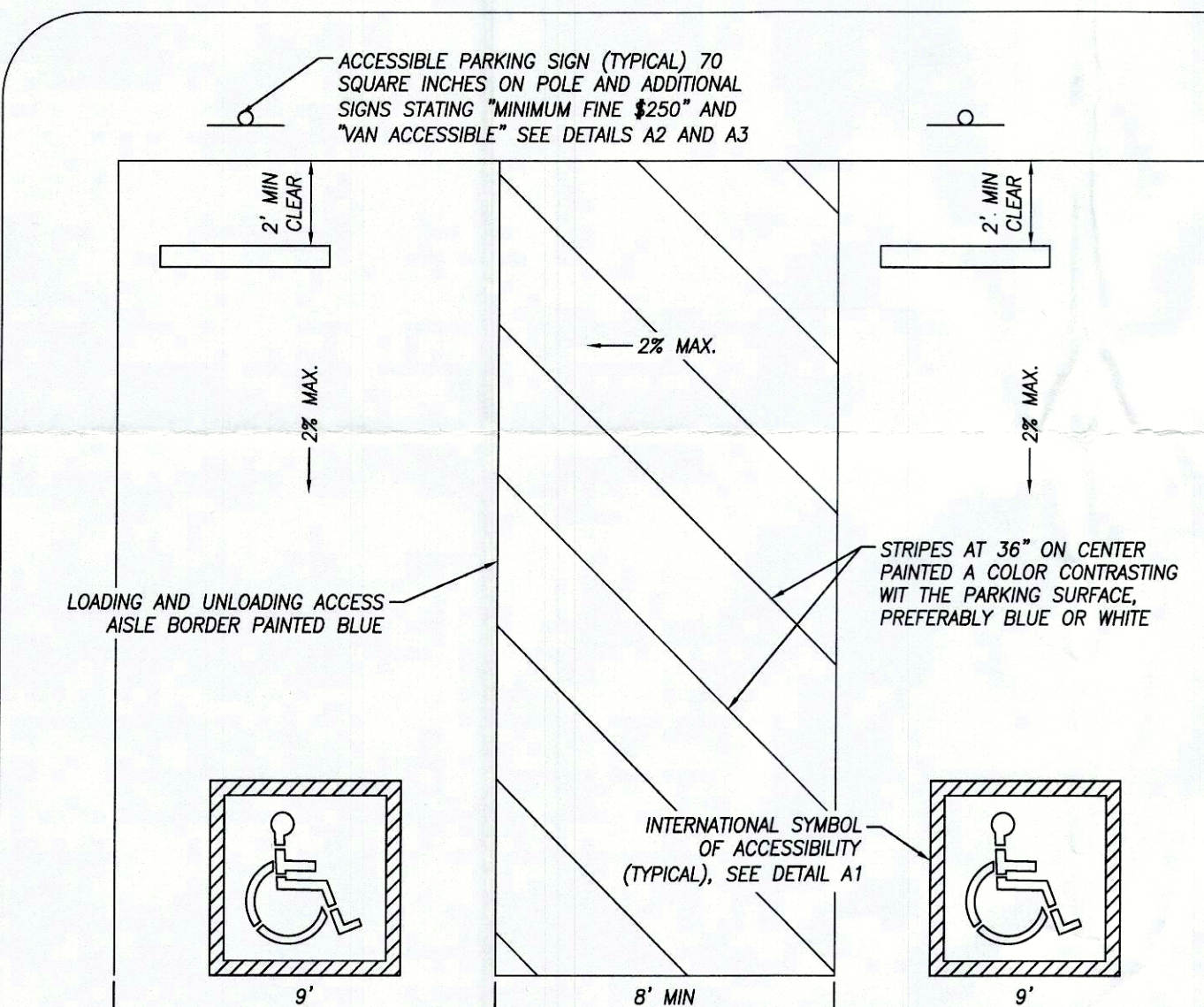


SUMMARY TABLE		
BUILDING #	UNITS	PARKING
1	21	32
2	24	41
3	30	36
4	30	37
5	24	45
TOTAL PROVIDED	129	191
	ADA SPACES PROVIDED	8
	REQUIRED PARKING	177
TOTAL OPEN AREA REQ'D @ 15%	28,283 SF	
TOTAL OPEN AREA PROVIDED @ 20%	37,711 SF	



## LEGEND:

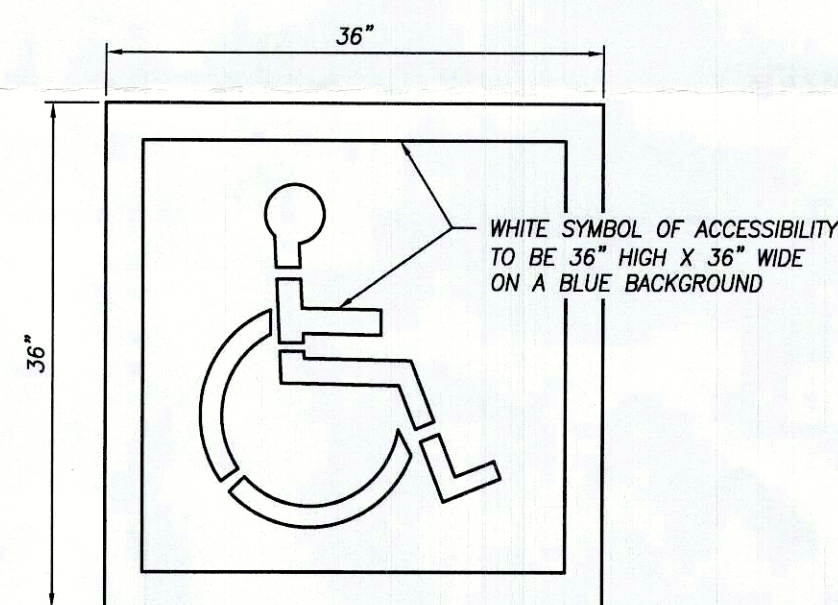
- CENTERLINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB
- PROPOSED RED CURB WITH "FIRE LANE, NO PARKING" IN 3 INCH WHITE LETTERS EVERY 50 FEET
- EXISTING TREE WELL
- EXISTING PRIVATE WELL
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT PER SEPARATE PLAN
- PROPOSED DRAIN INLET
- EXISTING UTILITY BOX
- MANHOLE, AS SHOWN
- EXISTING FIRE HYDRANT
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY BAKMAN WATER COMPANY STANDARDS
- EXISTING BAKMAN WATER COMPANY MAIN, SIZE AS NOTED
- EXISTING SEWER MAIN, SIZE AS NOTED
- PROPOSED BAKMAN WATER COMPANY MAIN, SIZE AS NOTED
- PROPOSED SEWER MAIN, SIZE AS NOTED
- PROPOSED STORM DRAIN MAIN, SIZE AS NOTED
- PROPOSED FENCE
- PROPOSED WROUGHT IRON FENCE
- PROPOSED PATH OF TRAVEL, MINIMUM 4' WIDE
- PROPOSED WHEEL STOP
- EXISTING PAVEMENT
- PROPOSED ONSITE AC PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED BUILDING



### DETAIL A

#### TYPICAL VAN ACCESSIBLE PARKING STALL

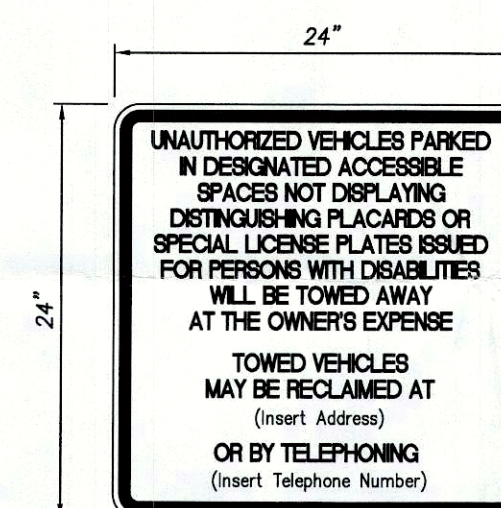
NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE.



### DETAIL A1

#### INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOT TO SCALE



### DETAIL A2

#### ACCESSIBILITY ENTRY SIGN

NOT TO SCALE



### DETAIL A3

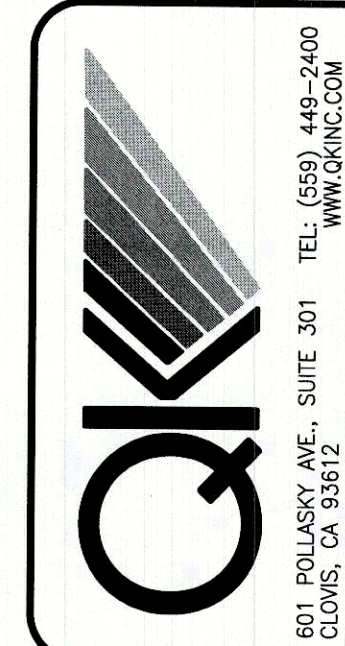
#### SIGN AND SYMBOLS OF ACCESSIBILITY

NOT TO SCALE

- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
  - THE SIGN SHALL NOT BE LESS THAN 24" X 24" IN SIZE, WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT ABOVE.
  - THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
  - THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
  - EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
  - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
  - THE TOP FACE OF THE SIGN SHALL BE REFLECTORIZED, A MINIMUM OF 24" X 12" IN SIZE, AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND.
  - THE VAN ACCESSIBLE SPACE SHALL BE THE SOUTHERN HALF, AS INDICATED ON THE PLAN.
  - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

APPL. NO. P19-0644 EXHIBIT A-1 DATE 01/11/2020  
MAKE CORRECTIONS PER TRAFFIC ENGR  
REVIEW # 2 REVIEWED BY: [Signature]  
DATE: 3-4-2020  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



TEF GROUP, INC.  
930 COLORADO BLVD BUILDING 2  
LOS ANGELES, CA 90041  
(626) 673-8418  
PEACH APARTMENTS  
SITE PLAN

PROJECT NO.: 190392  
DRAWN BY: [Signature]  
CA/QC BY: [Signature]  
JL  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 2





# SEE CONDITIONS OF APPROVAL MEMO.

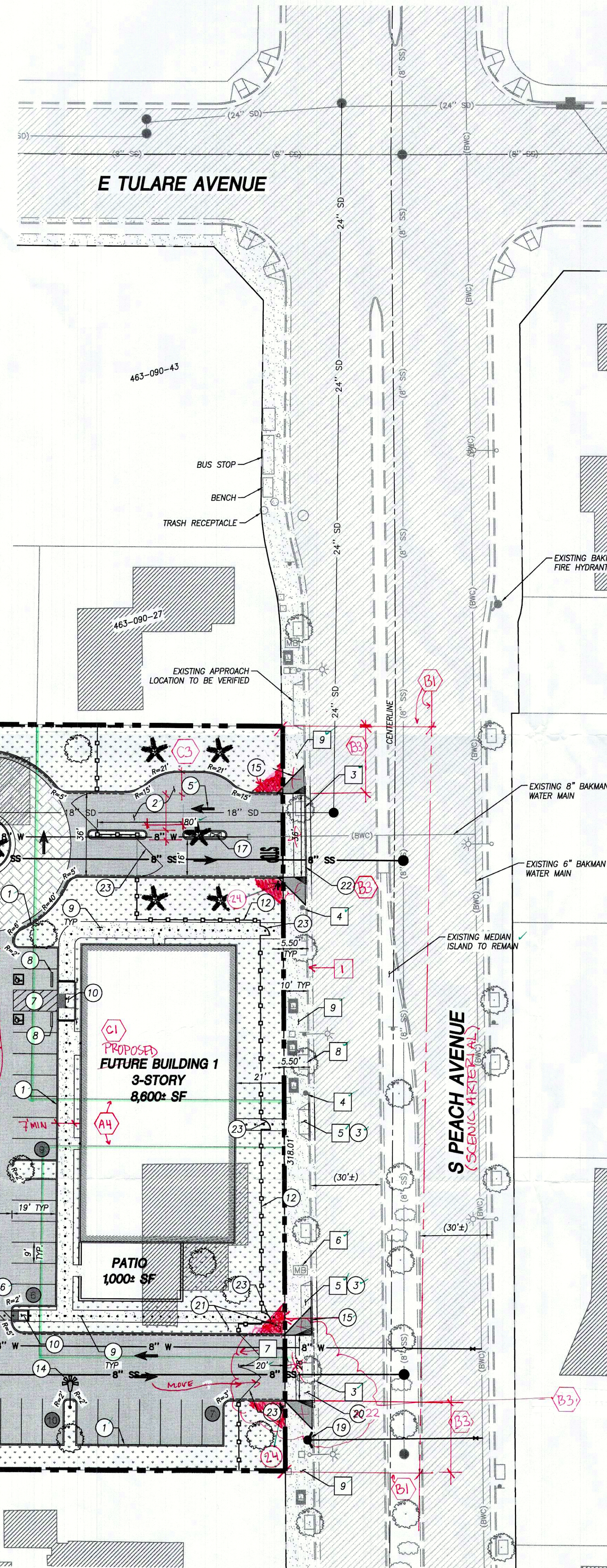
### CONSTRUCTION KEYNOTES

- 1 PROPOSED 6" HIGH CONCRETE CURB PER CITY STD P-9
- 2 PROPOSED AC PAVING PER CITY STD P-21, P-22, P-23
- 3 PROPOSED CURB AND GUTTER PER CITY STD P-5
- 4 PROPOSED PAINTED PARKING STALL STRIPING PER CITY OF FRESNO PARKING MANUAL, TYP
- 5 PROPOSED PAINTED DIRECTIONAL ARROWS, TYP
- 6 PROPOSED PAINTED CROSSWALK, MINIMUM 4' WIDE
- 7 PROPOSED ADA PARKING STALL PER DETAIL A, ON SHEET 2
- 8 PROPOSED WHEEL STOP, SEE DETAIL A, ON SHEET 2
- 9 PROPOSED PATH OF TRAVEL (5% MAX SLOPE WITH 2% MAX CROSS SLOPE)
- 10 PROPOSED CURB RAMP
- 11 PROPOSED TRASH ENCLOSURE PER CITY STD P-33, P-34, P-35
- 12 PROPOSED 6' HIGH WROUGHT IRON FENCE
- 13 PROPOSED 6' HIGH FENCE
- 14 PROPOSED PARKING LOT LIGHT
- 15 PROVIDE 12' VISIBILITY TRIANGLE AT DRIVEWAYS, TYP
- 16 PROPOSED LOCATION FOR ELECTRICAL VEHICLE STALLS AND EQUIPMENT
- 17 PROPOSED CALL BOX AT DRIVE ENTRANCE
- 18 PROPOSED MAILBOX
- 19 PROPOSED FIRE HYDRANT, PER BAKMAN WATER COMPANY STANDARDS
- 20 PROPOSED EMERGENCY VEHICLE ACCESS PER CITY STD P-67
- 21 PROPOSED "NO PARKING" SIGNS
- 22 PROPOSED DRIVE APPROACH PER CITY STD P-2, P-3, P-4 AND P-10.
- 23 PROPOSED GATE
- 24 PROPOSED "STOP" SIGN (C2)

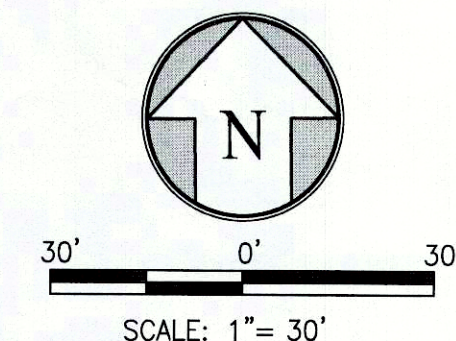
### EXISTING SITE KEYNOTES

- 1 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN
- 2 EXISTING PRIVATE WELL TO BE REMOVED PER CITY STD W-45
- 3 EXISTING TREE WELL TO BE REMOVED
- 4 EXISTING POLE TO BE REMOVED
- 5 EXISTING DRIVE APPROACH TO BE REMOVED
- 6 EXISTING MAILBOX TO BE REMOVED
- 7 EXISTING UTILITY BOX TO BE RELOCATED TO WHERE?
- 8 EXISTING TREE AND IRRIGATION SYSTEM TO REMAIN, TYP
- 9 EXISTING SIDEWALK TO REMAIN

### A3 LEGAL DESCRIPTION



APPL. NO. ~~P19-0661~~ EXHIBIT A1 DATE 02/11/2020  
MAKE CORRECTIONS PER TRAFFIC ENGR  
REVIEW: ~~AA~~ REVIEWED BY: AA  
DATE: 3-14-2020  
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



**811**  
Know what's below.  
Call before you dig.

TEF GROUP, INC.  
130 COLLENO BLVD BUILDING 2  
LOS ANGELES, CA 90041  
(800) 673-9418

PEACH APARTMENTS  
SITE PLAN

PROJECT NO.: 190392  
DRAWN BY:  
QA/QC BY:  
SCALE:  
AS SHOWN  
SHEET NO.: 2 OF 2



PROGRESS SET - NOT FOR CONSTRUCTION



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, 2020

Robert Holt, Planner III  
Planning and Development Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRIP GENERATION DATED FEBRUARY 26, 2020 FOR THE PROPOSED MULTISTORY RESIDENTIAL PROJECT LOCATED ON THE SOUTHEAST CORNER OF PEACH AND TULARE AVENUES**  
TIS 20-004, P19-06060

## PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Trip Generation Memorandum prepared by QK, Inc. for the proposed multi-family residential project, "project", which plans to develop a 129 multi-family dwelling units on the southeast corner of the intersection of Peach Avenue and Tulare Avenue. The project proposes a General Plan Amendment from the Medium Density (5 to 12 units per acre) residential designation to the Urban Neighborhood (16 to 30 units per acre) residential designation and Rezone to the RM-2 zone district. The approximately 4.3 acres site is currently vacant.

The Trip Generation Memorandum compared the trip generation for the existing General Plan use and the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10<sup>th</sup> Edition. The table below includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and the proposed project as shown in the Trip Generation Memorandum.

Land Use	Size	ADT	Weekday					
			AM			PM		
			Peak Hour			Peak Hour		
			In	Out	Total	In	Out	Total
<b>Existing General Plan Use</b>								
Single Family Units (ITE Code 210)	51 DU	481	10	28	38	31	19	50
<b>Proposed General Plan Use</b>								
Multifamily Housing (Mid-Rise) (ITE Code 221)	129 DU	702	12	34	46	35	22	57
Difference		+221	+2	+6	+8	+4	+3	+7

DU = dwelling units

Based on the information presented in the Trip Generation Memorandum, additional traffic analysis will not be required for the project as proposed.

## **GENERAL COMMENTS and CONDITIONS**

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

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

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic Operations and Planning 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 Operations and Planning 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, Traffic Planning Supervisor  
Harman Dhaliwal, PE  
Andrew Benelli, Assistant Director  
Francisco Magos, Engineering Services Manager  
Jason Camit, Chief Surveyor



&  
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Fresno, California 93721-3604  
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## **Public Works – Engineering**

January 3, 2020  
Hilary Kimber

### **Comments**

1. The existing street trees were installed during the Peach Avenue Widening Project (PW00212) in 2014. As these trees were installed in a Federally funded Capital Project and the trees and irrigation system are maintained by the City of Fresno, the two proposed tree removals for the drive approaches will need to be mitigated. These trees were installed to replace 100 year old historical Olive Trees planted by Mr. Easterby. If the trees can be transplanted, Public Works will work with the developer to provide a new location for the two Olive trees.
2. Any disruptions in the irrigation system in the sidewalk will need to be repaired to a satisfactory condition.
3. The Median Island adjacent to this project was also installed per PW00212. Any missing plant material will need to be replaced by the developer.



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## **Fire Department**

January 21, 2020  
Andrew S Dodderer

### **Comments**

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. Also, include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment.

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 Division 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.

All revisions to plans shall be called out with a cloud or delta.

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire-training/manuals-and-forms/>

1. Provide note on site plan: Provide sign(s) (17" x 22" 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 (559) 621-2300."
2. Note on 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.
3. Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder

lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass at 1560 N. Palm Avenue, Fresno, CA 93728.

4. Provide gate details.
5. All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "Click to Enter" gate locations.
6. Note on plan: Electric gates shall be provided with battery back-up.
7. Clarify if the southern access gate is common access or Emergency Vehicle Access only.
8. Note on plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate: "FIRE LANE" (in 6-inch letters) "VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2-inch letters) "FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1-inch letters).
9. Note on plan: An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass at 1560 N. Palm Avenue, Fresno, CA 93728 (FFD Development Policy 403.004)
10. Note on plan: All-weather access roads shall be installed and maintained in a serviceable condition prior to and during construction. (FFD Development Policy 403.002)
11. Note on 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)
12. Note on plan: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. (FFD Development Policy 403.002)
13. Show the location of the Fire Department connection. Fire Department connections shall not be installed within five feet of any building opening, excluding a Fire Department riser access door. (FFD Development Policy

405.025)

14. Show the location of the post indicator valves. The Civil Engineer needs to consult with the Fire Department on locations of the PIV/FDC assemblies and the requirement for electronically supervised sectional isolation valves.
15. Fire Department connections shall be located within 40 feet of a fire apparatus access lane. (FFD Development Policy 405.025)
16. The minimum size of all Fire Department connections shall be based upon the system type. No connection shall be less than 2 ½ inch in size. (FFD Development Policy 405.025)
17. Fire Department connection 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)
18. Note on plan: Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36-inch horizontal clearance around openings and continuous 7-foot vertical clearance. (FFD Development Policy 403.002)
19. Note on plan: Required walking access shall be designed to prevent sharp turns and obstacles which would hinder the carrying of hoses, ground ladders and other hand held equipment.
20. Note on plan: All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass at 1560 N. Palm Avenue, Fresno, CA 93728.
21. Provide an approved graphic address directory at the call box drive entrance. Provide detail of address directory on the plans.
22. Clarify if on-site hydrants are private hydrants or Bakman Company hydrants.
23. Consult with Bakman Company for the water main extension on South Peach Avenue.
24. Check traffic circle with auto-turn to ensure it meets the minimum turn radius for fire apparatus. Show on plans and provide copy for Fire Department.
25. Clarify if the on-site 8-inch fire service water main loop is "private" or part of the Bakman Company infrastructure.
26. Note on plan: It is the responsibility of the owner, contractor, and sub-contractor to comply with the provisions of California Fire Code Chapter 33,

Fire Safety during Construction and Demolition and NFPA 241, Standard for Safeguarding Construction Alteration and Demolition Operations. Compliance with the provisions of CFC Chapter 33 and NFPA-241 are the minimum requirements for any construction, alteration or demolition operations occurring within the City of Fresno or FFD contract service areas.



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## **Police Department**

January 2, 2020  
Southeast PD

## **Comments**

1. Please consider combating crimes through the implementations of Crime Prevention through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days of recordings has the ability to play back and is downloadable.

## **Public Utilities – Solid Waste Management**

January 24, 2020  
Kevin Gray

### **Comments**

#### Multi-Family Service Requirements

For the purpose of establishing City solid waste service policies, multi-family complexes, are defined as complexes composed of three dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.

1. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.
2. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per Public Works Standard Specifications P-33 & P-34.
5. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week).
6. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.



7. The developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. ADA requirement for multifamily residential.
9. The developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until the developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.



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## **Public Utilities – Planning & Engineering**

January 24, 2020  
Kevin Gray

### **Comments**

#### **Sewer Requirements**

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

1. Installation of sewer house branch shall be required.
2. In order to save cost on public maintenance costs, the project shall be limited to one 8-inch sewer lateral to manhole connection.
3. Street work permit is required for any work in the Right-of-Way.
4. On-site sanitary sewer facilities shall be private.
5. Abandon any existing on-site private septic systems.
6. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

#### **Sanitary Sewer Fees**

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Sewer Facility Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components; a Wastewater Facilities Charge and Trunk Sewer Charge

where applicable.

5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



April 3, 2020

Mr. Robert Holt, Planner  
City of Fresno, Planning Department  
2600 Fresno Street, Room 3065  
Fresno, California 93721

Re: 174 S. Peach Avenue, Fresno, California 93727 (the "Premises")  
Development Permit Application No. P19-060661 (the "Project")

Mr. Holt:

Bakman Water Company ("Bakman") submits this Will Serve Letter ("Letter") in response to a request from the TEF Group, Inc. ("Developer") on behalf of the City of Fresno, that Bakman provides certain confirmations related to the water infrastructure for the above referenced Project. In response, Bakman provides the following information:

1. This Letter will serve as confirmation that the Project is within Bakman's service area. Water will be served by Bakman to this Project without exception under the rules and regulations of the California Public Utilities Commission ("Commission") and State Water Resources Control Board.
2. Bakman owns and operates water infrastructure located in Peach Avenue, including distribution mains and customer service laterals. Bakman will continue to operate and maintain the infrastructure as a Public Utility, in order to facilitate the obligation to provide water service to existing and future customers within its Commission authorized territory.
3. The proposed Project encompasses a land area made up of more than one existing parcel. Bakman has been providing water service to individual parcels contained within the proposed Project's boundaries, including to the Developer who is currently an active customer of Bakman with a metered service for the Premises. Bakman will continue to provide all domestic, irrigation, and fire flow water to the Premises and the entirety of the completed Project area. Financial arrangements have been made concerning water service for the Project but is conditioned upon the Developer completing all necessary improvements. The requirement of installing backflow prevention devices will need to be in accordance with Bakman's most current standards at the time of installation.
4. On-site fire hydrants will be designated "Private", subject to conditions set forth in Bakman's applicable Tariff Schedule. The on-site 8-inch water main depicted on the plans will become part of Bakman's utility assets upon completion and acceptance. For water facilities not located within the public right-of-way, Bakman will require easements to be granted by the Developer.

In order to provide review and comments, Bakman must be included on the distribution and comment list throughout the approval process. Bakman may identify additional requirements upon review of all Project documents, finished plans and specifications. This letter is non-transferrable and if the Project design changes substantially, further evaluation may be required. Should you have any additional questions, please contact us at (559) 255-0324.

Best Regards,  
BAKMAN WATER COMPANY

By: R. Shaymus Bakman  
Its: Vice President

# 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:** Peach-Tulare Apartments - N. Peach Avenue, s/o E. Tulare Street

**A.P.N.** 463-090-11, 28, 57, 59

**Planned Land Use:** Medium-Density Residential

**Proposed Zoning:** RM-2

**Site Area:** +/- 4.31 acres

**Living Units / LUE:** 129 Living Units

**Entitlement:** P19-06061

**Estimate Date:** January 13, 2020

### WATER CONNECTION CHARGES

Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
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### Bakman Water Company Service Area

**Please Note:** A.P.N. 463-090-11 will require annexation (LAFCO)

### 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		31,800	Sq.Ft.	\$0.10	\$3,180.00	[6]
Oversized Sewer Charge		31,800	Sq.Ft.	\$0.05	\$1,590.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]

<b>Total Sewer Connection Charges</b>	<b>\$4,770.00</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	MFR	129	Units	\$1,429.00	\$184,341.00	[7]
Citywide Park Facility Impact Fee	MFR	129	Units	\$3,037.00	\$391,773.00	[7] [9]
Citywide Police Facilities Impact Fee	MFR	129	Units	\$466.00	\$60,114.00	[7]
Citywide Regional Street Charge	MFR	4.31	AC	\$15,607.00	\$67,266.17	[6]
New Growth Area Major Street Charge	MFR	4.31	AC	\$42,999.00	n/a	
Citywide Traffic Signal Charge	MFR	129	Units	\$350.00	\$45,150.00	[6]

<b>Total Citywide/Regional Impact Fees</b>	<b>\$748,644.17</b>
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<b>Total Fees and Charges</b>	<b>\$753,414.17</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 a Building Permit

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

**NOTICE OF 90-DAY PROTEST PERIOD** (GOVERNMENT CODE §66020(d)(1))

*A protest filed pursuant to subdivision and/or development (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.*

- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.
- On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

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

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

**[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the 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**



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

File No. 210.412

Page 1 of 4

**PUBLIC AGENCY**

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

**DEVELOPER**

NICK YOVINO, CALIFORNIA LAND CONSULTING  
1879 SOUTH HOMSY AVE.  
FRESNO, CA 93727

PROJECT NO: **2019-06061**

ADDRESS: **158 S. PEACH AVE.**

APN: **463-090-11, 57, 28, 463-090-59**

SENT: **1/17/2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
Y	\$20,513.00	NOR Review	\$161.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$819.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$20,513.00		Total Service Charge: \$980.00		

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 2/29/20 based on the site plan submitted to the District on 1/02/20 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. 2019-06061**

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

Page 2 of 4

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

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

**FR DPA No. 2019-06061**



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

Page 3 of 4

**FR DPA No. 2019-06061**

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

  
\_\_\_\_\_  
Gary W. Chapman  
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

JOHN LEUNG, TEF GROUP INC.

930 COLORADO BLVD, #2

LOS ANGELES, CA 90041

**FR DPA No. 2019-06061**

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

The minimum finish floor elevation shall be 315.44 (U.S.G.S. Datum).

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

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

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

Development No. DPA 2019-06061

## **Fresno County Environmental Health**

January 13, 2020  
Public Health

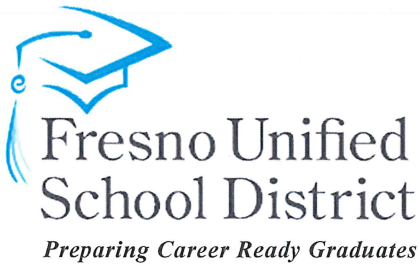
### **Comments**

1. Construction permits for the proposed project should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed project should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. The proposed construction/demolition project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code.
4. 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.
5. 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.

The following comments pertain to the remodel/demolition of existing structure(s):

1. Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
2. In the process of remodeling/demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.

3. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
4. If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structure(s), then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
  - a. California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - b. United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - c. State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
5. Any construction materials deemed hazardous as identified in the remodel/demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.



## BOARD OF EDUCATION

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## SUPERINTENDENT

Robert G. Nelson, Ed.D.

January 2, 2020

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

**SUBJECT: PLANNING APPLICATION P19-06061  
PROPOSED 129-UNIT MULTI-FAMILY DEVELOPMENT  
144, 158 & 174 S. PEACH AVE.**

Dear Mr. Holt,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced Planning Application. The applicant proposes the construction of a new apartment complex development to consist of 129 dwelling units to be located at 144, 158, and 174 South Peach Avenue.

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

New development on the above referenced property is subject to development fee rates in effect at the time of payment, and are currently \$3.79 per square foot for residential development. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

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

Elementary School: Easterby  
Middle School: Kings Canyon  
High School: Sunnyside

This project could potentially generate 62 TK-12 students, including approximately 40 elementary school students. The assigned neighborhood schools are subject to periodic evaluation for potential adjustments if needed.

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

Sincerely,

  
Alex Belanger, Assistant Superintendent  
Facilities Management and Planning

AB:hl  
DWC



January 22, 2020

Robert Holt  
City of Fresno  
Development & Resource Management Dept.  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

**Project: Development Permit Application No. P19-06061**

**District CEQA Reference No: 20200012**

Dear Mr. Holt:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop 129 multifamily residential dwelling units (Project) on approximately 4.3 acres located at 174, 148, and 144 South Peach Avenue (APNs: 463-09-111, 28, 57, and 59) in Fresno, CA. The property is currently unincorporated and would be annexed to the City of Fresno as part of a larger annexation extending to the southeast corner of Peach and Tulare Avenues. Associated records are P19-06059 (Annexation) and P19-06060 (Plan Amendment and Rezone). The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The applicant has already submitted an Air Impact Assessment (AIA) application (ISR Project # 20190555) for the Project.

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

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585



3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm)
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail [SBA@valleyair.org](mailto:SBA@valleyair.org). Current District rules can be found online at the District's website at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
  - a. Cleaner Off-Road Construction Equipment – To reduce impacts from construction related exhaust emissions, the District recommends the cleanest reasonably available off-road construction fleets, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations.
  - b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of



intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

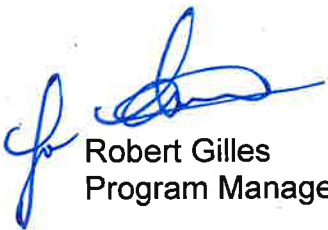
- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
  - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly  $\frac{1}{4}$  mile from stop to edge of development), and/or
  - A rail station located within a 20 minute walk (or roughly  $\frac{1}{2}$  mile from station to edge of development)
  - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
  - Neighborhood designed for walking and cycling
- e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects, which are administered through the District's emission reduction incentive grant programs. A VERA can be implemented to address impacts from both construction and operational phases of a project.

7. The District recommends that a copy of the District's comment letter be provided to the Project proponent.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail [Georgia.Stewart@valleyair.org](mailto:Georgia.Stewart@valleyair.org). When calling or emailing the District, please reference District CEQA number 20200012.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Robert Gilles  
Program Manager

AM: gs