

**City of Fresno
Planning and Development Department**

**Conditions of Approval
December 2, 2020**

Conditional Use Permit Application No. P20-02171

Planner: Kao Vang

PROJECT DESCRIPTION

Conditional Use Permit Application No. P20-02171 was filed by Mehdi Momen and pertains to 0.20 acres of property. The application is a request to construct a duplex in the RS-5 (Residential, Single-Family, Medium Density) zone district.

APN: 444-041-18

ADDRESS: 728 West Vassar Avenue

EXHIBITS: A, E, F, L, & O dated 7/23/2020 and P20-02171 CP1 dated 8/13/2020

ZONING: RS-5 (Residential Single-Family, Medium Density)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits, prior to occupancy, and/or commencement of land activity:

Planner to check when completed

<input type="checkbox"/>	Development shall take place in accordance with Exhibits A, E, F, L, O-1, & O-2 dated 7/23/2020 and P20-02171 CP1 dated 8/13/2020 . Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits .
<input type="checkbox"/>	Pursuant to Section 15-2417-C, parking spaces shall not be located within 20 feet of an access driveway, measured from the property line. Revise the site plan to comply with this section of the code.
<input type="checkbox"/>	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.)
<input type="checkbox"/>	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.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable

<input type="checkbox"/>	1. Airport: The City of Fresno Airports Department anticipates no adverse impacts on Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project.
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<input type="checkbox"/>	2. Air District: The District has no comments at this time
<input type="checkbox"/>	3. DPU Planning and Engineering: Sewer conditions of approval can be found in the "Attachment" tab in FASTER or see the comment letter labeled as <i>Department of Public Utilities Memorandum dated August 13, 2020, attached.</i>
	DPU Solid Waste: Solid waste conditions of approval can be found in the "Attachment" tab in FASTER or see the comment letter labeled as <i>Department of Public Utilities Memorandum dated August 13, 2020, attached.</i>
<input type="checkbox"/>	4. DPU Water Division: Water conditions of approval can be found in the "Attachment" tab in FASTER or see the comment letter labeled as <i>Department of Public Utilities Memorandum dated August 13, 2020, attached.</i>
<input type="checkbox"/>	<p>5. Fire Review:</p> <p>All back checks are performed electronically through the Accela Program (FASTER portal). You must submit the following documentation to the Building Department: 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department.</p> <p>If there are questions regarding FFD Development Policies, you may access them at: https://www.fresno.gov/fire-training/manuals-and-forms/.</p> <p>Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.</p> <p>All revisions to plans shall be called out with a cloud or delta.</p> <p>Show the proposed location of the fire sprinkler riser.</p> <p>Provide a plan that includes the location of the existing public fire hydrants on Vassar.</p> <p>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.</p>
<input type="checkbox"/>	6. District Committee: District 1 Project Review Committee recommended approval on September 3, 2020. See attachment labeled <i>Minutes PRC 9/3/2020.</i>
<input type="checkbox"/>	7. Flood Control District: See attached <i>FMFCD Notice of Requirements (NOR).</i> NOR review and Grading Plan review fees due. <i>Drainage Fees due.</i>
<input type="checkbox"/>	<p>8. Fresno County Environmental Health: Recommended Conditions of Approval:</p> <ul style="list-style-type: none"> • Construction permits for the development should be subject to assurance that the City of

	<p>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.</p> <ul style="list-style-type: none"> • Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116. • The construction project also has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. • 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 Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
<input type="checkbox"/>	<p>9. Irrigation District: Please refer to FID's formal review letter located in the Documents tab.</p>
<input type="checkbox"/>	<p>10. Land Division Impact Fees: City of Fresno Development Impact Fee Estimate - Reference document: P20-02171 - Duplex Apartments - 728 W Vassar Ave</p> <p>Connection to public sewer system required. Contact City of Fresno Department of Public Utilities for more information.</p>
<input type="checkbox"/>	<p>11. Police Review: The Fresno Police Department requests that you attempt to prevent/combat crime through environmental & structural design (i.e., limit dark hidden areas that make it difficult for law enforcement to access quickly). Provide sufficient lighting for the complex particularly in the parking and common areas. Security cameras should also be installed in these areas including entrance and exit areas. Pedestrian and vehicle gates should be controlled to limit access (i.e., card or remote access). Please post the property for "No trespassing & loitering" and provide the Fresno Police Department with a signed "No trespass" letter every 180 days.</p>
<input type="checkbox"/>	<p>12. Public Works ROW Landscaping: Please see redline comments under Documents File.</p>
<input type="checkbox"/>	<p>13. Public Works Traffic Planning: Please make minor corrections to the site plan (see attachments). Coordinate with Planning Division for Sign-off.</p>
<input type="checkbox"/>	<p>14. School District: Fresno Unified School District response uploaded to Documents. Thank you.</p>

PART C - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, Fresno High-Roeding Community Plan, and with the Residential - Medium Density planned land use designation.
2. Development shall take place in accordance with the RS-5 (*Residential Single-Family, Medium Density*) zone district and all other applicable sections of the Fresno Municipal Code.

3. Comply with the operational statement (Exhibit O) submitted for the proposed project dated 7/23/2020.
4. Comply with the City of Fresno Notes and Requirements for Entitlement Applications, *attached*, if applicable to the project.

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Please only use the notes that apply to your project.)

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Citywide Development Code, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operational Statement provided by the applicant. The Operational Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operational Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operational 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 Planning and Development 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;
<https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardSpecifications2016January.pdf>

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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 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 are available at the following website:
<http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplicaiton.htm>
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 the Fresno Municipal 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 Planning and Development 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. 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

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California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

15. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. 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.
17. 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).
18. 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 Current Planning Division. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. 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.
22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.

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23. 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 Fresno 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.)**
24. 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.)**
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. 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.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications* (<https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/Parking-Manual.pdf>). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. 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.
30. 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.)**

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31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at <https://www.fresno.gov/darm/planning-development/applications-forms-fees/#tab-14>
32. 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.
33. 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 days must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. 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

35. 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.
36. 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.
37. 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.
38. 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.

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39. 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 Planning and Development 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'.
40. 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, Fresno Municipal Code (FMC) Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

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

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, 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,

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

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
42. 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.)**

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43. 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.)**
44. 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.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. 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.
47. 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) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. 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.
50. 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 Planning and Development Department 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.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from

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public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.

52. 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. Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. 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.

54. 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 Master Fee Schedule. 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)

55. 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.

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56. 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.

57. 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. The RTMF form shall be signed by a Building and Safety Services staff member prior to issuance of building permits. Proof of payment shall be provided prior to issuance of occupancy.

58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

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

60. 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')

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c) Wastewater Facilities Charge

d) Trunk Sewer Charge

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, Wastewater Division - Environmental Services Section at (559) 621-5153.

61. WATER CONNECTION CHARGES: (FMC Sections 6-501 to 6-507). 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) Service Charges (based on service size required by applicant)

c) Meter Charges (based on service need)

d) Water Capacity fee (based on size of meter)

62. 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.

PUBLIC WORKS DEPARTMENT GENERAL NOTES **(to be added to the site plan)**

63. 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.

64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.

65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.

66. 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.

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67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
68. For Standard Drawings visit <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>
69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist visit <https://www.fresno.gov/publicworks/traffic-engineering/#tab-2>
70. Traffic Planning Checklist link: <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/Traffic-Planning-Checklist-04-19.pdf>
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

Updated: 9/14/2020



PHONE: (949) 299 7261
Email: info@conceptrender.com

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RESIDENTIAL DUPLEXES
728 W. VASSAR AVE.
FRESNO CA

SITE PLAN

Revisions

1	BACKCHECK 07.05.2020
2	OWNER CHANGED 07.05.2020

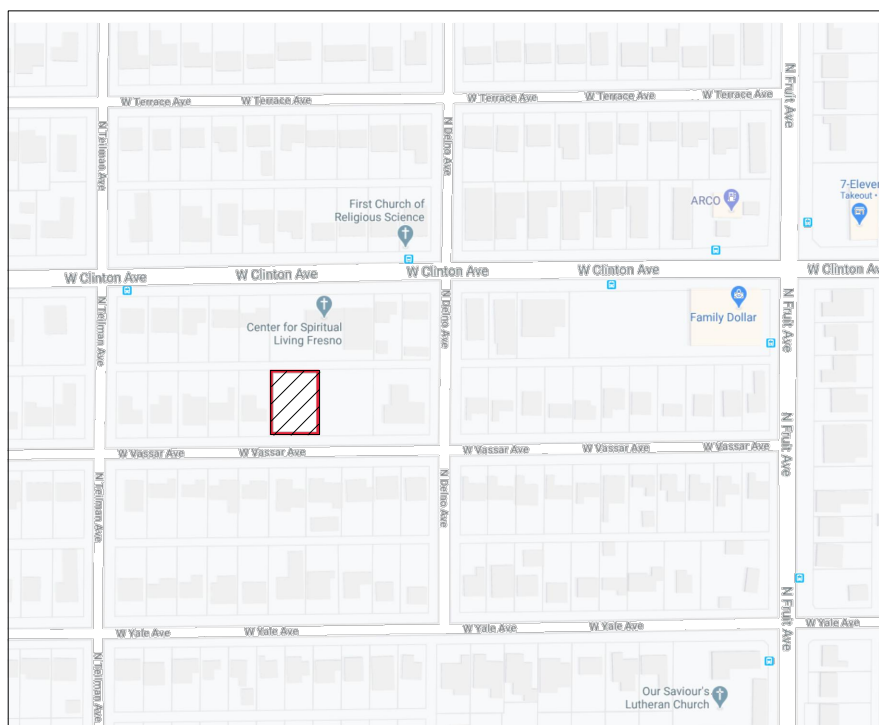
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GENERAL NOTES

A1.0	GENERAL INFORMATION, SITE PLAN
A1.1	CAL GREEN
A2.0	FLOOR PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS
AD-1	DETAILS
AD-2	DETAILS
AD-3	DETAILS
S-1.0	FOUNDATION PLAN
S-2.0	ROOF FRAMING PLAN
S-3.0	LATERAL PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-2.1	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS
E-1.0	ELECTRICAL PLAN
M-1.0	MECHANICAL PLAN
M-2.0	ENERGY COMPLIANCE (T-24)
P-1	PLUMBING PLAN
P-2	HOT WATER AND GAS PLAN
FP1-3	FIRE SPRINKLER PLANS
PV-1	SOLAR COVER SHEET
PV-2-5	SOLAR PLANS
	SOLAR DETAILS
GP.0	GRADING PLAN AND DETAILS



VICINITY MAP
NOT TO SCALE

STANDARD PLAN

	AREA	SQ.FT.	FIRE SPRINKLER STANDARD PLAN #	BUILDING STANDARD PLAN #
	GROSS	3,327	0	0
	LIVING UNIT 101	1,226		
	LIVING UNIT 102	1,226		
	2 CAR GARAGE	533		
	PORCH	157		
	COVERED PATIO	185		

PROJECT DATA

OWNER, CONTRACTOR, PREPARED BY:	Quduslati Hashgarast (559) 860 9035 Yahira Abedi (559) 288 7178 Email: qhashgarast@yahoo.com kinoast@yahoo.com	CODE EDITIONS: 2019 CRC, CEC, CMC, CPC, CFC 2019 CAL. ENERGY CODE 2019 CAL. GREEN CODE	
STRUCTURAL ENGINEER:	ENGINEERING DESIGN HAYAT & MOHAMMAD, P.E. 5155 NORTH FIRST STREET FRESNO, CA 93711 PHONE: (559) 225-2525	OCCUPANCY GROUP RESIDENCE: GARAGE:	R-3 B
NO. OF STORIES	Single Story Duplex	TYPE OF CONSTRUCTION:	VB
A.P.N.	44404118		

CONSULTANTS

CIVIL ENGINEER:	FIRE SPRINKLER ENGINEER: HSI Fire Sprinkler (661) 474-4482 3511 Woodmere Dr. Bakersfield, 93313 CA
TRUSS MANUFACTURER: CV TRUSS 10715 E American Ave, Del Rey, CA 93616. (559) 888 2160.	LANDSCAPE DESIGNER:
MECHANICAL DESIGNER: Juvie Martinez (559) 696 7922 juvie@energysolutions.com	SOLAR DESIGNER: Solar Maintenance Pros (575) 555 3544 4197 W Sierra Madre #103 Fresno, CA 93722

SITE NOTES

THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB-SITE DURING ANY INSPECTION ACTIVITY. BUILDINGS SHALL BE PROVIDED WITH APPROVED IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY ADDRESS. IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HEIGHT AND MAKE MORE OF NOT LESS THAN 0.5 INCH. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (2019 OR 819.1)

CONTRACTOR MAY ADJUST PLACEMENT OF RESIDENCE IF NECESSARY AS LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.

PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF AT LEAST ONE INCH ABOVE THE 100 YEAR FLOOD LEVEL.

NO DRAINAGE TO ADJACENT PROPERTY.

NO ON-SITE WATER RETENTION.

ALL DRAINAGE TO STREET SHALL BE ONE-HALF PERCENT (0.5%) SLOPE DOWN TO FRONT TO

PROVIDE A 5% SLOPE FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING

NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE USE

PER OR 606.1.1 COTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FEWER THAN 6 INCHES IN THE FIRST FEET EXCEED WHERE LOT SLOPES PROHIBIT 6 INCHES OF FILL WITHIN 10 FEET OF THE BUILDING FOUNDATION. THE GRADE SHALL NOT FEWER THAN 2% AWAY FROM THE BUILDING SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION. SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. SHOULD THERE BE A SIGNIFICANT "GRADING," A CERTIFIED GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY A REGISTERED CIVIL ENGINEER.

ALL EXPOSING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF .5% DIRECTED TOWARDS THE STREET.

TYPICAL DRAINAGE, FINISH GRADED SURFACES, AND FINISH FLOOR ELEVATIONS PER TRACT SEE CIVIL DRAWINGS SHEET C-1.

AS-5% GRADED PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF PERMITS FOR THIS TRACT

THIS PROJECT DOES INCORPORATE LANDSCAPING IN CONFORMANCE TO THE "MWELO" REQUIREMENTS PER CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2. REFER TO LANDSCAPE PLAN FOR DESIGN AND INSTALLATION REQUIREMENTS.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFIED LANDSCAPE MAINTENANCE PLAN. THE PLAN MUST INCLUDE THE LANDSCAPE AND IRRIGATION MAINTENANCE.

CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.

A CERTIFICATE OF PROVIDING THE REQUIRED FLOOD ELEVATION AND FLOOD ZONE, TWO ELEVATION CERTIFICATES ARE REQUIRED IT BE PROVIDED TO THE INSPECTOR. THE FIRST IS REQUIRED AT THE FOUNDATION INSPECTION AND THE SECOND IS REQUIRED AT THE FINAL INSPECTION. 2019 OR 8106.1

FIRE NOTES

2	MULTIPURPOSE FIRE SPRINKLER SYSTEM TO BE INSTALLED
3	OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL
4	ALL INTERIOR WALL COVERINGS: CLASS III FLAME SPREAD
5	PROVIDE FIRE BLOODING VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING (10) TEN FEET. (CRC R302.11)
6	THE PERMIT FOR THIS PROJECT REQUIRES FIRE SPRINKLERS (CRC R312.3). LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13D OR CRC SECTION R313.3. REVIEWER AND THE CITY OF FARMINGTON FIRE MARSHAL PRIOR TO PERMITTING THE PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR OR OWNER-OCCUPIED OWNER BUILDER, AND SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE FIRE MARSHAL PRIOR TO APPROVAL OF OCCUPANCY OF THE BUILDING.

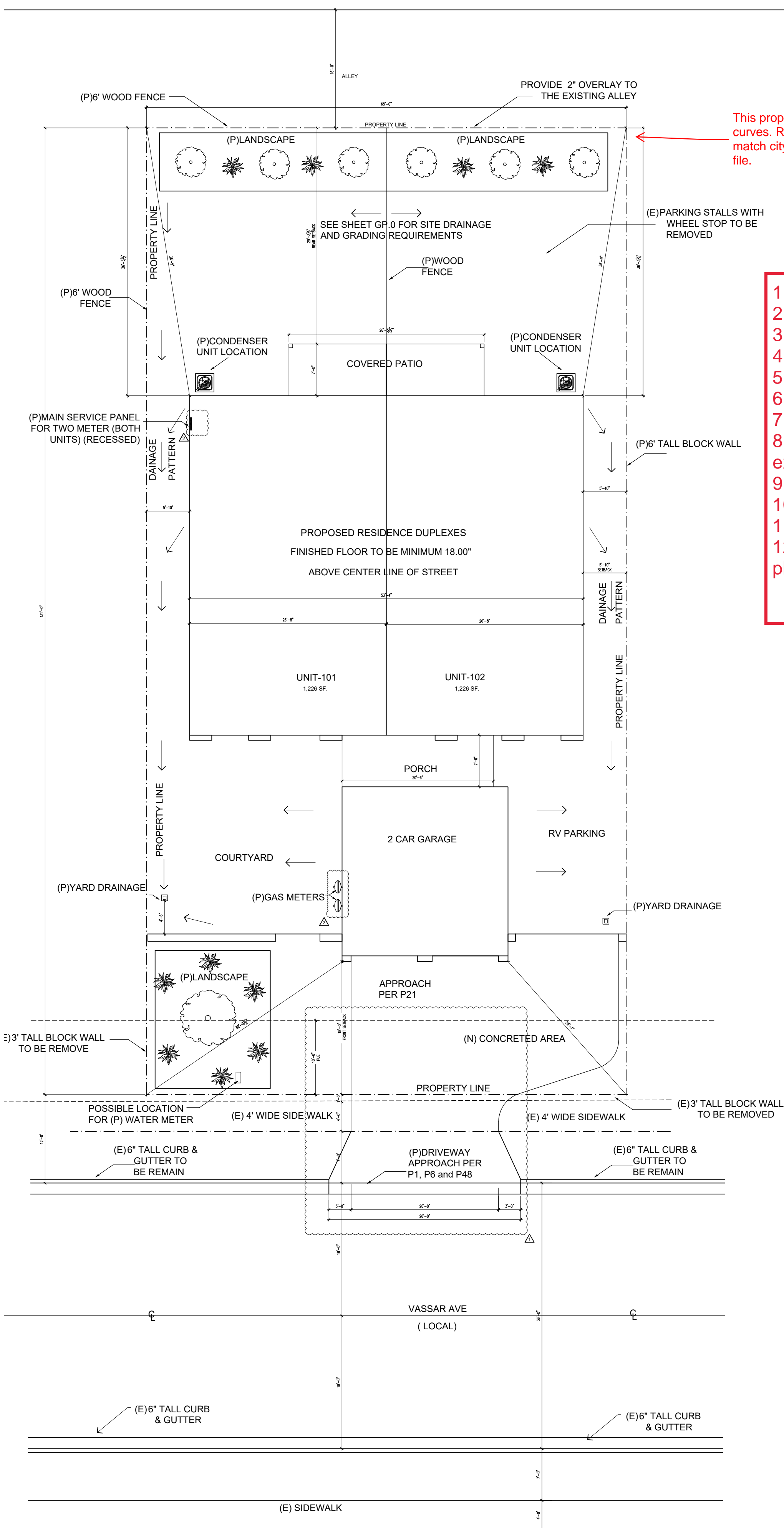
APPL. NO. P20-02171 EXHIBIT A DATE 07/23/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



This property line curves. Revise to match city records on file.

1. Provide the legal description
2. Include the zone district
3. Include the Community Plan
4. Provide the allowed density
5. Provide the acreage
6. Revise the property lines
7. Provide the lot coverage
8. Depict all existing structures on the site. If there are existing walls, include that on the plans
9. Provide the parking requirement
10. Where are the trash cans/bin proposed at?
11. Revise the property lines
12. A minimum 20' feet driveway is required. Revise plans to comply.

SITE PLAN

SCALE = 1"=10'-0"



All proposed equipment shall be painted to match the proposed exterior.



ELEVATION KEYNOTE

①	SHINGLE ROOF @PLYWOOD PER STRUCTURAL PANEL SCHEDULE - (REFER TO SFT AD-2 FOR MISC. ROOF DETAILS)
②	TYPICAL STUCCO "EAGLE" STUCCO SYSTEM (ESR-2772) OF 1" WRE- MESH & FOAM BOARD; "INSULFOAM" (ESR-1788) OR "FALCON" (ESR-1962) @ 2"-LAYERS OF 60 MIN. GRADE "D" PAPER
③	GABLE END ATTIC VENT - SEE FRAMING PLAN FOR SIZING
④	3 1/2" x 1" TYPE WEEP SCREED ATTACHMENT FLANGE, TYP. SEE DETAIL 2B3.7AD-3
⑤	PROVIDE 1'-4" OVERHANG UNLESS OTHERWISE NOTED
⑥	2x6 FASCIA
⑦	PROVIDE G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED
⑧	LIGHT FIXTURE - SEE ELECTRICAL DWGS.
⑨	CONDENSING UNIT LOCATION ON CONC. PAD
⑩	BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CITY R319-1) A NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. B NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH & A MINIMUM STROKE WIDTH OF 1/32"
⑪	SIDING/ STUCCO WITH GROOMING LINES
⑫	STUCCO OVER FOAM TRIM - SEE 7/AD-3
⑬	STUCCO OVER FOAM TRIM AT GARAGE - SEE 12/AD-3
⑭	PIPE VENT COVER
⑮	6X6 POST COVERED BY FYPON COLUMN WRAP
⑯	PRECAST CONCRETE WALL CAP. SEE DETAIL 16-AD-3
⑰	CONCRETE BLOCK WALL
⑱	WROUGHT IRON FENCE SEE DETAIL 17-AD-3
⑲	WROUGHT IRON FENCE SEE DETAIL 18-AD-3



CONCEPT
DESIGN GROUP

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ELEVATIONS

Revisions

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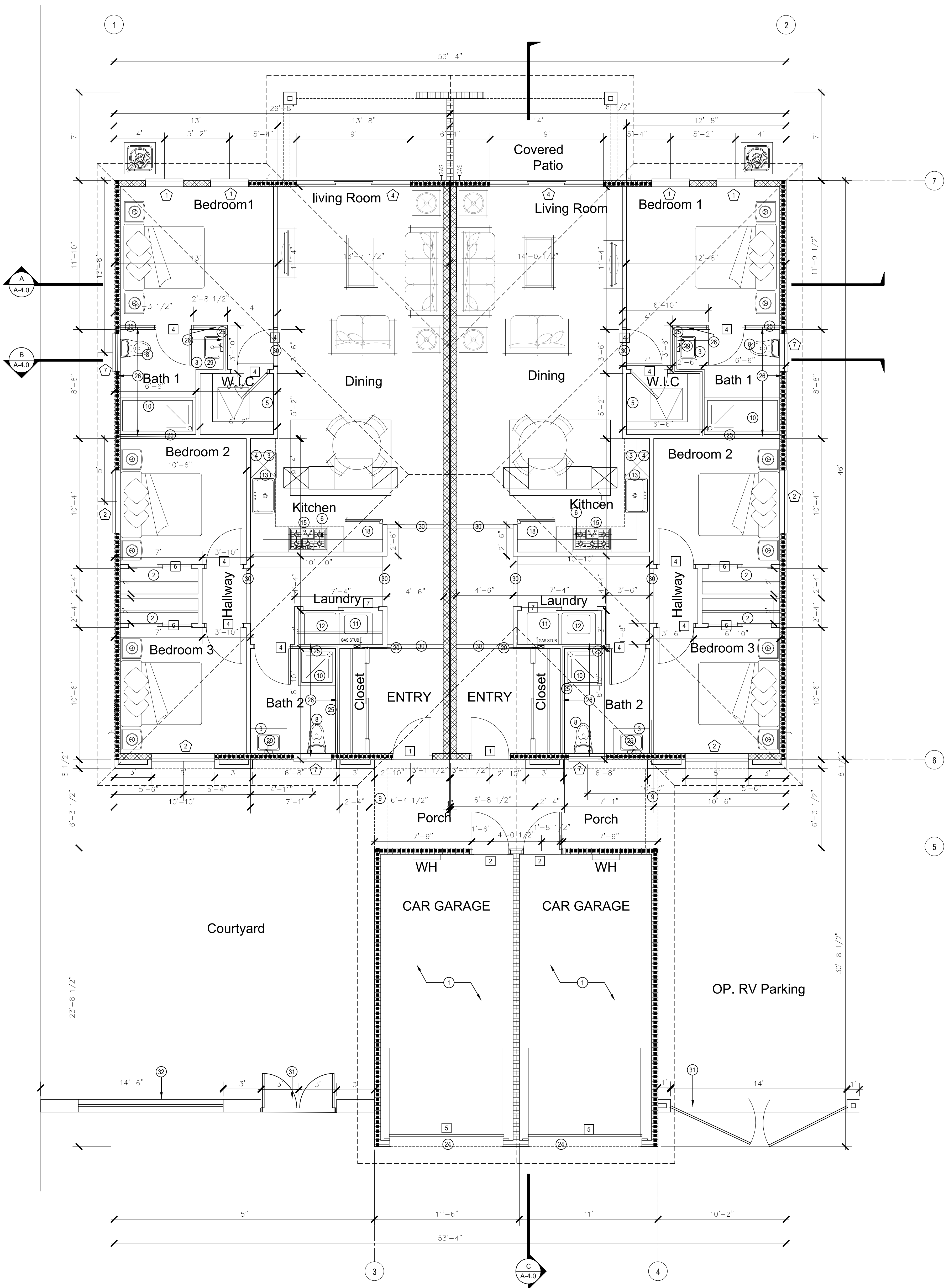
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TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

A3.0



FLOOR PLAN

SCALE = 1/4"=1'-0"

FENESTRATION VALUES

TYPE	U-VALUE	SHGC	CLEAR	W/GRIDS	MATERIAL	NOTES
SINGLE HUNG	0.30	0.23	0.20		VINYL	SH
PICTURE WINDOW	0.30	0.25	0.23		VINYL	PW
SLIDING WINDOW	0.30	0.23	0.21		VINYL	XO
SLIDING DOOR	0.30	0.23	0.21		VINYL	SLD. TEMP.

INSULATION SCHEDULE

CEILING	R - 39
2x6 EXTERIOR WALL	R - 24
TKV VALVE	PROVIDED
GLAZING	DUAL PAIN / LOW - E
DUCTS	R-6
RADIANT BARRIER	NONE

REQUIRED HERS VERIFICATION

<input checked="" type="checkbox"/> DUCT SEALING	<input type="checkbox"/> REFRIGERANT CHARGE TEST
<input checked="" type="checkbox"/> IAQ MECHANICAL VENTILATION	<input type="checkbox"/> BLOWER DOOR (2.0 SLA)
<input checked="" type="checkbox"/> VERIFIED EER	<input checked="" type="checkbox"/> QUALITY INSULATION INSPECTION
<input checked="" type="checkbox"/> VERIFIED SEER	<input type="checkbox"/> THERMAL BYPASS CHECKLIST
<input checked="" type="checkbox"/> FAN EFFICIENCY WATTS/CFM	
<input checked="" type="checkbox"/> LOW LEAKAGE AIR HANDLING UNIT	

GRAB BAR REINFORCEMENT FOR BATHROOMS
(USE 2#6 WD STUDS, TYP.)

WATER CLOSETS:	MOUNTING HTS.: 32" A.F.F. MAX. 36" A.F.F. MIN. BACK OF W/C: 40" WIDE, MIN. SIDE OF W/C: 12" MAX. FROM WALLS, 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS.: 32" A.F.F. MAX. 36" A.F.F. MIN. BACK WALL OF BATHTUB (WIDE SIDE): 12" WIDE FROM E.A. SIDE OF WALL, 48" LENGTH MIN. * SIDE WALLS: 6" MAX. FROM BACK WALL, 24" LENGTHS MIN.
SHOWERS:	MOUNTING HTS.: 32" A.F.F. MAX. 6" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND +32" A.F.F.

	AREA	SQ.FT.
GROSS		3,327
LIVING TOTAL		2,452
2 CAR GARAGE		533
PORCH		157
PATIO		185

KEY NOTES

1	ONE HOUR 5/8" TYPE 'X' GYPSUM BOARD AT WALLS AND CEILING OF GARAGE ONLY. WRAP ALL BEAMS, SHEETROCK AND TAPE ONLY.
2	ONE SHELF AND ONE POLE
3	BUILT IN 24" DEEP BASE CABINETS
4	BUILT IN 12" DEEP UPPER CABINETS
5	(5) SHELVES EQUALLY SPACED
6	36" HOOD VENT W/ 100 CFM AIR EXCHANGE MIN.
7	ONE SHELF AND 2 POLES
8	PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.6 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
9	SOFFIT SEE EXTERIOR ELEVATIONS
10	SHOWER (36"x72") WITH TILE TO 7'-0" MIN. WITH TEMPERED FIBERGLASS ENCLOSURE
11	DRYER SPACE WITH EXHAUST FAN ABOVE
12	WASHER SPACE
13	SINK WITH DISPOSAL
14	ADD INSULATION AT POWDER BATH / WATER CLOSET FOR SOUND BARRIER
15	36" GAS COOKTOP W/BUILT IN CABINETS BELOW
16	30"x30" ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
17	FULL HEIGHT BUILT IN LINEN CABINET
18	36" MINIMUM REFRIGERATOR SPACE
19	TANKLESS ELECTERCAL WATER HEATER REFER TO MECHANICAL DRAWINGS
20	DRYER DUCT VENTED THROUGH ROOF
21	CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3' ABOVE ADJOINING GRADE
22	CONCRETE SLAB
23	DOOR LANDINGS @ EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. NOT MORE THAN 7 3/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER IRC R311.3.1).
24	SOFFIT AT TOP OF GARAGE SEE EXTERIOR ELEVATIONS
25	BATHROOM WALLS TO HAVE SOUND INSULATION
26	GRAB-BAR REINFORCEMENT: 2x6 BLOCKING +42"
27	STEPPED ENTRY
28	ZERO STEP ENTRY
29	UTILITY SINK (INSTALL PER MANUF. SPECS.)
30	SOFFIT SEE DETAILS
31	METAL GATED DOOR SEE EXTERIOR ELEVATION DETAIL
32	PONY CMU WALL WITH WROUGHT IRON FENCE SEE EXTERIOR DETAIL

ROOM FINISHES

ROOM	HEIGHT	FLOOR	WALLS	CEILING
LIVING ROOM, BEDROOMS, CLOSETS, WIC	10'-0"	CARPET		
HALLWAYS, DINING, .			SHEET ROCK	SHEET ROCK
BATHROOMS, LAUNDRY, ENTRY, KITCHEN, OWNERS BATH, MUD ROOM	10'-0"	TILE		
GARAGES	10'-0"	CONCRETE	5/8" TYPE 'X' SHEET ROCK	5/8" TYPE 'X' SHEET ROCK
PORCH, PATIO	VARIABLES	CONCRETE	STUCCO	STUCCO 2x4 HIGH RIB EXPANDED MET. LATH

WALL LEGEND

STUDS	TOP PLATE	SILL PLATE
EXTERIOR 2x6 @ 24" O.C. - INSULATED	DOUBLE 2x6	PRESSURE TREATED 2x6
EXTERIOR 2x6 @ 24" O.C. - NON-INSULATED	DOUBLE 2x6	PRESSURE TREATED 2x6
EXTERIOR WALL W/ STONE SIDING 2x @ 16" O.C.	DOUBLE 2x	PRESSURE TREATED 2x
INTERIOR 2x6 @ 16" O.C.	DOUBLE 2x6	PRESSURE TREATED 2x6
INTERIOR 2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

ALL FRAMING GRADED DF#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICBO INSPECTION AGENCY) STUDS DF#2, 10" MAX. MAXIMUM N/A.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	AREA,sf	TYPE	MATERIAL	NOTES
1	3'-0"	5'-0"	15.0	SH		
2	5'-0"	5'-0"	25.0	XO		
3	4'-0"	5'-6"	22.0	XO		
4	9'-0"	8'-0"	96.0	SLD	TEMP.	
5	3'-0"	6'-0"	18.0	SH		
6	2'-0"	2'-0"	4.0	PW		
7	2'-0"	3'-0"	6.0	SH		

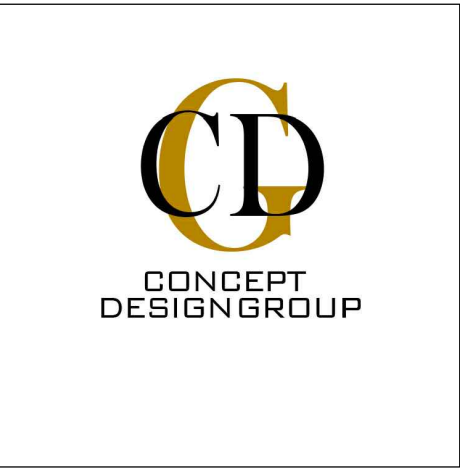
* PROVIDE TEMPERED GLASS ON ALL WINDOWS FACING GOLF COURSE.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	RATING	NOTES
1	3'-0"	8'-0"	SWING	FIBERGLASS		ENTRY DOOR
2	3'-0"	8'-0"	SWING	METAL		
3	3'-0"	8'-0"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR SHALL PREVENT MIGRATION OF CONTAMINANTS
4	2'-10"	8'-0"	SWING			
5	9'-0"	8'-0"	ROLL-UP	METAL		1-CAR GARAGE DOOR
6	5'-0"	8'-0"	BYPASS	SOLID WOOD		
7	6'-0"	8'-0"	BYPASS	SOLID WOOD		

*MINIMUM CLEAR HEIGHT OF EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78"

APPL. NO. P20-02171 EXHIBIT F DATE 07/23/2020
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RESIDENTIAL DUPLEXES
728 W. VASSAR AVE.
FRESNO CA

FLOOR PLAN

Revisions

Project #:
Date:
Drawn :
Checked:

Sheet Number

A2.0

WATER EFFICIENCY LANDSCAPE ORDINANCE

Prescriptive Method Notes

Project Info:

Project Applicant: Landscape Connection, INC. (Landscape Designer, Hope Fite)
Phone: (559) 323-8139 Email: hope@landscapeconnection.com
Project: 728 W. Vasser Ave. Fresno, Ca. 93704
Total Landscape Area: 2,577
Bark Area: 1,815
Turf Area: 762 SF
Project Type: New, Non-Residential
Water Supply: Potable

Planter Areas:

(A) For residential areas, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
(B) A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
(C) Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling.

Irrigation:

(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.
(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve), shall be installed as close as possible to the point of connection of the water supply.
(E) All irrigation emissions devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

"I agree to comply with the WELO Prescriptive Compliance Option."

Hope Fite DATE 7/13/2020

PLANTING SCHEDULE

SYMBOL	SIZE	BOTANICAL / COMMON NAME	WUCOLS
TREES			
*	15 GAL.	LAGERSTROEMIA 'MUSKOGEE' / CRAPE MYRTLE, LAVENDER	LOW
■	15 GAL.	MAGNOLIA G. 'ST. MARY' / SOUTHERN MAGNOLIA	MODERATE

SHRUBS / GROUNDCOVERS

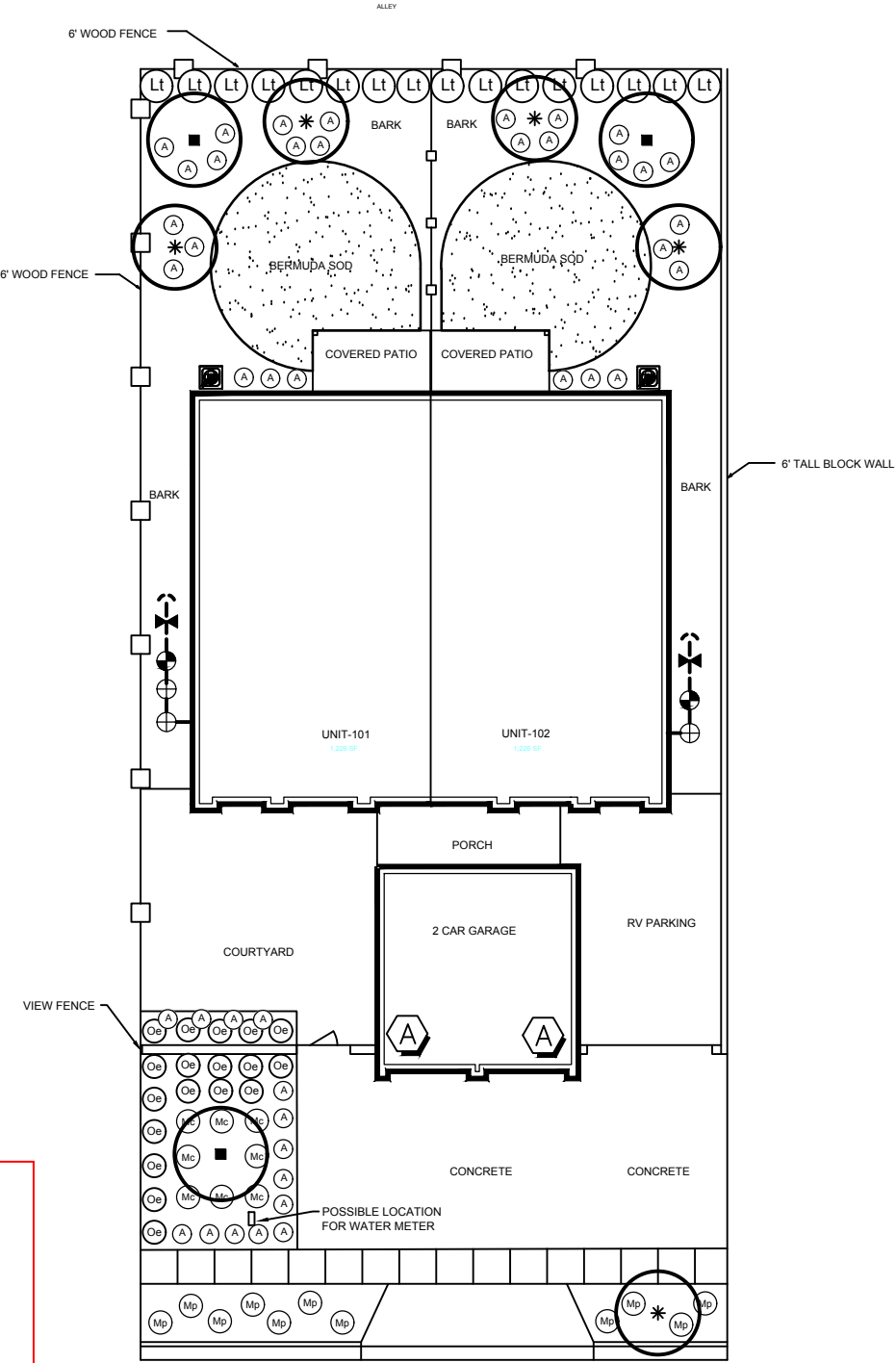
Ⓐ	1 GAL.	AGAPANTHUS 'PETER PAN WHITE' / DWARF LILY-OF-THE-NILE	MODERATE
Ⓐ	5 GAL.	LIGUSTRUM TEXANUM / PRIVET	LOW
Ⓐ	5 GAL.	MUHLENBERGIA C. 'WHITE CLOUD' / WHITE CLOUD MUHLY	LOW
Ⓐ	1 GAL.	MYOPORUM P. / PROSTRATE MYOPORUM, WHITE	LOW
Ⓐ	1 GAL.	OLEA E. 'PETITE OLIVE' / OLIVE, SHRUB	VERY LOW
■		HYBRID BERMUDA SOD	

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION - MANUFACTURER - MODEL #
⊕	Electric Irrigation Turf Valve - RAIN BIRD - 075-ASVF series (Size as Noted)
⊕	Electric Irrigation Drip Valve - RAIN BIRD - XACZ-075-PRF series (Size as Noted)
Ⓐ	Automatic Irrigation Controllers - RAIN BIRD - ESP-TM2 Indoor w/ WiFi Module
⊗	Gate Valve - PROFLO -PFT 3006
---	Pressure Mainline - Sch 40 PVC Pipe
---	RAINBIRD - On-Surface Drip Line - XFD - 06 - 12- 100

APPL. NO. P20-02171 EXHIBIT L DATE 07/23/2020
PLANNING REVIEW BY _____ DATE _____
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APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



Landscape Connection

LANDSCAPE CONNECTION, INC. LIC.# 935734 6374 E. SHEPHERD AVE. ; CLOVIS, CA 93619 P: (559) 323-8139 F: (559) 323-7057			
PROJECT TITLE: RESIDENTIAL DUPLEXES 728 W. VASSER AVE. FRESNO, CA. 93704	REVISED DATE:	SCALE: AS SHOWN DATE: 7-13-2020 DRAWN BY: HF	PROJECT NO. 20-365
SHEET TITLE: PLANTING PLAN			1 OF 1

Project Name: _____ Exhibit O Date: _____

Operational Statement and Environmental Assessment Application

Please respond to all questions below and provide all documentation requested as part of your application submittal. **Failure to answer all questions and provide all required documents and studies will result in your application being deemed incomplete and cancelled.**

Project Description

Please provide a narrative project description that summarizes the project and its purpose. You can use this [operational statement checklist](#) as a reference as to what should be included in your operational statement, in addition to items required in the Application Submittal Checklist specific to the proposed project type. Please list any special authorizations or changes to the Development Code, General Plan, Community Plan, Specific Plan, or Zoning Maps if applicable. **Attach operational statement as a separate document if more space is needed.**

APPL. NO. P20-02171 EXHIBIT O-1 DATE 07/23/2020
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CITY OF FRESNO DARM DEPT

Project Details

<input type="checkbox"/> Change of Use	<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Façade Alterations	<input type="checkbox"/> Right-of-Way Improvements
<input type="checkbox"/> Additions	<input type="checkbox"/> Text / Zoning / Plan Amendment	<input type="checkbox"/> Lot Line Adjustment / Subdivision	<input type="checkbox"/> Other	

Residential Projects (Statutory Exemptions May Apply)

<input type="checkbox"/> Senior Housing	<input type="checkbox"/> 100% Affordable	<input type="checkbox"/> Student Housing	<input type="checkbox"/> State Density Bonus	<input type="checkbox"/> TOD Density Bonus	<input type="checkbox"/> Accessory Dwelling Unit
---	--	--	--	--	--

Estimated Construction Cost:

Project and Land Use Tables

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial GSF		
	Medical GSF		
	Visitor GSF		
	Usable Open Space GSF		
	Public Open Space GSF		
	Net Lot Acreage		
Project Features	Dwelling Units, Affordable		
	Dwelling Units, Market Rate		
	Dwelling Units, Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
Residential	Studio / Efficiency Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three (or +) Bedroom Units		
	Accessory Dwelling Units		
Non-Residential	Hours of Operation		
	Days of Operation		
	Number of Daily Deliveries		
	Number of Employees		

GSF:

Public Open Space:

Usable Open Space:

Affordable Dwelling Unit:

Gross Square Footage

Open Space available for the general public

Open Space for tenants with a minimum dimension of 20 feet, and a minimum area of 1,000 square feet.

A Dwelling Unit that is/will be restricted to Moderate or lower income households by deed restriction.

APPL. NO. P20-02171 EXHIBIT O-2 DATE 07/23/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: August 13, 2020

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Dept/Current Planning

FROM: ROBERT A. DIAZ, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

THRU: ROBERT A. DIAZ, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: DPU CONDITIONS OF APPROVAL P20-02171 DUPLEX 728 WEST VASSAR

Water Requirements

City of Fresno Water Division approves of the proposed project, subject to the following water conditions listed below:

1. On-site water facilities shall be private.
2. Installation of water service(s) & meter box(es) shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The water supply requirements for this project are as follows:

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.
 - 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.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

August 13, 2020

DPU CONDITIONS OF APPROVAL FOR P20-02171 DUPLEX 728 WEST VASSAR

Page 2 of 3

- d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in the adjacent alley of Clinton/Vassar Avenues. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 6-inch sanitary sewer main (including sewer house branches to adjacent properties) in the adjacent alley of Clinton/Vassar Avenues from the existing 8-inch main located west of the proposed project for a total length of 25-feet.
2. All underground utilities shall be installed prior to permanent street paving.
3. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
4. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
5. Installation of sewer house branch(s) five feet downslope of manhole shall be required.
6. Street work permit is required for any work in the Right-of-Way.
7. On-site sanitary sewer facilities shall be private.
8. Abandon any existing on-site private septic systems.

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.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

August 13, 2020

DPU CONDITIONS OF APPROVAL FOR P20-02171 DUPLEX 728 WEST VASSAR

Page 3 of 3

3. Wastewater Facilities Charge (Residential Only)

Solid Waste Requirements

The duplex will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers per unit to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE

Daniel Brannick – Ryan Kenny – Joseph Martinez - Scott Miller – Dillon Savory

THURSDAY, September 3, 2020 – 4:00 P.M.

Meeting via WebEx

Please click on the link to join WebEx Meeting ID: 146 030 6110:

<https://fresnogov2.webex.com/fresnogov2/j.php?MTID=m0bd5fecda329522b6bd3d83314e3e154> Password: District1

Join by Phone: +1(408)418-9388, Access Code: 146 030 6110

1. ROLL CALL

Daniel Brannick - *Present*

Ryan Kenny - *Absent*

Joseph Martinez - *Present*

Scott Miller - *Present*

Dillon Savory - *Present*

2. APPROVAL OF MINUTES

None

3. PROJECT REVIEW

- a) **Development Permit Application No. P20-01715**, was filed by Brenda Ramirez of CVEAS, Inc., and pertains to ± 4.77 acres. The applicant proposed to construct a new 13-building apartment complex with a total of 96 dwelling units. The parcel is zoned RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*).

ADDRESS: 4450 North Barcus Avenue

APN: 510-022-01S

CODE COMPLIANCE: [Article 10, Residential Multi-Family Districts](#)

PROJECT DOCUMENTS:

<http://m3.fresno.gov/upload/files/58033371/P2001715Project.pdf>

The applicant provided an overview of the project. No further questions were asked. No one from the public spoke in support or in opposition to the project.

On a motion by Scott Miller, seconded by Daniel Brannick, the District 1 Project Review Committee recommended approval via unanimous consent.

- b) **Conditional Use Permit Application No. P20-01652**, was filed by Dirk Poeschel on behalf of Mario Viramontes of Expo Party Rentals, Inc., and pertains to a ± 1.21 -acre developed parcel. The applicant requests authorization to

establish a new use to allow a private event center/banquet hall with minor parking lot improvements. The existing building is approximately 8,400 square feet. The parcel is zoned IL (*Light Industrial*).

ADDRESS: 3666 North Valentine Avenue

APN: 433-391-36

CODE COMPLIANCE: [FMC 15-2712, Banquet Hall](#), [FMC 15-2751 Nightclubs](#)

PROJECT DOCUMENTS:

<http://m3.fresno.gov/upload/files/99310823/P2001652Project.pdf>

The applicant provided an overview of the project. No further questions were asked. No one from the public spoke in support or in opposition to the project.

On a motion by Scott Miller, seconded by Daniel Brannick, the District 1 Project Review Committee recommended approval via unanimous consent.

- c) **Conditional Use Permit Application No. P20-01220 & ABC Conditional Use Permit Application No. P20-01618 (HSR Impacted Business)**, was filed by Dirk Poeschel on behalf of Shawn Shiralian and pertains to approximately 0.93 acres of both developed and vacant land. The applicant proposes to construct a service station with a convenience store within an existing 5,590 sq. ft. building. The proposed service station will include a canopy with nine (9) fueling stations. The proposed ABC conditional use permit requests authorization for the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The parcel is zoned CMX (*Corridor/Center Mixed-Use*).

ADDRESS: 4950 North Crystal Avenue

APN: 424-062-01(±0.52 acres) & 424-062-02 (±0.41 acres)

CODE COMPLIANCE: [Article 11, Mixed-Use Districts](#); [FMC 15-2755 Service Stations](#); [FMC 15-2706 Alcohol Sales](#)

PROJECT DOCUMENTS:

<http://m3.fresno.gov/upload/files/37893565/P2001220.pdf>

The applicant provided an overview of the project. No further questions were asked. Some discussion occurred regarding the history of the site. No one from the public spoke in support or in opposition to the project.

On a motion by Daniel Brannick, seconded by Scott Miller, the District 1 Project Review Committee recommended approval via unanimous consent.

- d) **Conditional Use Permit Application No. P20-02171**, was filed by Mehdi Momen of Concept Design Group, Inc., and pertains to approximately 0.20 acres of vacant land. The applicant proposes to construct two new duplexes on the existing vacant parcel. Each duplex will be 1,226 sq. ft. The parcel is zoned RS-5 (*Residential Single-Family, Medium Density*).

ADDRESS: 728 West Vassar Avenue

APN: 444-041-18

CODE COMPLIANCE: [Article 9, Residential Single-Family Districts](#)

PROJECT DOCUMENTS:

<http://m3.fresno.gov/upload/files/19430784/P2002171Project.pdf>

The applicant provided an overview of the project. No further questions were asked. No one from the public spoke in support or in opposition to the project.

On a motion by Scott Miller, seconded by Joseph Martinez, the District 1 Project Review Committee recommended approval via unanimous consent.

4. STAFF INFORMATIONAL REPORT:

Terry Cox, Council District 1 Chief of Staff, provided the Committee with information regarding a community meeting relating to the Milburn and Dakota Park Master Plan, to be held September 9, 2020.

5. PUBLIC COMMENTS

None.

6. UNSCHEDULED MATTERS

Discussion occurred between Committee members and their opposition to the Producer's Dairy project. The project consists of closure and relinquishment of H Street from Belmont Avenue to Palm Avenue, which would result in the rerouting of traffic onto other routes including Palm Avenue.

7. ADJOURNMENT

Adjourned at 4:56 p.m.

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

File No. 210.413

Page 1 of 3

PUBLIC AGENCY

KAO VANG
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

MEHDI MOMEN, CONCEPT DESIGN GROUP
1160 E. PERRIN AVE., APT. 257
FRESNO, CA 93711

PROJECT NO: **2020-02171**

ADDRESS: **728 W. VASSAR AVE.**

APN: **444-041-18**

SENT: **August 14, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EE	\$1,232.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$1,232.00		Total Service Charge:	\$150.00	

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 2/28/21 based on the site plan submitted to the District on 7/23/20 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
CUP No. 2020-02171**

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

**FR
CUP No. 2020-02171**

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

Page 3 of 3

**FR
CUP No. 2020-02171**

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, RCE

Digitally signed by Debbie Campbell Date: 8/14/2020 2:14:53 PM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 7/24/2020 9:25:17 AM

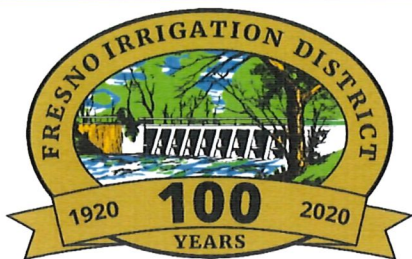
CC:

KEYVAN ABEDI
1398 W. HERNDON AVE., SUITE 205
FRESNO, CA 93711

OTHER REQUIREMENTS

EXHIBIT NO. 2

No surface runoff shall be directed towards the alley.



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

A Century of Commitment, Conveyance & Customer Service

August 6, 2020

Kao Vang
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. P20-02171
S/W Clinton and Fruit avenues

Dear Mr. Vang:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. P20-02171 for which the applicant proposes the construction of two new duplexes, APN: 444-021-18. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Cole – S. BR. No. 40 runs southerly along the west side of Teilman Avenue approximately 375 feet west of the subject property and crossing Clinton Avenue approximately 400 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include a street and/or utility improvements along Clinton Avenue, Teilman Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

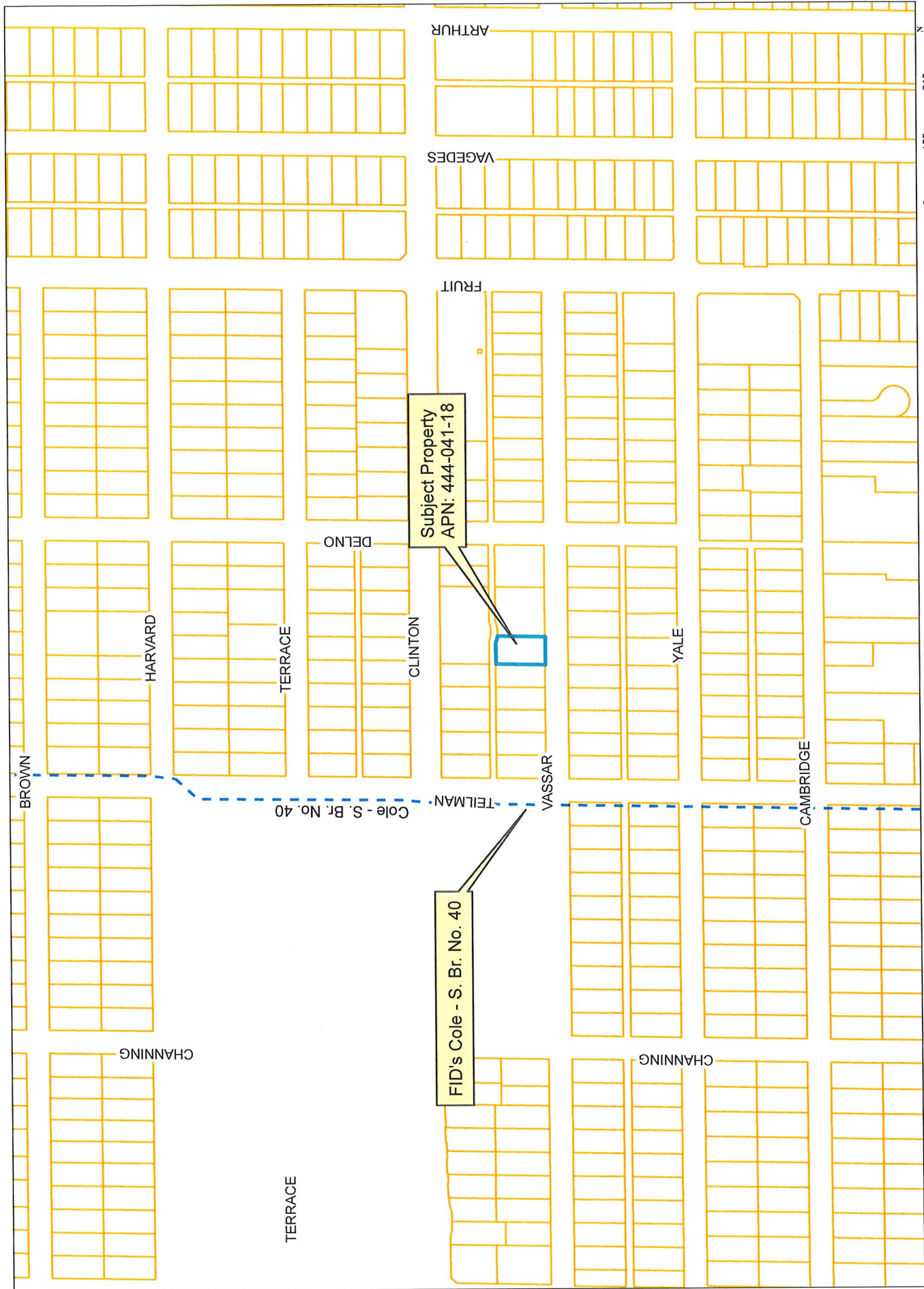
Sincerely,

A handwritten signature in blue ink, appearing to read "Laurence Kimura".

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Conditional Use Permit\P20-02171.doc



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features. For legal purposes, FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Legend

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

0 155 310 Feet

1 inch = 323.61 feet

Date Saved: 6/25/2020 10:31:28 AM
Path: G:\Figis\20200625 Master.mxd

FRESNO IRRIGATION DISTRICT

Chris Lundeen

From: do_not_reply@fresno.gov
Sent: Thursday, July 23, 2020 12:34 PM
To: Engineering Review
Subject: Planning Application P20-02171 - Task Assigned

A task associated with Planning Application P20-02171 has been assigned for your review. You can review details online.

Application Description: Conditional Use Permit Application No. P20-02171 was filed by Mehdi Momen of Concept Design Group and pertains to the 0.20 acres located at 728 W. Vassar. The applicant proposes to construct two new duplexes on the existing vacant parcel. Each duplex will be 1,226 sq. ft. The parcel is zoned RS-5.

Task Information: Irrigation District

Due 8/13

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: Duplex Apartments - 728 W. Vassar Avenue

A.P.N. 444-041-18

Planned Land Use: Medium-Density Residential

Current Zoning: RS-5

Site Area: +/- 0.20 acres

Living Units / LUE: Two (2) Living Units

Estimate Date: August 12, 2020

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	1.5"	1	EA.	\$2,508.00	\$2,508.00	[1] [6]
Frontage Charge		72	L.F.	\$6.50	<i>previously satisfied</i>	
Water Capacity Fee	1.5"	0.5	EA.	\$5,823.00	\$2,911.50	[1] [6]
Total Water Connection Charges					\$5,419.50	

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		0	Sq.Ft.	\$0.10	*	
Oversized Sewer Charge		9,720	Sq.Ft.	\$0.05	\$486.00	
Wastewater Facilities Charge		2	Units	\$2,119.00	\$4,238.00	[4] [6]
Total Sewer Connection Charges					\$4,724.00	

* **Sewer Connection Required. Contact City of Fresno Department of Public Utilities for more information.**

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	2	Units	\$1,485.00	\$2,970.00	[7]
Citywide Park Facility Impact Fee	Multi-Family	2	Units	\$3,157.00	\$6,314.00	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	2	Units	\$484.00	\$968.00	[7]
Citywide Regional Street Charge	SFR	0.20	AC	\$8,355.00	\$1,671.00	[6]
New Growth Area Major Street Charge	SFR	0.20	AC	\$22,998.00	<i>n/a</i>	
Citywide Traffic Signal Charge	Multi-Family	2	Units	\$364.00	\$728.00	[6]
Total Citywide/Regional Impact Fees					\$12,651.00	

Total Fees and Charges **\$22,794.50**

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: August 12, 2020

621-8797

City of Fresno Public Works Department
Land Division & Engineering

WATER EFFICIENCY LANDSCAPE ORDINANCE
Prescriptive Method Notes

Project Info:

Project Applicant: Landscape Connection, INC. (Landscape Designer, Hope File)
Phone: (559) 323-8139 Email: hope@landscapeconnection.com
Project: 728 W. Vasser Ave. Fresno, Ca. 93704
Total Landscape Area: 2,577
Bark Area: 1,815
Turf Area: 762 SF
Project Type: New, Non-Residential
Water Supply: Potable

Planter Areas:

(A) For residential areas, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
(B) A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
(C) Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling.

Irrigation:

(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.
(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve), shall be installed as close as possible to the point of connection of the water supply.
(E) All irrigation emissions devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014, "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

"I agree to comply with the WELO Prescriptive Compliance Option."

Hope

DATE 7/13/2020

PLANTING SCHEDULE

SYMBOL	SIZE	BOTANICAL / COMMON NAME	WUCOLS
TREES			
* (15 GAL)	15 GAL.	LAGERSTROEMIA 'MUSKOGEE' / Crape Myrtle, Lavender	LOW
■ (15 GAL)	15 GAL.	MAGNOLIA G. 'ST. MARY' / Southern Magnolia	MODERATE
SHRUBS / GROUNDCOVERS			
⊙ (1 GAL)	1 GAL.	AGAPANTHUS 'PETER PAN WHITE' / Dwarf Lily-of-the-Nile	MODERATE
⊙ (5 GAL)	5 GAL.	LIGUSTRUM TEXANUM / Privet	LOW
⊙ (5 GAL)	5 GAL.	MUHLENBERGIA C. 'WHITE CLOUD' / White Cloud Muhly	LOW
⊙ (1 GAL)	1 GAL.	MYOPORUM P. / Prostrate Myoporum, White	LOW
⊙ (1 GAL)	1 GAL.	OLEA E. 'PETITE OLIVE' / Olive, Shrub	VERY LOW
■ (HYBRID BERMUDA SOD)		HYBRID BERMUDA SOD	

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION - MANUFACTURER - MODEL #
⊕	Electric Irrigation Turf Valve - RAIN BIRD - 075-ASVF series (Size as Noted)
⊕	Electric Irrigation Drip Valve - RAIN BIRD - XACZ-075-PRF series (Size as Noted)
⊙	Automatic Irrigation Controllers - RAIN BIRD - ESP-TM2 Indoor w/ WiFi Module
⊕	Gate Valve - PROFLO - PFT 3006
—	Pressure Mainline - Sch 40 PVC Pipe
—	RAINBIRD - On-Surface Drip Line - XFD - 06 - 12- 100

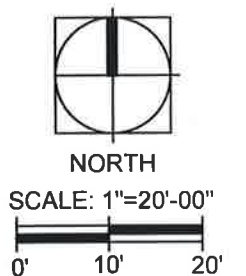
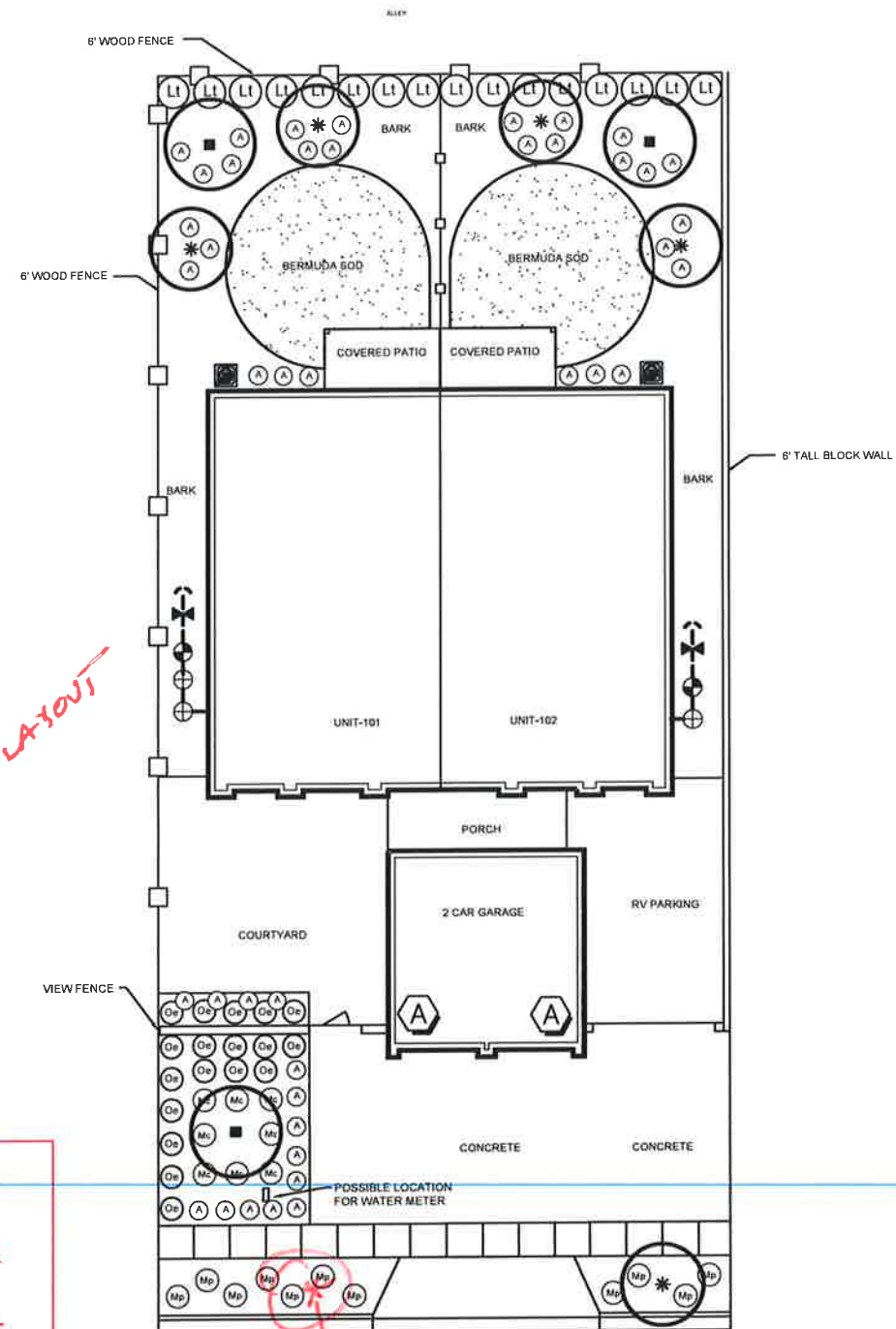
APPL. NO. P20-02171 EXHIBIT L DATE 07/23/2020

PLANNING REVIEW BY _____ DATE _____

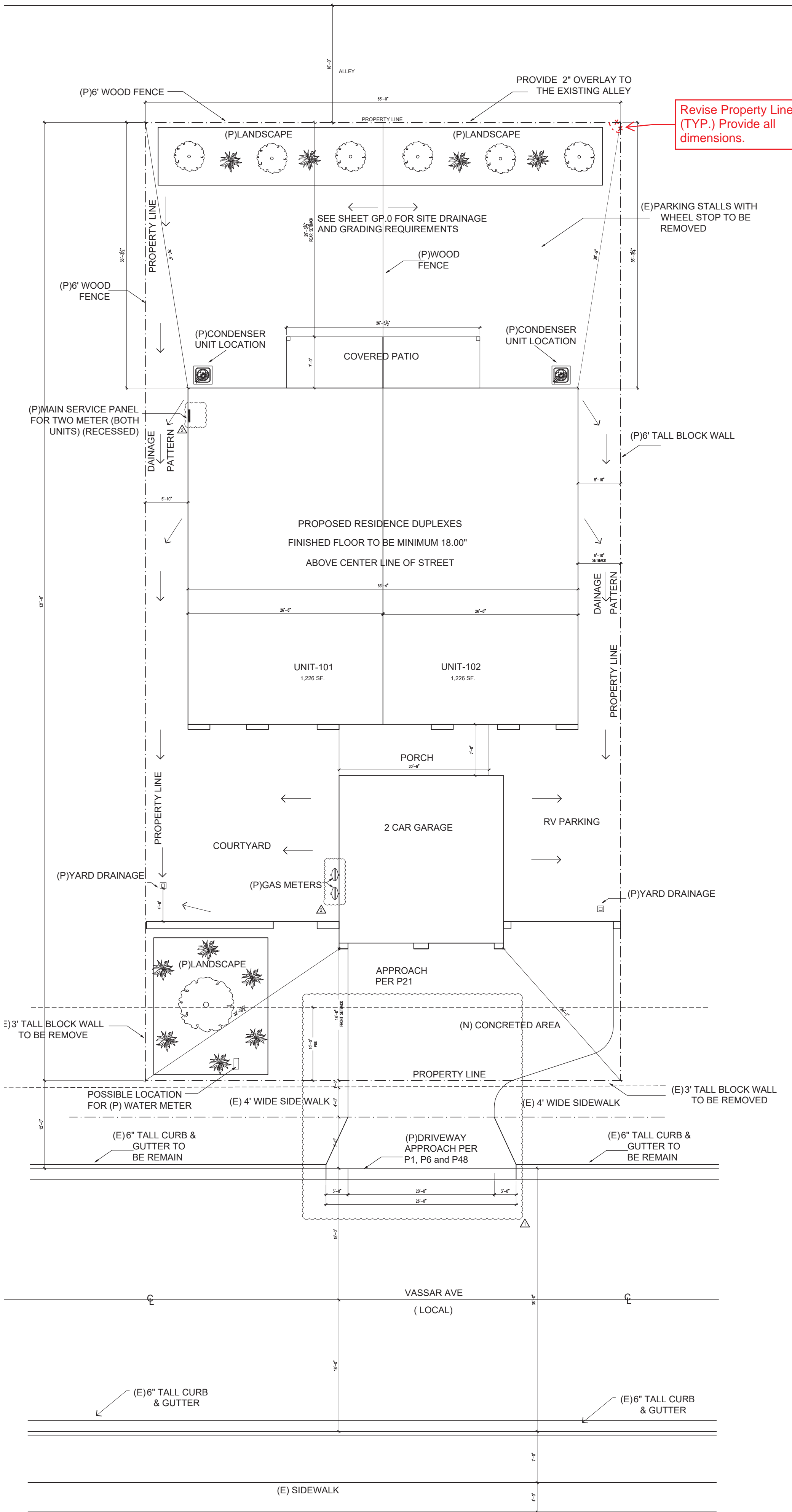
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



LANDSCAPE CONNECTION, INC.	LIC.# 935734	6374 E. SHEPHERD AVE., CLOVIS, CA 93619	P: (559) 323-8139	F: (559) 323-7057
PROJECT TITLE: RESIDENTIAL DUPLEXES 728 W. VASSER AVE. FRESNO, CA. 93704	REVISED DATE:	SCALE: AS SHOWN DATE: 7-13-2020 DRAWN BY: HF	PROJECT NO. 20-365	1 OF 1
SHEET TITLE: PLANTING PLAN				



SITE PLAN

SCALE = 1"=10'-0"



VICINITY MAP
NOT TO SCALE

	AREA	SQ.FT.	FIRE SPRINKLER STANDARD PLAN #	BUILDING STANDARD PLAN #
	GROSS	3,327		
	LIVING UNIT 101	1,226		
	LIVING UNIT 102	1,226		
	2 CAR GARAGE	533	0	0
	PORCH	157		
	COVERED PATIO	185		

PROJECT DATA

OWNER, CONTRACTOR PREPARED BY:	Ghodratollah Haghighat (559) 860 9035 Keyvan Abedi (559) 288 7178 Email: jhaghighat@yahoo.com k.abedi@cdm.com	CODE EDITIONS: 2019 CRC, CEC, CMC, CPC, CFC 2019 CAL. ENERGY CODE 2019 CAL. GREEN CODE
STRUCTURAL ENGINEER:	ENGINEERING DESIGNS HASAN A. MOHAMMAD, P.E. 5125 NORTH FIRST STREET FRESNO, CA 93711 PHONE: (559) 225-2525	OCCUPANCY GROUP RESIDENCE: R-3 GARAGE: U TYPE OF CONSTRUCTION: VB
NO. OF STORIES A.P.N.	Single Story Duplexes 44404118	

CONSULTANTS

CIVIL ENGINEER:	FIRE SPRINKLER ENGINEER:HSI Fire Sprinkler (661)474 4482 5511 Woodmere Dr. Bakersfield,93313 CA
TRUSS MANUFACTURER:CV TRUSS 10715 E American Ave, Del Rey, CA 93616. (559)888 2160.	LANDSCAPE DESIGNER:
MECHANICAL DESIGNER:Juve Martinez (559) 696 7922 juve@enercosolutions.com	SOLAR DESIGNER:Solar Maintenance Pros (559)3553544 4175 W Sierra Madre #103 Fresno, CA 93722

Provide legal description

SHEET INDEX

A1.0	GENERAL INFORMATION, SITE PLAN
A1.1	CAL GREEN
A2.0	FLOOR PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS
AD-1	DETAILS
AD-2	DETAILS
AD-3	DETAILS
S-1.0	FOUNDATION PLAN
S-2.0	ROOF FRAMING PLAN
S-3.0	LATERAL PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-2.1	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS
E-1.0	ELECTRICAL PLAN
M-1.0	MECHANICAL PLAN
M-2.0	ENERGY COMPLIANCE (T-24)
P-1	PLUMBING PLAN
P-2	HOT WATER AND GAS PLAN
FP-1-3	FIRE SPRINKLER PLANS
PV-1	SOLAR COVER SHEET
PV-2-5	SOLAR PLANS
GP-0	GRADING PLAN AND DETAILS

STANDARD PLAN

GENERAL NOTES

- ALL WORKS TO COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
- ENTRY DOORS MUST BE PROVIDED WITH A KEEP HOLE OR VISION PANEL. STEEL PLATE AT THE DEAD-BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH TWO #8 x 2" SCREWS. PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS.
- ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED. DOORS AND WINDOWS TO MEET MINIMUM STANDARDS PER CPC SECTION R609.
- PROVIDE SUFFICIENT NUMBER OF INSULATION MARKERS IN ATTIC.
- AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
- ALL INTERIOR WEATHER STRIPPING, CAULKING AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION.
- THE CEILING OR WALL ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING OR WALL INSULATION ACCORDINGLY. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE DESIGNED TO PREVENT AIR LEAKAGE.
- ALL HOSE BIBBS INSTALLED (INTERNAL AND EXTERNAL) SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
- SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA FOR SHOWERHEADS IN COMPLIANCE WITH CHAPTER 5, DIV 5.3, OF THE 2019 CALGreen.
- BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING AND SOLAR DEVICES INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- PRIOR TO THE BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY THE APPLIANCE MANUFACTURE MUST BE COMPLETED BY THE INSTALLER OR GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION. (CENTRAL AIR CONDITIONERS HEATERS AND WATER HEATERS)
- WHEN PROVIDED BY THE CONTRACTOR, SPECIFY THE INSTALLATION OF THE CERTIFIED APPLIANCE AND EQUIPMENT:
a) REFRIGERATOR/FREEZER b) PLUMBING FITTINGS c) WATER HEATER d) FLORESCENT LAMP BALLASTS
- CHEMICAL TOILET REQUIRED ON-SITE DURING CONSTRUCTION
- AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED
- FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED & FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A 153), STAINLESS STEEL (ASTM F1667), SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, SHALL BE PERMITTED TO BE OF MECHANICALLY DEFENDED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MIN. (CPC SECTION R317.3)
- END-JOINTED LUMBER (FINGER JOINTED STUDS) IDENTIFIED BY A GRADE MARK SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES AND GRADE (CRC R602.2.2)
- EVERY MANUFACTURED AND SITE-BUILT PENETRATION PRODUCT OR PENETRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL OR MARKING THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 116(A) 1. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR. ALL WINDOWS TO BE DUAL GLAZED.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR (CRC 310.2.2). MINIMUM OPENING AREA SHALL BE NOT LESS 24" NET CLEAR HEIGHT, AND NOT LESS THAN 20" IN NET CLEAR WIDTH. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (CRC R310.2.1)
- EGRESS DOOR: NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE ONE-HANDED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES, THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CRC R311.2)
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVICE LANDING OR HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL. (CRC R311.3) LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. (CRC R311.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. (CRC 311.3.2)
- THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (CRC R311.2)
- PIPING IN UNCONDITIONED AREAS AND FROM SPACE HEATERS SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-4.2 OR GREATER.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 0 (0°F) (40°C) BY A DEVICE THAT COMPLES WITH ASSE 1070/ASME A112.10.9/CSA B125-10. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 409.4)
- SHOWERS AND TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVES TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE IN COMPLY WITH ASSE 1016/ASME A112.18.1/CSA B125-10. SHOWERHEADS, WHERE SUPPLIED WITH A SINGLE TEMPERATURE CONTROLLED WATER SUPPLY PIPE, SHALL BE CONTROLLED BY A MIXING VALVE THAT COMPLES WITH ASSE 1089 HANDLE POSITION STOP. SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER MAX. MIXED WATER SETTING TO 107°F (40°C) WATER. THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL MEETING THIS PROVISION (CPC 409.3)
- ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2.2)
- ALL THERMOSTATS IN EACH DWELLING UNIT SHALL BE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS. PRIOR TO GRADING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
- INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS.
- 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.
- TWO WORKING DAY BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND DEVICE ALERT (USA) CALL 1-800-642-2444
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800 10 WORKING DAY PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.

SITE NOTES

- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB-SITE DURING ANY INSPECTION ACTIVITY.
- BUILDINGS SHALL BE PROVIDED WITH APPROVED IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION ON EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (CRC 2019 R319.1)
- CONTRACTOR MAY ADJUST PLACEMENT OF RESIDENCE IF NECESSARY AS LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
- PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF AT LEAST ONE INCH ABOVE THE 100-YEAR FLOOD LEVEL.
- NO DRAINAGE TO ADJACENT PROPERTY
- NO ON-SITE WATER RETENTION
- ALL DRAINAGE TO STREET SHALL BE ONE-HALF PERCENT (0.5%) SLOPE REAR TO FRONT
- PROVIDE A 5% SLOPE FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING
- NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF 18%
- PER CRC 2019 R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET EXCEPT WHERE LOT LINES SLOPE PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET DRAINS OR SINKS SHALL BE CONSTRUCTED TO DRAIN DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. SHOULD THERE BE A SIGNIFICANT "GRADING", A CERTIFIED GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY A REGISTERED CIVIL ENGINEER.
- ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF .5% DIRECTED TOWARDS THE STREET.
- TYPICAL DRAINAGE, FINISH GRADED SECTIONS, AND FINISH FLOOR ELEVATIONS PER TRACT SEE CIVIL DRAWINGS SHEET C1.0
- THE AS-GRADED PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF PERMITS FOR THIS TRACT
- THIS PROJECT DOES INCORPORATE LANDSCAPING IN CONFORMANCE TO THE "MMELO" REQUIREMENTS PER CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2, REFER TO LANDSCAPE PLAN FOR DESIGN AND MAINTENANCE
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
- CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
- A CERTIFICATE OF ELEVATION IS TO BE PROVIDED ON ALL LOTS LOCATED IN A FLOOD ZONE. TWO ELEVATION CERTIFICATES AREA REQUIRED IT BE PROVIDED TO THE INSPECTOR. THE FIRST IS REQUIRED AT THE FOUNDATION INSPECTION AND THE SECOND IS REQUIRED AT THE FINAL INSPECTION. 2019 CRC R106.1

FIRE NOTES

- MULTIPURPOSE FIRE SPRINKLER SYSTEM TO BE INSTALLED
- OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL
- ALL INTERIOR WALL COVERINGS: CLASS III FLAME SPREAD
- PROVIDE FIRE BLOCKING VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING (0') TEN FEET. (CRC R302.11)
- THE PERMIT FOR THIS PROJECT REQUIRES FIRE SPRINKLERS (CRC R313.2) LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13D OR CRC SECTION R313.3. REVIEWED AND APPROVED BY THE APPROPRIATE FIRE MARSHAL PRIOR TO PERMITTING THE PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR OR OWNER-OCCUPIED OWNER BUILDERS, AND SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE FIRE MARSHAL PRIOR TO APPROVAL OF OCCUPANCY OF THE BUILDING.

APPL. NO. P20-02171	EXHIBIT A	DATE 07/25/2020
PLANNING & TRAFFIC ENGINEER	REVIEWED By Leonor Ayala at 1:34 pm, Aug 13, 2020	DATE 08/13/2020
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

PHONE: (949) 299 7281
Email: info@conceptdesigner.com

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RESIDENTIAL DUPLEXES
728 W. VASSAR AVE.
FRESNO CA

SITE PLAN

Revisions

BACKCHECK	07.05.2020
OWNER CHANGED	07.05.2020

Project #:
Date:
Drawn :
Checked:

Sheet Number

A1.0

CPT



SUBJECT: Conditions of Approval for **P20-02171**

DATE: August 12, 2020

TO: Kao Vang, Planner II
Planning and Development Department

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

ADDRESS: 728 West Vassar Avenue

APN: 444-041-18

ATTENTION:

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

A. GENERAL REQUIREMENTS

- ☐ 1. **Property Lines:** Revise and dimension all existing property lines.
- ☐ 2. **Legal description:** Provide legal description.

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 and alley improvements or paved public pedestrian walkway (street, alley, curb, gutter, curb ramps and sidewalk) 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.

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.

Vassar Avenue: Local

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

1. Construction Requirements:

- a. Construct a driveway approaches to Public Works Standards **P-1** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
- b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

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

The driveway required to meet *Public Works Standards (P-21) and Specifications*. Provide corrections as noted on **Exhibit "A"**.

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. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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



Preparing Career Ready Graduates



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SUPERINTENDENT

Robert G. Nelson, Ed.D.

July 24, 2020

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

SUBJECT: **APPLICATION NO. P20-02171**
PROPOSED 2-DUPLEX RESIDENTIAL DEVELOPMENT
728 W. VASSAR AVE.

Dear Ms. Vang,

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 two new residential duplexes on an existing vacant parcel located at 728 West Vassar 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. **Please note that fees for residential development will increase to \$4.08 per square foot on August 17, 2020.**

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

Elementary School: Fremont
Middle School: Fort Miller
High School: Fresno

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