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Planning and Development Department  
Jennifer K. Clark, AICP, Director

~~October 4, 2021~~ **November 17, 2021**

Please reply to:  
Jose Valenzuela  
(559) 621-8070

Lyle Munsch  
[lyle.munsch@teterae.com](mailto:lyle.munsch@teterae.com)  
(Sent via email only)

**SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P21-02255 AND RELATED PLANNED DEVELOPMENT PERMIT APPLICATION NO. P21-01805 FOR PROPERTY LOCATED AT 1510 VAN NESS AVENUE S/A (APNs: 466-142-03, -04, -07, -08, -09, -14, -15)**

Dear Mr. Munsch:

On October 4, 2021, the Planning and Development Department Director **approved Development Permit Application No. P21-02255**. This approval authorizes the construction of a 53-unit multifamily, mixed-used development to be located on ±1.67 acres of vacant property at the location noted above. Approximately ±4,174 square feet will be devoted to retail and approximately ±56,585 square feet will consist of multi-family residential units. Attached and detached garages will be provided along with a fitness center, small-dog park, and on-site and off-site improvements. The subject property is zoned DTN (*Downtown Neighborhood*).

Related **Planned Development Permit Application No. P21-01805**, which was filed for purposes of waiving certain development standards that prohibit the vacation of alleys, **was denied** Planning and Development Department Director on October 4, 2021, based upon the inability to make the required findings for planned development permits under Section 15-5905 of the FMC. A copy of the denial letter for related Planned Development Permit Application No. P21-01805 is attached.

**The Director's decision to deny the request was appealed by the applicant on October 15, 2021. No appeals pertaining to the Director's approval of related Development Permit Application No P21-02255 were received.**

**On November 17, 2021, the Fresno Planning Commission approved Planned Development Permit Application No. P21-01805.**

The proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) by the ~~Planning and Development Department~~ **Fresno Planning Commission** on ~~October 4,~~ **November 17, 2021**, through a Class 32 (In-Fill Development Projects) Categorical Exemption. The approval of this project is subject to compliance with the following Conditions of Approval:

**CONDITIONS OF APPROVAL**

PART A – ITEMS TO BE COMPLETED

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

Planner to check when completed		
<input type="checkbox"/>	1.	Development and/or operations shall take place in accordance with Exhibits A, A-1, A-2, A-3, A-4, E-1, E-2, E-3, E-4, L-1, L-2, L-3, and O dated June 21, 2021. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record prior to issuance of building permits (see directions below).
<input type="checkbox"/>	2.	Provide area of open space in accordance with <a href="#">Fresno Municipal Code (FMC) 15-1501-I, On-site Open Space</a> , <b>prior to the issuance of building permits</b> . This requirement may be met through a combination of private open space, common open space, or public plazas.
<input type="checkbox"/>	3.	Project, as proposed, complies with applicable sidewalk and public frontage standards in accordance Section 15-1504-K of the FMC. Should corrections or revisions result in changes to the site plan, sidewalks shall be constructed and maintained in accordance with the following standards: <ul style="list-style-type: none"> <li>a. Sidewalks shall be no less than 12 feet in width.</li> <li>b. Tree wells shall be no less than 5 feet in width and depth.</li> <li>c. Maintain a 7-foot wide clear walkway.</li> <li>d. Street trees/trees wells shall be spaces no less than 20 feet and not greater than 40 feet apart.</li> </ul>
<input type="checkbox"/>	4.	Pay the required fees as stated in the memoranda from the Fresno Metropolitan Flood Control District (FMFCD), dated June 23, 2021, <b>prior to issuance of building permits</b> . Provide proof of payment.
<input type="checkbox"/>	5.	Project, as proposed, complies with Window and Door Opening Design standards in accordance with Section 15-1505-C. Should corrections or revisions result in changes to the site plan and elevations, project shall demonstrate compliance with applicable standards including but not limited to Glazing Ratio, Ground Floor Commercial Transparency, and Vertical Proportion. <ul style="list-style-type: none"> <li>a. A minimum 25 percent and maximum 70 percent of upper floor facades shall consist of openings such as windows and doors to balconies or roof decks.</li> <li>b. Ground floor façades which face a street, public plaza, or park on portions of a structure occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located between 1.5 and seven feet above the level of the sidewalk.</li> </ul>

		c. On upper stories, window openings shall have a vertical proportion, in which their height exceeds their width by 25 percent or more. Openings divided by muntins of four inches or more in width shall constitute separate openings. Demonstrate project complies with this requirement.
<input type="checkbox"/>	6.	<b>Prior to the issuance of building permits</b> , the applicant shall submit for a Voluntary Parcel Merger. Please contact Randy Guill at <a href="mailto:randy.guill@fresno.gov">randy.guill@fresno.gov</a> or at (559) 621-8684 for more information.
<input type="checkbox"/>	7.	Pursuant to Section 15-1504-H of the FMC, parking and service areas shall be accessed through the alley, and access from a street shall not be permitted. The proposed curb cut and drive approach along 'L' Street is not permitted. Revise site plan.
<input type="checkbox"/>	8.	<del>Pursuant to Section 15-1504-L-3 of the FMC, existing streets and alleys shall not be removed or vacated. The existing alley between Calaveras and Stanislaus Streets shall remain.</del> Portions of 'L' and Stanislaus shall not be vacated. <b>Prior to the issuance of building permits</b> , revise site plan to depict existing alley and rights-of-way to remain <b>be vacated</b> . Dedications and/or encroachments may be required.
<input type="checkbox"/>	9.	Property owner shall record a deed notification on the property for Notice of Right to Downtown Operations, <b>prior to the issuance of occupancy</b> .
<input type="checkbox"/>	10.	<b>Prior to the issuance of building permits</b> , depict bicycle parking spaces in accordance with the California Green Building Code. Proposed bicycle rack and location shall meet the requirements of Sections 15-2429-A.3, A.5, & A.6 of the FMC.
<input type="checkbox"/>	11.	Long-term bicycle parking must be located on the same lot as the use it serves. This requirement has not been met, please revise plans to comply.
<input type="checkbox"/>	12.	Project, as proposed, complies with applicable Mixed-Use Configurations development standards in accordance with Section 15-1504-B of the FMC. Should corrections or revisions result in changes to the site plan, floor plans, and/or elevations, the revised exhibits shall demonstrate compliance w/ the development code standards in order to minimize potential conflicts between residential and non-residential uses adjacent to one another or within the same building. Buildings shall include the following potential design techniques:  a. Distinct entries for non-residential and residential suites/units;
<input type="checkbox"/>	13.	Project, as proposed, complies with Building Articulation and Massing standards in accordance with Section 1505-A of the FMC. Should corrections and/or revisions result in changes to floor plans and/or elevations the project shall demonstrate compliance with applicable Façade Design Development Standards including but not limited to Building Length and Building Height

	Articulation.
<input type="checkbox"/>	14. Project, as proposed, complies with the Façade Elements standards in accordance with Section 15-1505-G of the FMC. Should revisions or corrections result in changes to building elevations, the development shall incorporate a minimum of two of the Façade Elements shown in Table 15-1505-F into front and street-side building façades.
<input type="checkbox"/>	15. Project, as proposed, complies with requirements for screening of mechanical and electrical equipment in accordance with Section 15-2011 of the FMC. Should corrections an/or revisions to site plan, floor, plan, and elevations result in changes, all exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. Roof access ladders shall be screened from Major Streets. Fire sprinkler risers should be designed for interior installation whenever possible where an exterior location would be visible from a Major Street. Where site conditions dictate an exterior location for the sprinkler riser, a three-foot clear space shall be provided between the screening materials and the riser. The alarm bell and fire department connection shall be installed so that they are visible from the street.
<input type="checkbox"/>	16. Plans submitted do not demonstrate compliance with General Standards of outdoor lighting and illumination. Please revise plans to comply with Section 15-2015-B of the FMC. <ul style="list-style-type: none"> <li>a. Multiple-Unit Residential Buildings. Aisles, passageways, recesses, etc., related to and within the development shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.</li> <li>b. Pedestrian-Oriented Lighting. Exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.</li> <li>c. Non-Residential Buildings. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.</li> <li>d. Parking Lots and Garages. All parking lots and garages shall be illuminated with a minimum of 0.5 foot-candle of light.</li> </ul>
<input type="checkbox"/>	17. 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. Please provide a photometric site and/or floor plan, where applicable, or other proof of compliance prior to issuance of building permits.
<input type="checkbox"/>	18. Landscaping must be in place before issuance prior to occupancy. A Hold on Occupancy shall be placed on the proposed improvements until such time

		that landscaping has been approved and verified for proper installation by the Planning Division. (Include this note on the site and landscape plans.)
<input type="checkbox"/>	19.	Prior to granting of occupancy, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on the site and landscape plans.)
<input type="checkbox"/>	20.	Pursuant to Section 15-2612 of the FMC, A Master Sign Program is required for all multi-family residential developments of 50 or more units and mixed-use projects of five or more separate non-residential tenants. The Master Sign Program shall be approved prior to installation of any signage.

## PART B – OTHER REQUIREMENTS

### 1) Planning/Zoning/Environmental Compliance Requirements

- a) Development and operation shall take place in accordance with the attached “Notes and Requirements for Entitlement Applications” as applicable.
- b) Development shall take place in accordance with the policies of the Fresno General Plan, Fulton Corridor Specific Plan, Downtown Neighborhoods Community Plan, and with the Downtown Neighborhood planned land use designation.
- c) Development shall take place in accordance with the DTN (*Downtown Neighborhood*) zone district, and all other applicable sections of the Fresno Municipal Code (FMC).
- d) Comply with the operational statement submitted for the proposed project dated June 21, 2021.
- e) Outdoor dining areas on private property shall comply with the requirements of Section 15-2744-B.
- f) Future uses in live-work units and commercial tenant spaces shall comply with uses identified in Table 15-1502 of the FMC.
  - a) Zone Clearances shall be approved by the Planning and Development Department prior to issuance of Business Tax Certificates.
- g) A Zone Clearance shall be required for any outdoor dining/seating located in the public right-of-way. An encroachment permit approved by the City Engineer is required for any furniture or structures which are permanently attached to the public right-of-way.
- h) Prior to obtaining an alcohol license for future uses involving on-site consumption, operators shall obtain an approved Downtown ABC Zone Clearance.

- i) FMC 15-1505-B-10, building signage shall be designed to complement the building while providing adequate visibility from and maintaining compatibility with adjacent suites/units on upper floors near the signage.
- j) Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable mitigation measures contained in the environmental assessment adopted for the project.
- k) Property development standards and operational conditions are contained in Articles 13 (Employment Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading) and 25 (Performance Standards). Any project revisions, development and operation must comply with these property development standards and operational conditions.
- l) Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.

## 2) City and Other Services

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

- Department of Public Works, Traffic & Engineering Services Division dated July 16, 2021;
- Department of Public Works, Street Maintenance Division dated May 28, 2021;
- Department of Public Works, Land Division dated July 13, 2021;
- Fresno Unified School District dated June 22, 2021;
- Long Range Planning dated July 12, 2021;
- Department of Public Utilities dated July 15, 2021;
- Fresno Fire Department dated July 3, 2021;
- Fresno Metropolitan Flood Control District dated June 23, 2021;
- Fresno Police Department dated July 8, 2021;
- Historic Preservation dated July 13, 2021;
- Fresno County Environmental Health Department dated July 13, 2021.

## 3) Miscellaneous Requirements

- a) Building plans and permits are required.
- b) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
  - i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open

land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

- ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
  - iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- c) Approval of this site plan may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the Development Permit process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this site plan or subsequent amendments or revisions.

## **APPEALS**

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

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

If you wish to appeal the decision, a written request must be received at the Planning and Development Department by **October 19, 2021**. The written request should be addressed to Jennifer K. Clark, Director, include the application number referenced above, and delivered to the Planner.

## **COMPLIANCE REVIEW PROCESS**

**Please Note:** To complete the compliance review process for building permits relative to planning and zoning issues, please upload electronic PDF copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record at least 15

**days before applying for building permits.**

The compliance record number for this application is P21-05354. These documents can be uploaded electronically to the citizen access portal at [www.fresno.gov/faaster](http://www.fresno.gov/faaster). Contact Planner once any corrected exhibits are uploaded.

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact Jose Valenzuela at [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov) to schedule an appointment to stamp and signoff these exhibits.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be substituted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

**EXPIRATION**

**Development Permit**

The exercise of rights granted by this special permit (P21-02255) must be commenced by **October 4, 2021**, (three years from the date of approval). An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

**Planned Development Permit**

The exercise of rights granted by this special permit (P21-01805) must be commenced by **November 17, 2024** (three years from the date of approval), pursuant to FMC Section 15-5907. If site development and construction has not been initiated within three years of project approval or other time specified in an approved phased development program, an approved Planned Development may be renewed for up to two-year period by the Director, provided that the Director finds the renewal consistent with the purposes of FMC Article 59 and no major amendments, as defined in Section 15-5908 are proposed.

If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

Jose Valenzuela, Planner  
Development Services Division

Enclosures: Exhibits A, A-1, A-2, A-3, A-4, E-1, E-2, E-3, E-4, L-1, L-2, and L-3 dated June 21, 2021

Comments from Partner Agencies & Departments  
Notes and Requirements for Entitlement Applications  
~~Planned Development Permit Application No. P20-01805 Denial Letter dated  
October 4, 2021.~~

Job Address File: 1510 Van Ness Avenue S/A



### **Long range Planning dated July 12, 2021**

Property is located in an area with a recently adopted plan [Fulton Corridor Specific Plan]. Please see [www.fresno.gov/downtownplan](http://www.fresno.gov/downtownplan) for more information.

### **Fresno Police Department dated July 8, 2021**

Requesting adequate exterior lighting and video cameras.

### **Fresno County Department of Public Health dated July 13, 2021**

Comments/Concerns:

Since specific retail/commercial tenants for this application have not been identified, the full range of

'DTN' zoning uses must be considered. The potential adverse impacts could include (but are not limited to) storage of hazardous materials and/or wastes, medical waste, solid waste, water quality degradation, excessive noise, and odors.

Although this project does not currently indicate a food or tattoo/body art facility, should one be proposed (Mixed Use Zoning), The California Retail Food Code Section 114286 states, (a) No sleeping accommodations shall be maintained or kept in any room where food is prepared, stored or sold. (b) Living or sleeping quarters located on the premises of a food facility shall be separated from rooms and areas used for food facility operations by complete partitioning. Body Art Facilities regulated under Health & Safety Code Section 119314 (a) (4) states, the body art facility shall be separate from any residential areas used for sleeping, bathing, or meal preparation, and have a separate entrance and toilet facility and shall not have direct access between the facility and residential dwelling. Entrance into a retail food or body art facility will require a separate outdoor entrance from the living quarters (internal staircase would be prohibited). In addition, floor plans and equipment specifications would need to be submitted for review and approval and Health Permits to Operate would also be required by the Fresno County Department of Public Health, Environmental Health Division. For more information, future applicants should contact the Consumer Food Protection Program or Body Art Program at (559) 600-3357.

- Should a retail food establishment be proposed, prior to issuance of building permits, the tenant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

- Should a food facility be proposed, prior to operation, the applicant(s) shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- Prior to operation, future tenants may be required to apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The applicant may be required to update the Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.
- If a body art facility (i.e. tattoo, piercing, branding or permanent cosmetics facility) is proposed, prior to issuance of building permits, the tenant shall submit complete body art facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.

#### **Historic Preservation dated July 13, 2021**

1510 VAN NESS AVE, S/A FRESNO, CA 93721(APN 46614207) lies within the (proposed) Historic Uptown Cultural Art's District and in close proximity to several properties listed on the Historic Registry (Benham Ice Cream Co. etc) therefore falls under the purview of the HPC under Fresno Municipal Code SEC. 12-1618.

The application will require an environmental assessment/review (<https://webapp.fresno.gov/docs/darm/planningdocs/Final%20EA%20Checklist%20and%20Op%20Statement-fillable2.pdf>) and determination under Section 15064.5 of CEQA. This project will require a review and approval from the Historic Preservation Commission.

#### **Fire Department dated July 3, 2021**

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment. All revisions to plans shall be called out with a cloud or delta. Upon resubmittal and review of this plan, additional requirements may be noted.

If there are questions regarding FFD Development Policies, you may access them at: <https://www.fresno.gov/fire-training/manuals-and-forms/>.

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

Items called out in the Fire Department's DRC review have not been addressed or shown on plans.

2016 California Codes are referenced on the first page. Correct referenced codes to the 2019 edition where adopted, specifically the California Fire Code.

The incorrect editions of NFPA are also referenced. Review Chapter 80 of the 2019 California Fire Code for the correct editions of NFPA that have been adopted.

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.

Note on plan: Where roof eaves are more than 30 feet in height, measured from grade, 26-foot driveways shall be located directly adjacent to at least one long side of the building. The aerial fire apparatus access shall extend at least 45 feet beyond each end of the building. This allows for access to the corners of the building and to accommodate a set up area out of the collapse zone. Aerial fire apparatus access shall comply with all access and turnaround requirements. (FFD Development Policy 403.002).

Note on plan: Aerial fire apparatus access (near edge) shall be located a minimum 15 feet and a maximum 30 feet away from the building. (FFD Development Policy 403.002).

Note on plan: Overhead utility, power lines, large trees, and other obstructions shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. (FFD Development Policy 403.002).

Note on plan: Aerial fire apparatus points shall be located on the long side of the building. (FFD Development Policy 403.002).

Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

Note on plan: All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

Note on plan: Electric gates shall be provided with battery back-up.

Note on plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate: "FIRE LANE" (in 6 inch letters) "VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters) "FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters).

Note on plan: Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005).

Note on plan: Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-7000."

Note on plan: Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum: a) The sign shall be at a minimum 12 x 18 inch sign with a white reflective background. b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters. c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50 foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes. d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks. e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle.

Note on plan: All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002).

Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002).

Show the locations of all fire sprinkler risers on the plan.

Show the location of the fire department connection. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025).

Note on plan: Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025).

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025).

Note on plan: Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2019 CFC, Section 912.2.1.

Note on plan: Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.3.

Note on plan: Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36 inch horizontal clearance around openings and continuous 7 foot vertical clearance. (FFD Development Policy 403.002).

Note on plan: Required walking access shall be designed to prevent sharp turns and obstacles which would hinder the carrying of hoses, ground ladders and other hand held equipment.

Note on plan: All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width.

Indicate which pedestrian gates will be equipped with an X-1 lock box.

Note on plan: All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

Show the location of the existing public fire hydrant that serves this proposed project. The closest fire hydrant is located at the northwest corner of the alley approach and Stanislaus.

Valley Public Television has an emergency generator located off of the southeast corner of their building on property they own. Abandonment of the alley, as proposed, will cut off direct alley access for maintenance of the generator. If the generator is diesel, as opposed to natural gas fired, this involves routine refueling. Advise reaching out to the station for their input regarding access needed for the gen-set.

Public Works has indicated any proposed alley abandonment with retention of existing utilities by a recorded easement will have to extend from Calaveras to Stanislaus. We will need drive access from Calaveras to the northwest corner of Building 5 for a second point of ladder truck set up. As the backup distance from the ladder truck set-up area is right at 150 feet, no turnaround is needed but the abandoned alley will need to be marked as a fire lane on both sides.

Indicate all fire lanes on the plan. Fire lanes were redlined during the DRC review.



# UPTOWN APARTMENTS

## 53 UNIT MIXED-USE COMMUNITY

GENERAL	COVER
G000	COVER
LANDSCAPE	
LC-1	CONSTRUCTION PLAN
LC-2	CONSTRUCTION PLAN
LD-1	CONSTRUCTION DETAILS
LD-2	CONSTRUCTION DETAILS
LD-3	CONSTRUCTION DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING PLAN
LP-3	PLANTING DETAILS & WATER CALCS
ARCHITECTURAL	
A101	DEMOLITION SITE PLAN
A102	PROPOSED SITE PLAN
A110	ENLARGED SITE PLAN
A111	ENLARGED SITE PLAN
A112	ENLARGED SITE PLAN
A210	BUILDING 1 - FLOOR PLANS
A220	BUILDING 2 - FLOOR PLANS
A221	BUILDING 2 - FLOOR PLANS
A230	BUILDING 3 & 5 - FLOOR PLANS
A231	BUILDING 3 & 5 - FLOOR PLANS
A240	BUILDING 4 - FLOOR PLANS
A250	GARAGE FLOOR PLANS
A260	ENLARGED UNIT FLOOR PLANS
A261	ENLARGED UNIT FLOOR PLANS
A262	ENLARGED UNIT FLOOR PLANS
A263	ENLARGED UNIT FLOOR PLANS
A264	ENLARGED UNIT FLOOR PLANS
A265	ENLARGED UNIT FLOOR PLANS
A270	BUILDING 1 - VERTICAL CIRCULATION
A271	BUILDING 2 - VERTICAL CIRCULATION
A272	BUILDING 2 - VERTICAL CIRCULATION
A273	BUILDING 3&5 - VERTICAL CIRCULATION
A310	BUILDING 1 - EXTERIOR ELEVATIONS
A315	BUILDING 1 - EXTERIOR ISOMETRIC
A320	BUILDING 2 - EXTERIOR ELEVATIONS
A325	BUILDING 2 - EXTERIOR ISOMETRIC
A330	BUILDING 3 & 5 - EXTERIOR ELEVATION
A335	BUILDING 3 & 5 - EXTERIOR ISOMETRIC
A340	BUILDING 4 - EXTERIOR ELEVATIONS
A345	BUILDING 4 - EXTERIOR ISOMETRIC
A350	GARAGE 1 & 2 - EXTERIOR ELEVATIONS
A351	GARAGE 3 - EXTERIOR ELEVATIONS
A355	GARAGES - EXTERIOR ISOMETRIC
A410	BUILDING 1 - SECTIONS
A420	BUILDING 2 - SECTIONS
A430	BUILDING 3 & 5 - SECTIONS
A440	BUILDING 4 - SECTIONS
A450	GARAGE SECTIONS
A500	ROOF PLANS
A501	ROOF PLANS
A502	ROOF PLANS
Grand total: 50	

MARK	DATE	DESCRIPTION
A	03/31/2021	PLANNED DEVELOPMENT SUBMITTAL

**TETER, LLP**  
 ARCHITECTS ENGINEERS CONNECTED  
 FRESNO HEADQUARTERS  
 VISALIA | BAKERSFIELD | MODOesto | SAN LUIS OBISPO



SHEET INDEX 2

### DEFERRED SUBMITTALS

1. AUTOMATIC FIRE SPRINKLER



VICINITY MAP N.T.S. 19



AREA MAP N.T.S. 19

### GOVERNING CODES

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R., EFFECTIVE JULY 1, 2014  
 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.  
 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.  
 2016 CALIFORNIA ENERGY CODE, PART 6, EFFECTIVE JULY 1, 2014  
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART II, TITLE 24 C.C.R.  
 1990 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS NFPA 13 STANDARDS FOR THE INSTALLATION OF FIRE SPRINKLERS (2013 EDITION - CA AMENDED)  
 NFPA 24 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (2013 EDITION - CA AMENDED)  
 NFPA 25 STANDARD FOR INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (2011 CA EDITION)  
 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (2013 EDITION)  
 UL 38 MANUAL SIGNALING BOXES FOR FIRE ALARM SYSTEMS (2005 EDITION)  
 UL 268 SMOKE DETECTORS AND FIRE ALARM SYSTEMS (2009 EDITION)  
 UL 268A SMOKE DETECTORS FOR DUCT APPLICATIONS (1998 EDITION)  
 UL 464 AUDIBLE SIGNAL APPLIANCES (2003 EDITION)  
 UL 521 HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (1999 EDITION)  
 UL 1424 CABLES FOR POWER-LIMITED FIRE-ALARM CIRCUITS (2005 EDITION)  
 UL 1971 SIGNALING DEVICES FOR THE HEARING IMPAIRED (2004 EDITION)  
 AMERICANS WITH DISABILITIES ACT

### GENERAL

PROJECT ADDRESS: ALONG VAN NESS AVENUE, INTERSECTIONS OF VAN NESS AVENUE AND E ST. FRESNO, CA 93720

ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES  
 PARCEL 2: 466 - 142 - 04 = 0.21 ACRES  
 PARCEL 3: 466 - 142 - 14 = 0.22 ACRES  
 PARCEL 4: 466 - 142 - 15 = 0.26 ACRES  
 PARCEL 5: 466 - 142 - 07 = 0.26 ACRES  
 PARCEL 6: 466 - 142 - 08 = 0.17 ACRES  
 TOTAL 1.47

TOTAL PARCEL SIZE: 1.47 ACRES (EXISTING 6 PARCELS)  
 0.14 ACERS (VACATED ALLEY)  
 0.06 ACERS (PORTION OF VACATED RIGHT OF WAY)  
 1.67 ACERS TOTAL

ZONE: DTN 'DOWNTOWN NEIGHBORHOOD'

PROPOSED USE: MIXED USE: RESIDENTIAL / MERCANTILE / UTILITY

GOVERNING AGENCY: CITY OF FRESNO  
 PRELIMINARY REVIEW P20-00524

Provide on-site open space (% of lot area)

1510 Van Ness Avenue

### PROJECT DESCRIPTION

THIS PROJECT IS ALL NEW CONSTRUCTION, CONSISTING OF FIVE 1-3 STORY BUILDINGS, WITH MIX-USES: 53 UNIT APARTMENTS, 4,000 S.F RETAIL, 53 CAR GARAGES, AND A COMMUNITY BUILDING.

CONSTRUCTION CONSISTS OF THE FOLLOWING:  
 1. CONCRETE FOOTING AND SLAB-ON-GRADE  
 2. EXTERIOR WALLS: WOOD STUD FRAMING  
 3. INTERIOR WALLS: METAL STUD FRAMING  
 4. ROOF STRUCTURE: WOOD TRUSS w/ SINGLE PLY ROOFING SYSTEM

SEE SHEET G200 FOR ADDITIONAL BUILDING CODE ANALYSIS

### BUILDING SUMMARY

Uptown Building Summary						
	Community Spaces	Retail	Work/Live	1-BdRm	2-BdRm	Total Dwelling Units
Building 1		5 Suites		5 Units		5 Units
Building 2			4 Units	2 Units	2 Units	8 Units
Building 3				10 Units	10 Units	20 Units
Building 4	1 MP & Fitness					
Building 5				10 Units	10 Units	20 Units
<b>Total</b>	<b>1</b>	<b>5 Suites</b>	<b>4 Units</b>	<b>27 Units</b>	<b>22 Units</b>	<b>53 Units</b>
Total Retail		5 Suites (4,000 SF)				
Total Dwelling Units		53 Units				

Date: 3/31/2021

**OWNER: UPTOWN LP**  
 GENERAL PARTNER: RIVER PARK PROPERTIES II  
 265 E. RIVER PARK CIRCLE #150  
 FRESNO, CA, 93720  
 (559) 438-4800  
 CONTACT: SAL GONZALES  
 EMAIL: Sgonzales@lance-kashian.com

**PROJECT ARCHITECT**  
 TETER, LLP  
 7535 N. PALM AVE., SUITE 201  
 FRESNO, CA 93711  
 (559) 437-0887  
 CONTACT: CLAY DAVIS  
 E-MAIL: clay.davis@teterae.com

**CIVIL ENGINEER**  
 GIANNETTA ENGINEERING  
 1119 'S' STREET  
 FRESNO, CA, 93721  
 (559) 264-0696  
 CONTACT: GARY GIANNETTA  
 EMAIL: gary@giannettaengineering.com

**LANDSCAPE ARCHITECT**  
 BROUSSARD ASSOCIATES  
 389 CLOVIS AVE #200  
 CLOVIS, CA, 93612  
 (559) 325-7284  
 CONTACT: TERRY BROUSSARD  
 EMAIL: terry@broussardassoc.com

**UTILITY ENGINEER**  
 CALIFORNIA UTILITY CONSULTANTS  
 7591 N. INGRAM AVE. SUITE 103  
 FRESNO, CA 93711  
 (559) 790-3733  
 CONTACT: GARY GANCI  
 E-MAIL: gg@cautilitydesigns.com

**STRUCTURAL ENGINEER**  
 TETER, LLP  
 7535 N. PALM AVE., SUITE 201  
 FRESNO, CA 93711  
 (559) 437-0887  
 CONTACT: BYRON DIETRICH  
 E-MAIL: byron.dietrich@teterae.com

**MECHANICAL/PLUMBING ENGINEER**  
 XXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXX  
 FRESNO, CA, 93711  
 (559) XXX-XXX  
 CONTACT: XXXXXXXXXXXXXXXXXX  
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

**ELECTRICAL ENGINEER**  
 XXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXX  
 FRESNO, CA, 93711  
 (559) XXX-XXX  
 CONTACT: XXXXXXXXXXXXXXXXXX  
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

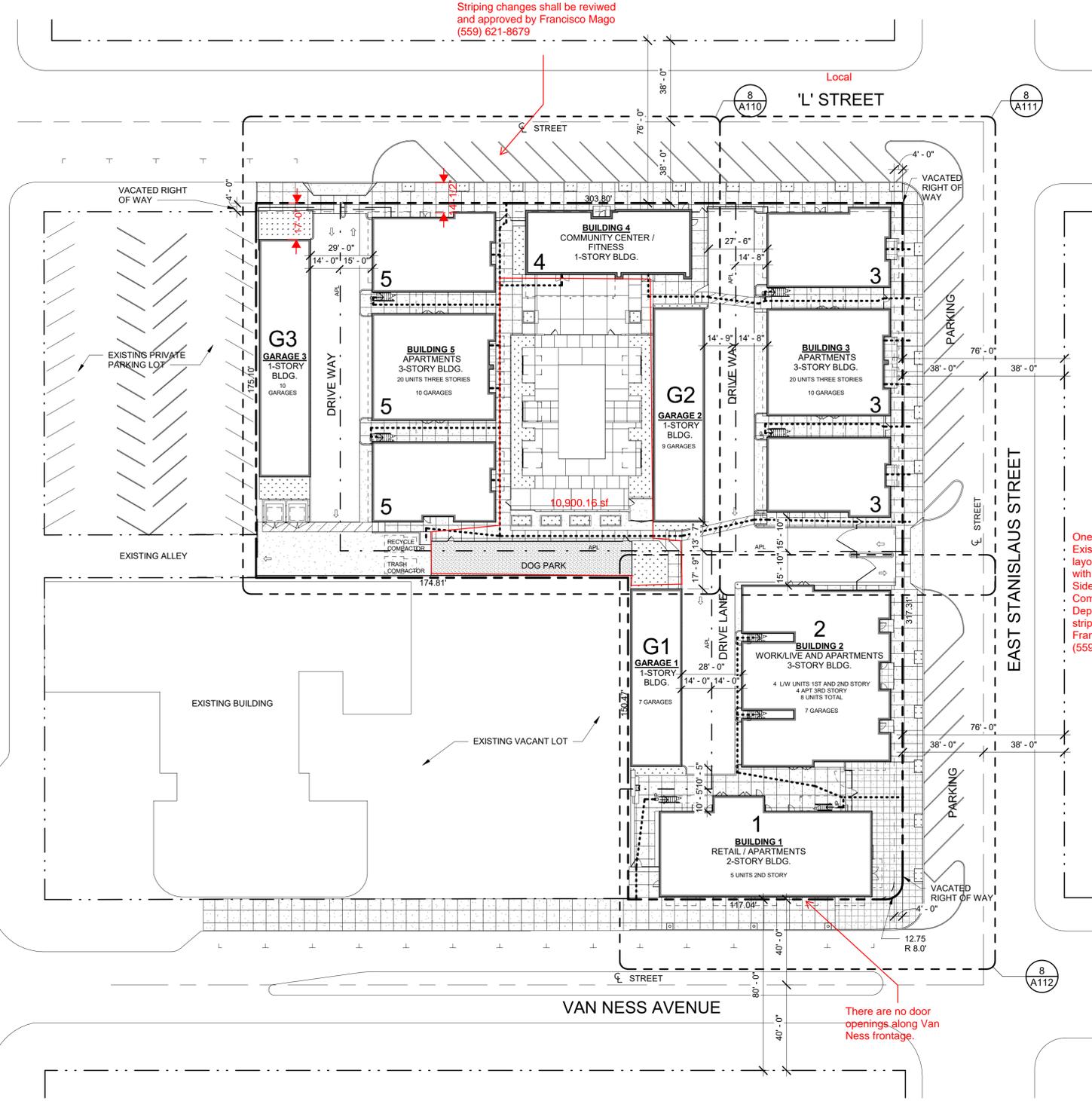
**INTERIOR DESIGN**  
 XXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXX  
 FRESNO, CA, 93711  
 (559) XXX-XXX  
 CONTACT: XXXXXXXXXXXXXXXXXX  
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

APPL. NO. P21-02255 EXHIBIT A DATE 06/21/2021  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

### PROJECT SUMMARY

FRESNO UPTOWN APARTMENTS  
 LANCE KASHIAN & COMPANY  
 VAN NESS AVE. & E. STANISLAUS ST.  
 FRESNO, CA  
 DRAWING TITLE  
 COVER  
 PROJECT NO.  
 20-11218  
 DRAWING  
**G000**

CALAVERAS STREET



### PROJECT INFORMATION

#### SITE INFORMATION

PROJECT ADDRESS: ALONG VAN NESS AVE, STANISLAUS ST AND 'L' ST  
FRESNO, CA 93720

ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES  
PARCEL 2: 466 - 142 - 04 = 0.21 ACRES  
PARCEL 3: 466 - 142 - 14 = 0.22 ACRES  
PARCEL 4: 466 - 142 - 15 = 0.26 ACRES  
PARCEL 5: 466 - 142 - 07 = 0.26 ACRES  
PARCEL 6: 466 - 142 - 08 = 0.17 ACRES  
TOTAL 1.47

TOTAL PARCEL SIZE: 1.47 ACRES (EXISTING 6 PARCELS)  
0.14 ACRES (VACATED ALLEY)  
0.06 ACRES (PORTION OF VACATED RIGHT OF WAY)  
1.67 ACRES TOTAL

DENSITY AREA: 72,745 SF  
- 4,000 SF (Retail)  
- 2,319 SF (Common area)  
66,426 SF = 1.52 Acres

Dwelling Units: 49 Units  
Live/Work: 4 Units  
TOTAL: 53 Units

Retail suites: 5 Suites

Parking Provided: 53 Garages

Density: 34.87 Du/Ac

#### BUILDING INFORMATION

Garages 1, 2 & 3 (Ext.)	7,034 SF
<b>Bldg. 1</b>	
Ground Flr. (Retail)	4,000 SF
Second Flr. (Apt.)	4,122 SF
Ext. Stairs	596 SF
Utilities	250 SF
Total:	8,968 SF
<b>Bldg. 2</b>	
Ground Flr. (Work)	3,180 SF
Second Flr. (Loft)	3,630 SF
Third Flr. (Apt.)	4,444 SF
Ext. Stairs	428 SF
Garage/Utilities	2,052 SF
Total:	13,734 SF
<b>Bldg. 3</b>	
Ground Flr. (Apt.)	3,687 SF
Second Flr. (Apt.)	7,472 SF
Third Flr. (Apt.)	7,472 SF
Ext. Stairs	1,008 SF
Garage/Utilities	3,301 SF
Total:	22,940 SF
<b>Bldg. 4</b>	
Multipurpose Rm	870 SF
Fitness Center	1,344 SF
Accessory	329 SF
Total:	2,543 SF
<b>Bldg. 5</b>	
Ground Flr. (Apt.)	3,705 SF
Second Flr. (Apt.)	7,472 SF
Third Flr. (Apt.)	7,472 SF
Ext. Stairs	1,008 SF
Garage/Utilities	3,344 SF
Total:	23,001 SF
<b>Gross Useable Areas:</b>	
Gross Retail:	4,174 SF
Gross Dwellings:	56,585 SF
Gross Attached Garage:	7,884 SF
Gross Detached Garage:	7,034 SF
Gross Common Area:	2,319 SF
<b>TOTAL GROSS BUILDINGS</b>	<b>77,996 SF</b>

#### LEGEND

- INDICATES PORTION OF EXISTING A.C. PAVING OR CONCRETE TO BE REMOVED
- INDICATES PLANTING
- PROPOSED BUILDINGS
- EXISTING PROPERTY LINE
- PROPERTY LINE (LOT LINE ADJUSTMENT)
- ASSUMED PROPERTY LINE (FOR BUILDING SEPARATION)
- TRAFFIC ARROWS
- FIRE HYDRANT, SEE CIVIL.
- INDICATES CONCRETE PAVING
- INDICATES TURF

#### GENERAL NOTES

- A. SITE LIGHTING IS EXISTING TO REMAIN U.N.O.
- B. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. CBC 111B-403.3
- C. 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.
- D. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- E. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- F. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

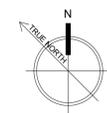
APPL. NO. P21-02255 EXHIBIT A-1 DATE 06/21/2021

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



1" = 30'-0" 8

### PROPOSED SITE PLAN

Teter, LLP expressly reserves its common law copyright and other proprietary rights in this drawing. The design, the ideas and designs, the incorporated herein, as an instrument of professional service, is not to be used in whole or in part, for any other project without prior written authorization.

MARK	DATE	DESCRIPTION
A	03/31/2021	PLANNED DEVELOPMENT SUBMITTAL

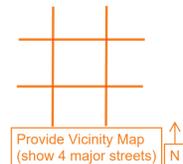
NOT FOR CONSTRUCTION

**TETER, LLP**  
FRESNO HEADQUARTERS  
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO  
ARCHITECTS ENGINEERS CONNECTED

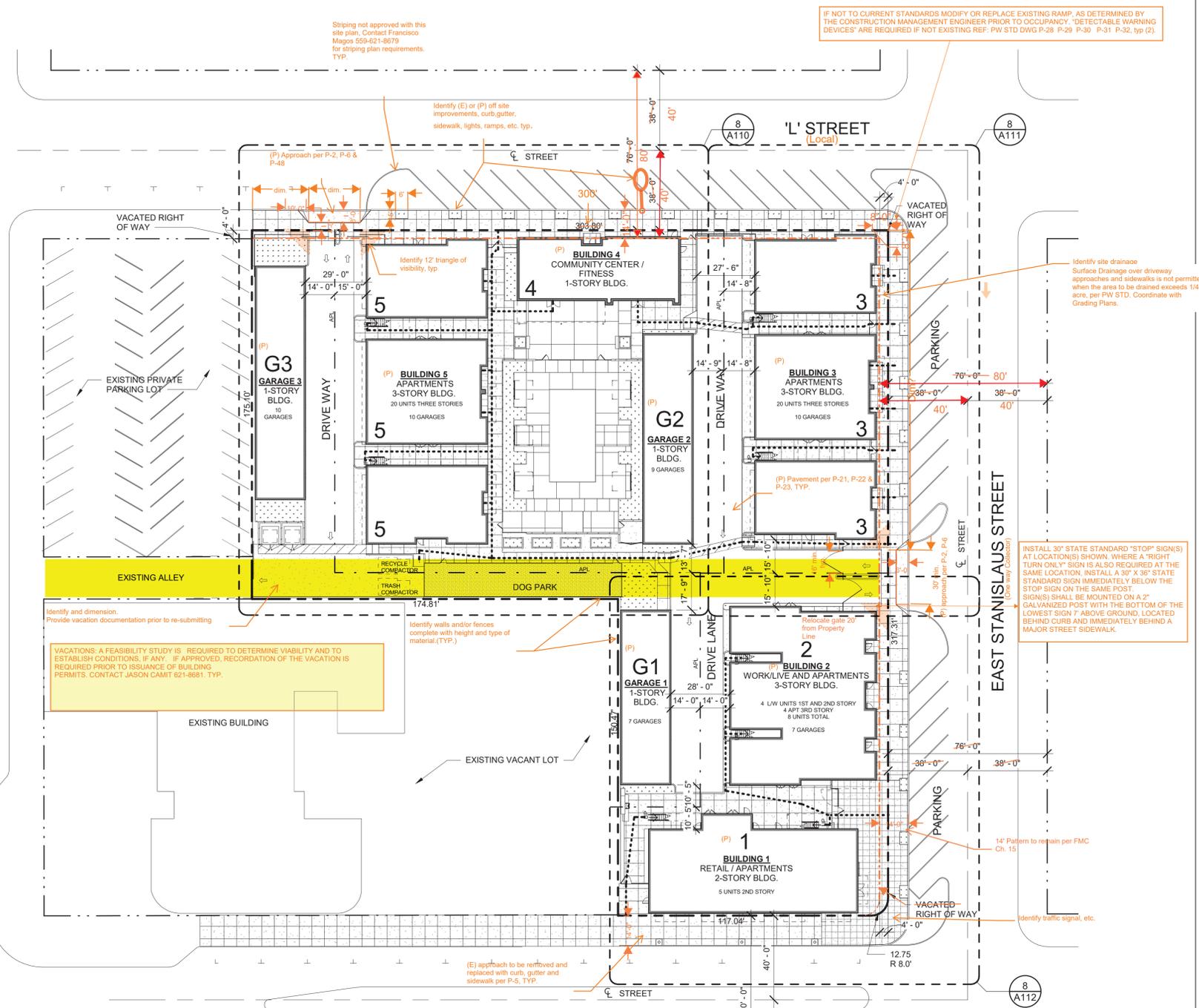


FRESNO UPTOWN APARTMENTS  
LANCE KASHIAN & COMPANY  
VAN NESS AVE. & E. STANISLAUS ST.  
FRESNO, CA  
DRAWING TITLE  
PROPOSED SITE PLAN

PROJECT NO.  
20-11218  
DRAWING  
**A102**



CALAVERAS STREET



### PROJECT INFORMATION

SITE INFORMATION		BUILDING INFORMATION	
PROJECT ADDRESS: ALONG VAN NESS AVE, STANISLAUS ST AND 'L' ST FRESNO, CA 93720		Garages 1, 2 & 3 (Ext.) 7,034 SF	
ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES PARCEL 2: 466 - 142 - 04 = 0.21 ACRES PARCEL 3: 466 - 142 - 14 = 0.22 ACRES PARCEL 4: 466 - 142 - 15 = 0.26 ACRES PARCEL 5: 466 - 142 - 07 = 0.26 ACRES PARCEL 6: 466 - 142 - 08 = 0.17 ACRES TOTAL 1.47		Bldg. 1 Ground Flr.(Retail) 4,000 SF Second Flr. (Apt.) 4,122 SF Ext. Stairs 596 SF Utilities 250 SF Total: 8,968 SF	
TOTAL PARCEL SIZE: 1.47 ACRES (EXISTING 6 PARCELS) 0.14 ACRES (VACATED ALLEY) 0.06 ACRES (PORTION OF VACATED RIGHT OF WAY) 1.67 ACRES TOTAL		Bldg. 2 Ground Flr.(Work) 3,180 SF Second Flr.(Loft) 3,630 SF Third Flr. (Apt.) 4,444 SF Ext. Stairs 428 SF Garage/Utilities 2,052 SF Total: 13,734 SF	
DENSITY AREA 72,745 SF - 4,000 SF (Retail) - 2,319 SF (Common area) 66,426 SF = 1.52 Acres		Bldg. 3 Ground Flr. (Apt.) 3,687 SF Second Flr. (Apt.) 7,472 SF Third Flr. (Apt.) 7,472 SF Ext. Stairs 1,008 SF Garage/Utilities 3,301 SF Total: 22,940 SF	
Dwelling Units Single Floor 49 Units Live/Work 4 Units TOTAL 53 Units		Bldg. 4 Multipurpose Rm 870 SF Fitness Center 1,344 SF Accessory 329 SF Total: 2,319 SF	
Retail suites 5 Suites		Bldg. 5 Ground Flr. (Apt.) 3,705 SF Second Flr. (Apt.) 7,472 SF Third Flr. (Apt.) 7,472 SF Ext. Stairs 1,008 SF Garage/Utilities 3,344 SF Total: 23,001 SF	
Parking Provided Garages 53		Gross Useable Areas: Gross Retail: 4,174 SF Gross Dwellings: 56,585 SF Gross Attached Garage: 7,884 SF Gross Detached Garage: 7,034 SF Gross Common Area: 2,319 SF TOTAL GROSS BUILDINGS 77,996 SF	
Density 34.87 Du/Ac			

### LEGEND

- INDICATES PORTION OF EXISTING A.C. PAVING OR CONCRETE TO BE REMOVED
- INDICATES PLANTING
- PROPOSED BUILDINGS
- INDICATES CONCRETE PAVING
- INDICATES TURF
- EXISTING PROPERTY LINE
- PROPERTY LINE (LOT LINE ADJUSTMENT)
- ASSUMED PROPERTY LINE (FOR BUILDING SEPARATION)
- TRAFFIC ARROWS
- FIRE HYDRANT, SEE CIVIL.
- THE ACCESSIBLE ROUTE IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. ACCESSIBLE ROUTES SHALL COMPLY WITH CBC 11B-402. IN GENERAL, EXTERIOR ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: SHALL BE STABLE, FIRM, AND SLIP RESISTANT; HAVE A 1:20 MAXIMUM RUNNING SLOPE FOR WALKS; HAVE A 1:12 MAXIMUM SLOPE FOR RAMPS AND CURB RAMPS; HAVE A 1/4:12 MAXIMUM CROSS SLOPE; HAVE A 48" MINIMUM WIDTH; HAVE NO VERTICAL OFFSETS GREATER THAN 1/4"; OFFSETS BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT EXCEEDING 1V:2H; HAVE NO OPENINGS ALLOWING THE PASSAGE OF A 1/2" DIAMETER SPHERE; ELONGATED OPENINGS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL; HAVE A MINIMUM 6" HIGH CURB OR GUARDRAIL AT EDGES WHERE THE DROP OFF EXCEEDS 4" EXCEPT WHERE ADJACENT TO VEHICULAR WAYS; BE FREE OF ELEMENTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE THE WALKING SURFACE; AND HAVE 80" MINIMUM VERTICAL CLEARANCE.

### GENERAL NOTES

- A. SITE LIGHTING IS EXISTING TO REMAIN U.N.O.
- B. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. CBC 111B-403.3
- C. 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.
- D. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
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- F. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

**Add General Notes:**

G. 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.

H. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any off-site concrete construction.

I. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.

J. Vacations: A feasibility study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits. CONTACT JASON CAMIT 621-8881. TYP.

K. All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter and sidewalk to match existing adjacent street improvements. This works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.

L. Submit street construction plans to the Public Works Department.

M. Submit street lighting plans to the Public Works Department.

N. Submit signing and striping plans to the public works department. Comply with the current Caltrans standards.

On site parking to be reviewed by Planning Department

APPL. NO. P21-02255 EXHIBIT A DATE 06/21/2021

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC MAKE CORRECTIONS PER TRAFFIC ENGR. REVIEW #1 REVIEWED BY LA DATE: 07/16/2021

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



### PROPOSED SITE PLAN

1" = 30'-0" 8

TETER, LLP expressly reserves its common law copyright and other proprietary rights in the design, the ideas and designs, incorporated herein, as an instrument of professional service, is not to be used in whole or in part, for any other project without prior written authorization.

NOT FOR CONSTRUCTION

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FRESNO HEADQUARTERS  
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO  
ARCHITECTS ENGINEERS CONNECTED

FRESNO UPTOWN APARTMENTS  
LANCE KASHIAN & COMPANY  
VAN NESS AVE. & E. STANISLAUS ST.  
FRESNO, CA Provide address, typ.

DRAWING TITLE  
PROPOSED SITE PLAN

PROJECT NO.  
20-11218

DRAWING  
A102  
CP1

MARK	DATE	DESCRIPTION
A	03/31/2021	PLANNED DEVELOPMENT SUBMITTAL



**SUBJECT:** Conditions of Approval for **P21-02255**

**DATE:** July 16, 2021

**TO:** Jose Valenzuela, Planner III  
Planning and Development Department

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

**ADDRESS:** 1510 Van Ness Avenue (**Revise**)

**APN:** 466-142-07, (**Please include in Accela/ FASTER 466-142-03, 04, 08, 14 and 15**)

**ATTENTION:**

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

To be completed:	Point of Contact	Department and Contact Information
<p><b>Vacation (4 month processing time)</b>            A Feasibility Study is required to determine viability and to establish conditions, if any. Contact Jason Camit for fees and processing requirements. Provide a copy of the resolution to vacate to Traffic Planning <b>prior</b> to the issuance of building permits.  <a href="https://www.fresno.gov/publicworks/engineering-services/#tab-5">https://www.fresno.gov/publicworks/engineering-services/#tab-5</a></p>	<p>Jason Camit</p>	<p>Public Works Department            (559) 621-8681  <a href="mailto:Jason.Camit@fresno.gov">Jason.Camit@fresno.gov</a></p>

**ATTENTION:**

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

**A. GENERAL REQUIREMENTS**

1. **Address:** Verify the project address with the Planning and Development Department.
2. **Legal description:** Provide a legal description.
3. **Easements:** Revise easements.
4. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed or future.
5. **Vicinity Map:** Provide 4 major streets (1/2 square mile) with a north arrow.
6. **Required Notes:** Revise General Notes to include the required Public Works Department notes..

**B. OFFSITE INFORMATION:**

1. **Vacations:** Identify and dimension (from the section and/or center lines) the proposed vacations.
2. **Public Street Improvements:** Identify and dimension existing and proposed public street improvements. Provide the appropriate *City of Fresno Public Works Standard* drawing numbers.
3. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
4. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

**C. ONSITE INFORMATION:**

1. **Buildings:** Identify as proposed all buildings.
2. **Walls or Fencing:** Identify walls and fences complete with height and type of material.
3. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
4. **State standard "STOP":** Identify and install a **30"** state standard "STOP" signs at the locations shown. A "right turn only" sign is also required; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

## PUBLIC IMPROVEMENT REQUIREMENTS

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

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

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

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.

### **Stanislaus Avenue: Lane Collector**

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

1. Vacation Requirements:
  - a. Not allowed per Fresno Municipal Code.
2. Construction Requirements:
  - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
  - b. Construct a driveway approach to *Public Works Standards P-2* and **P-6**, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Provide **10'** of red curbing (3 coats) on both sides of the proposed driveway approaches.
  - c. Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
  - d. If not to current standards, modify or replace the existing ramp, as determined by the Construction Management engineer **PRIOR** to occupancy.
  - e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

### **Van Ness Avenue: Lane Collector**

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

#### 1. Construction Requirements:

- a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.

### **L Street : Local**

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

#### 1. Vacation Requirements:

- a. Not allowed per Fresno Municipal Code.

#### 2. Construction Requirements:

- a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Construct a driveway approach to *Public Works Standards P-2* and **P-6**, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
- c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-9A, E-9B* (intersection), **E-11**.
- d. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

### **Alley:**

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

#### 1. Vacation : Provide documentation/

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at [Francisco.Magos@fresno.gov](mailto:Francisco.Magos@fresno.gov) and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to

construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at [Melessa.Avakian@fresno.gov](mailto:Melessa.Avakian@fresno.gov) and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

## **PRIVATE IMPROVEMENT REQUIREMENTS**

### **Off-Street Parking Facilities and Geometrics:**

Contact the Planning and Development Department for review and approval of onsite parking. 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*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates.

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

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

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

**In order to obtain street or building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.**

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

July 13, 2021

Jose Valenzuela  
City of Fresno  
Planning and Development Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

**Project: Development Permit Application for Fresno Uptown Apartments – P21-02255**

**District CEQA Reference No: 20210657**

Dear Mr. Valenzuela:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of the construction and operation of 53 residential units and 4,000 square feet of retail space (Project). The Project is located at the northeast corner of Van Ness Avenue and E. Stanislaus Street, in Fresno, CA and lies within one of communities in the State selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (2017, Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

### **Project Scope**

The Project will include 53 residential units, 4,000 square feet of retail space, 53 car garages, a community building, pool, and spa. The residential units will consist of a mix of live-work loft units, town-homes, single bedroom and two bedroom units.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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

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

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

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

The District offers the following comments:

## **1) Project Related Criteria Pollutant Emissions**

### **1a) Construction Emissions:**

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

### **1b) Operational Related Emissions – Under-fired Charbroilers**

The Project will include 4,000 square feet of retail space with the potential for a restaurant. Restaurants with under-fired charbroilers may pose the potential for immediate health risk, particularly when located in densely developed locations near sensitive receptors. Since the cooking of meat can release carcinogenic PM<sub>2.5</sub> species like polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health.

Charbroiling emissions often occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises environmental concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving attainment of multiple federal PM<sub>2.5</sub> standards and associated health benefits in the Valley. Therefore, the District recommends that the City consider including a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants

operating under-fired charbroilers. The District is available to assist the City and project proponents with this assessment. Additionally, to ease the financial burden for Valley businesses, the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system for up to two years. Please contact the District at (559) 230-5800 or [technology@valleyair.org](mailto:technology@valleyair.org) for more information.

## **2) Health Risk Screening/Assessment**

There are sensitive receptors (i.e. residential units) located approximately 0.15 miles north of the Project. The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

To determine potential health impacts on surrounding receptors (i.e. residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a health risk assessment (HRA) should be performed. These health risk determinations should quantify and characterize potential Toxic Air Contaminant (TAC) air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the Project, which include emissions from construction of the Project, including multi-year construction, as well as ongoing operational activities of the Project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks. A list of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

### **Prioritization (Screening Health Risk Assessment):**

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITI](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITI)

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### Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/development project proponents contact the District to review the proposed health risk modeling protocol. A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices. A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org)
- Calling (559) 230-5900
- Visiting the District's modeling guidance website at:  
[http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

*Recommended Measure:* Development projects resulting in toxic air contaminant emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective.

*Recommended Measure:* A health risk screening and/or assessment should be performed to assess potential risks to sensitive receptors for all of the following projects:

- Projects whose proposed locations are within the established buffer distances identified in CARB's handbook located at <https://ww3.arb.ca.gov/ch/handbook.pdf>
- Projects whose land uses are not specifically identified in ARB's handbook

(such as shopping centers), but there is sufficient information to reasonably conclude that sensitive receptors would be exposed to significant sources of toxic air contaminants; and

- Projects that would otherwise appear to be exempt from CEQA requirements, but there is sufficient information to reasonably conclude that sensitive receptors would be exposed to significant sources of toxic air contaminants, such as industrial use projects allowed by right.

### **3) Ambient Air Quality Analysis**

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An AAQA will be required to be performed for any development project with emissions that exceed 100 pounds per day of any pollutant.

An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website:  
[www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

### **4) Assembly Bill 617**

Assembly Bill 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the four Valley communities selected by CARB for investment of additional air quality resources and attention under AB 617.

The CERP for the South Central Fresno was developed through an extensive community engagement process, which included input from members of a Community Steering Committee. The South Central Fresno CERP was adopted by the District's Governing Board in September 2019 and by CARB in February 2020. The CERP identifies a wide range of measures designed to reduce air pollution and exposure, including a number of strategies to be implemented in partnership between agencies and local organizations. The Community Steering Committee has developed, through a collaborative process, a series of emission reduction strategies with the goal to

improve community health by reducing exposure to air pollutants. Such emission reduction strategies include, but are not limited to, enhanced community participation in land use processes, the deployment of zero and near-zero emission Heavy-Heavy Duty (HHD) trucks, HHD truck rerouting analyses, reducing HHD truck idling, and incorporating vegetative barriers and urban greening. The District appreciates the City's involvement in this program, and encourages the City to further assess the emission reductions measures and strategies included in the CERP, and address them in the Project as appropriate.

For more information regarding the CERP approved for South Central Fresno, please visit the District website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>.

## **5) Reduce Idling of Heavy Duty Trucks**

The Project will include retail space which may result in the potential to generate truck trips as a result of deliveries. The goal of this strategy is to limit the potential for localized PM<sub>2.5</sub> and toxic air quality impacts associated with failure to comply with the state's Heavy Duty anti-idling regulation (e.g. limiting vehicle idling to specific time limits). The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance of the anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

## **6) Heavy Duty Truck Rerouting**

The Project will include retail space which may result in the potential to generate truck trips as a result of deliveries. Truck routing involves the path/roads HHD trucks take to and from their destination. The Project's air emissions from HHD trucks have the potential to affect sensitive receptors. There are sensitive receptors located approximately 0.15 miles north of the Project (i.e. residential units).

The District recommends the City evaluate HHD truck routing patterns to help limit emission exposure to sensitive receptors (i.e. residential units), that are located north of the Project. More specifically, this measure would assess anticipated truck routes, in consideration of the number and type of each vehicle, destination/origin of each vehicular trip, time of day/week analysis, vehicle miles traveled, and emissions.

## **7) Vegetative Barriers and Urban Greening**

The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (i.e. residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought resistant low maintenance greenery.

## **8) Solar Deployment in the Community**

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

## **9) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of residential and commercial development, gas-powered residential and commercial lawn and garden equipment have the potential to result in an increase of NO<sub>x</sub> and PM<sub>2.5</sub> emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

## **10) Charge Up! Electric Vehicle Charger**

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

## **11) District Rules and Regulation**

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

### **11a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

### **11b) District Rule 9510 (Indirect Source Review)**

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO<sub>x</sub> and PM<sub>10</sub> emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. Currently for this Project, the District received an AIA application for processing (ISR #20210284).

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

### **11c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)**

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

### **11d) District Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions)**

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

[http://www.valleyair.org/busind/comply/pm10/compliance\\_pm10.htm](http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm)

### **11e) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

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

### **12) Potential Air Quality Improvement Measures**

The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.

- a. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- b. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.

- c. **Increase Transit Accessibility** – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
  - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
  - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
  - Neighborhood designed for walking and cycling

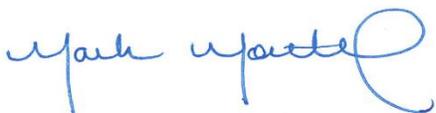
### **13) District Comment Letter**

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

If you have any questions or require further information, please contact Diana Walker by e-mail at [Diana.Walker@valleyair.org](mailto:Diana.Walker@valleyair.org) or by phone at (559) 230-5820.

Sincerely,

Brian Clements  
Director of Permit Services



Mark Montelongo  
Program Manager



**DEPARTMENT OF PUBLIC UTILITIES**

**MEMORANDUM**

**DATE:** July 15, 2021

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

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

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P21-02255 UPTOWN  
APARTMENTS APN 466-142-03, 04, 07, 08, 14 AND 15**

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is an 8-inch and an 18-inch sewer main located in Stanislaus Street and a 6-inch sewer main located in the adjacent alley opposite of Van Ness Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Provide an analysis of the existing 6-inch sewer main under the proposed loading of additional 57 dwelling and the 4000 square foot retail space. Size the sewer main in the alley accordingly per the conditioned analysis.
2. Should the vacation of the alley is to take place then the existing 6-inch sewer main or newly sized sewer main shall be placed in a steel casing under the trash compactor area and 10-feet beyond in either direction.
3. In the event City damages any street, sidewalk, landscaping or other improvements in exercising reasonable care, use and enjoyment of the area above the existing sewer main, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove improvement, tree fence or other obstruction above the existing sewer main not approved by City's Director of Public Utilities.
4. Installation of sewer house branch(s) shall be required.
5. Street work permit is required for any work in the Right-of-Way.

## MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

July 15, 2021

DPU CONDITIONS OF APPROVAL FOR P21-02255 UPTOWN APARTMENTS APN

466-142-03, 04, 07, 08, 14 AND 15

Page 2 of 4

6. On-site sanitary sewer facilities shall be private.
7. Abandon any existing on-site private septic systems.
8. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

### **Sanitary Sewer Fees**

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Sewer Facility Charge (Multiuse)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

### **Solid Waste Requirements**

1. Location will be serviced by Mid Valley Disposal. Please contact at Mid Valley Disposal at 559-237-9425 for servicing.
2. The proposed location of the trash enclosure is acceptable, but we will require seeing dimensions of trash enclosures as well as the area around it on future site plans.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

July 15, 2021

DPU CONDITIONS OF APPROVAL FOR P21-02255 UPTOWN APARTMENTS APN

466-142-03, 04, 07, 08, 14 AND 15

Page 3 of 4

3. A three 3-cell enclosure is required for restaurants. Trash enclosure shall be designed to accommodate separate facilities for trash and recyclable materials along with a single 1-cell grease enclosure) constructed to current Solid Waste standards (P-33, P-34 and P-95) to be serviced weekly.
4. The area of the proposed trash enclosure will require a 44' turnaround or T-turnaround (hammerhead) for the vehicle to turn around after servicing this location or other viable exit for vehicles to exit location once service has been completed.

### **Water Requirements**

The City of Fresno Water Division is proposing the installation of 12-inch water main and public fire hydrants in Van Ness Avenue as part of capital improvement project for the Downtown quadrant and is scheduled to begin of calendar year 2023. City of Fresno Water Division approves of the proposed project, subject to the following water conditions listed below:

1. On-site water facilities shall remain private.
2. Installation of water service(s) and meter box(es) shall be required.
3. Install a 12-inch water main (including City fire hydrants and water service transfers for all properties front on L Street) in L Street between Calaveras Street and Tuolumne Street.
4. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Director or designated signee.
5. 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.
6. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
7. All Public water facilities shall be constructed in accordance with The Department

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

July 15, 2021

DPU CONDITIONS OF APPROVAL FOR P21-02255 UPTOWN APARTMENTS APN

466-142-03, 04, 07, 08, 14 AND 15

Page 4 of 4

of Public Works standards, specifications, and policies.

8. The water supply requirements for this project are as follows:
9. The existing property is currently served with one .75-inch water meter, one 1-inch water meter and one 2-inch water meter.
  - a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one .75-inch water meter, one 1-inch water meter and one 2-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.
  - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one .75-inch water meter, one 1-inch water meter and one 2-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
  - c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.
  - d. 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 domestic and fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - e. 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.
10. 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.

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

**PUBLIC AGENCY**

JOSE VALENZUELA  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO ST., THIRD FLOOR  
FRESNO, CA 93721

**DEVELOPER**

GARY HORN, YAMABE & HORN ENGINEERING,  
INC.  
2985 N. BURL AVE., SUITE101  
FRESNO, CA 93727

PROJECT NO: **2021-02251**

ADDRESS: **5765 E. KERCKHOFF AVE.**

APN: **313-798-25**

SENT: **June 23, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BM	\$821.00	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.
<b>Total Drainage Fee: \$821.00</b>		<b>Total Service Charge: \$150.00</b>		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/22 based on the site plan submitted to the District on 6/03/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

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

**FR DPA No. 2021-02251**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 4

FR  
DPA  
No. 2021-02251

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

1.  a. Drainage from the site shall BE DIRECTED TO KONA AND/OR KERCKHOFF 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 4

FR  
DPA  
No. 2021-02251

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: 6/23/2021 12:10:36 PM



Mikel Meneses  
Engineer I

Digitally signed by Mikel Meneses Date: 6/23/2021 12:10:30 PM

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

SHAY BAKMAN, BAKMAN WATER COMPANY

5105 E. BELMONT AVE.

FRESNO, CA 93727

BAKMAN WATER COMPANY

P.O. BOX 7964

FRESNO, CA 93747

**FR DPA No. 2021-02251**

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

If the Bakman Water District desires to discharge water other than storm drainage runoff into the District system, then an NPDES permit is required and the Bakman Water District and District shall enter into a discharge agreement. The agreement shall include the obligation for the Bakman Water District to provide a control valve with access to District should they desire to connect to District facilities. The Bakman Water District must notify the District seven (7) days prior to any non storm drainage discharge. Any non-storm drainage discharge is subject to District approval and is based on current basin capacity and other operational criteria, including but not limited to no non-storm water discharge from November 1st to April 1st without mitigation and the addition of de-silting provisions prior to entering the District's system.

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

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

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



*Preparing Career Ready Graduates*

June 22, 2021

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

**SUBJECT: PLANNING APPLICATION P21-02255  
PROPOSED MIXED USE DEVELOPMENT  
1510 VAN NESS AVE.**

Dear Mr. Valenzuela,

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 5 buildings on 6 parcels for a mixed-use development, to include 53 residential units, 4,000 square feet of retail space and a community building to be located at 1510 Van Ness 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; currently \$4.08 per square foot for residential development, and \$0.66 per square foot for commercial development. For mixed use projects the residential units and commercial space would be charged the residential and commercial rates, respectively. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

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

Elementary School: Lowell  
Middle School: Tehipite  
High School: Roosevelt

This project could potentially generate 26 TK-12 students, including approximately 15 elementary school students. If the assigned neighborhood schools cannot accommodate the increased number of students, current school assignments may be evaluated for potential adjustments.

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



**Facilities Management & Planning**

**BOARD OF EDUCATION**

Valerie F. Davis, President  
Keisha Thomas, Clerk  
Claudia Cazares  
Genoveva Islas  
Elizabeth Jonasson Rosas  
Carol Mills, J.D.  
Major Terry Slatik USMC (Retired)

**SUPERINTENDENT**

Robert G. Nelson, Ed.D.

## 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:** Downtown Mixed-Use - 1510 Van Ness Avenue S/A

**A.P.N.** 466-142-03, 04, 07, 08, 14, 15

**Planned Land Use:** Downtown

**Current Zoning:** DTN

**Site Area:** +/- 1.46 acres

**Living Units / LUE:** 53 living units

**Building Area:** Commercial Retail: 4,000 sq. ft.

**Entitlement:** P21-02255

**Estimate Date:** July 13, 2021

<b>WATER CONNECTION CHARGES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
Water Service & Meter Charge	[1]	0	EA.	\$0.00	\$0.00	[1] [6]
Time & Materials Charge	[1]	0	EA.	\$0.00	\$0.00	[1] [6]
Frontage Charge		300	L.F.	\$6.50	<i>previously satisfied</i>	
Water Capacity Fee	[1]	0.0	EA.	\$0.00	\$0.00	[1] [6]
<b>Total Water Connection Charges</b>					<b>[1]</b>	<b>[1]</b>

<b>SEWER CONNECTION CHARGES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		54,500	Sq.Ft.	\$0.10	<i>previously satisfied</i>	
Oversized Sewer Charge		54,500	Sq.Ft.	\$0.05	<i>previously satisfied</i>	
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
<b>Total Sewer Connection Charges</b>					<b>[3]</b>	<b>[3]</b>

<b>CITYWIDE/REGIONAL IMPACT FEES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
Citywide Fire Facilities Impact Fee	Multi-Family	53	Units	\$1,556.00	\$82,468.00	[7]
Citywide Fire Facilities Impact Fee	Comm./Retail	4,000	Sq.Ft.	\$721.00	\$2,884.00	[7]
Citywide Park Facility Impact Fee	Multi-Family	53	Units	\$3,307.00	\$175,271.00	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	53	Units	\$507.00	\$26,871.00	[7]
Citywide Police Facilities Impact Fee	Comm./Retail	4,000	Sq.Ft.	\$717.00	\$2,868.00	[7]
Citywide Regional Street Charge	Multi-Family	0.13	AC	\$16,993.00	\$2,209.09	[6]
New Growth Area Major Street Charge	Multi-Family	0.13	AC	\$46,816.00	<i>n/a</i>	
Citywide Traffic Signal Charge	Comm./Retail	4,000	Sq.Ft.	\$2,445.00	\$9,780.00	[6]
Citywide Traffic Signal Charge	Multi-Family	53	Units	\$381.00	\$20,193.00	[6]
<b>Total Citywide/Regional Impact Fees</b>					<b>\$322,544.09</b>	

<b>Total Fees and Charges</b>	<b>\$322,544.09</b>
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# CITY OF FRESNO

## DEVELOPMENT AND IMPACT FEE ESTIMATE

### **NOTES:**

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

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

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

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

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

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

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

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

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

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

**[6] Due at Building Permit**

**[7] Due with Certificate of Occupancy**

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

**[9] Parks fee applicable only to residential developments**

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

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

**Prepared and Reviewed By: Frank Saburit**

**Date: July 13, 2021**

**621-8797**

**City of Fresno Public Works Department  
Land Division & Engineering**

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## DEPARTMENT OF PUBLIC WORKS

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TO: Mindi Mariboho, Development Services Coordinator  
DARM, Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)  
Public Works, Street Maintenance Division

DATE: May 28, 2021

SUBJECT: **P21-02255**; (APN: 466-142-03; 04; 07; 08; 14 & 15) located on Van Ness Ave., Stanislaus and "L" Streets. The Department of Public Works has reviewed the Land Title Sutrvey Map and offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 24' of street frontage in the Downtown Area by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer:
  - a. Street tree inspection fees shall be collected for each 24' of public street frontage.
  - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
  - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
  - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
3. The existing street trees along "L" St. are **Sawleaf Zelkova (Zelkova serrata)** in an unirrigated Parkstrip that are currently irrigated by a City of Fresno water truck. These trees will count towards the overall street tree requirement for "L" St.
4. The existing street tree on E. Stanislaus St. is a **Canary Island Pine (Pinus canariensis)** in a tree well that is currently irrigated by a City of Fresno water truck. This tree will count towards the street tree requirement for E. Stanislaus St. if retained.

5. The existing tree on Van Ness Ave. is the **Southern Magnolia (Magnolia grandiflora)** in a grated tree well currently irrigated by a City of Fresno meter. There are other tree varieties along Van Ness Ave. that can be matched.

**PLANS SUBMITTAL**

1. All existing trees to remain will need to have the parkstrips and tree wells upgraded to City standards. They will also need to be incorporated into a new irrigation system that also includes newly planted trees.
2. All landscaping and irrigation plans within the City right-of-way are to be submitted to [dpwplansubmittal@fresno.gov](mailto:dpwplansubmittal@fresno.gov) to the scale of 1"=20' prior to the installation of any landscaping.