Exhibit J – Conditions of Approval

City of FRESNO

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

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

December 8, 2022,

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

Orlando Ramirez
orlando@ramirezplanning.com
(Sent via email only)

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P22-01346 FOR PROPERTY LOCATED AT 4941 EAST MCKINLEY AVENUE (APNs: 494-291-05)

Dear Mr. Ramirez:

On December 8, 2022, the Planning and Development Department Director **approved Development Permit Application No. P22-01346**. This approval authorizes the construction a 4,400 square-foot mechanical carwash building inclusive of a 120-foot washing tunnel. The project will also include 16 self-service, vehicle-vacuum stalls, one new solid-waste trash enclosure, and new landscaping. The subject property is zoned IL (*Light Industrial*).

The proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) by the Planning and Development Department on December 8, 2022, through Sections 15332/Class 32 (In-Fill Development) Categorical Exemption.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required before issuance of building permits or final inspection:

Planner to check when completed		
☐	1.	Development and operations shall take place in accordance with Exhibit A dated November 1, 2022, and Exhibits E, F and L dated July 27, 2022. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record before issuance of building permits (see directions below).
☐	2.	Any proposed improvements on the adjacent property (APN: 494-291-10) shall require owner authorization **prior to the issuance of building permits**.
☐	3.	According to FMC 15-2711-C-4, vehicle lanes for car wash openings shall be screened from public streets to a height of 30 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials to screen vehicles while allowing eye-level visibility into the site. Depict screening for vehicle lanes **prior to the issuance of building permits**.

☐	4.	According to FMC 15-2711-B, no building or structure shall be located within 30 feet of any public street. Please depict on site plan **prior to the issuance of building permits.**
☐	5.	Buildings shall incorporate similar design features as the main building. Should a main building not exist, and a carwash be the primary building, it shall comply with the design standards of the underlying district.
☐	6.	Lighting shall be designed to be low-profile, indirect, or diffused, create a pleasing appearance, and avoid adverse impacts on surrounding uses.
☐	7.	Trash and recycling receptacles shall be available. The premises shall be kept in an orderly condition at all times. Litter shall be collected daily.
☐	8.	All vacuuming, amplified music, intercoms, or similar noise-generating equipment shall be reduced according to all applicable noise standards.
☐	9.	Landscaping must be in place before issuance and final inspection. A Hold on final inspection shall be placed on the proposed improvements until landscaping has been approved and verified for proper installation by the Planning Division. Include this note on the site plan and landscape plan.
☐	10.	Prior to final inspection, 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).

PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed

☐	1.	**Air District**: Comply with the requirements outlined in the attached air district letters dated August 22 & 24, 2022.
☐	2.	**Building and Safety Division**: The following items require a separate process with additional fees and timelines, in addition to the Planned Development and Major Revised Conditional Use Permit Application process. 1. Building, Grading, and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project. • Verify permanent drainage facilities are provided by Fresno Metropolitan Flood Control District (FMFCD). Contact Jason Clark at (559) 456-3292 for additional information.
☐	3.	**Department of Public Utilities (Sewer, Solid Waste, Water)**: Please reference the attached memoranda dated August 19, 2022.
☐	4.	**Fire Department**: All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including

		mark-ups from the plan reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department. All revisions to plans shall be called out with a cloud or delta. If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire-training/manuals-and-forms/ 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. 1. Provide site plan with accurate scale in order to verify turn radius and parking lot dimensions. The current scale measurement is not accurate and prevents verification of fire department requirements. This was called out in the DRC letter. 2. Provide a site plan with all parking stalls removed from fire lanes. 3. Show the curbing along the south side of the driveway from the Fine Ave access point as designated fire lane as indicated in the red line page of the DRC letter. 4. 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) 5. Note and show 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.” 6. Note and 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) 7. Note on plan: Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025) 8. Note and show 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. 9. Per DRC letter: There is only a 5-foot separation between the covered vacuum area and the car wash building. Without an assumed property line with exterior wall fire protection between the structures, they are both considered one building for the purposes of the 5000 square foot fire sprinkler ordinance. Show the proposed location of the fire sprinkler riser and fire department connection in accordance with FFD Policy 405.003 and 405.025. 10. Per DRC letter: Provide documentation as needed to Planning on the recorded parking lot cross access covenant between parcels sharing this parking lot. Additional requirements or comments may be required upon resubmittal review.
☐	5.	**Flood Control**: Comply with the attached memoranda submitted by the Fresno Metropolitan Flood Control District dated August 26, 2022. Pay the NOR Review fee **prior to the issuance of building permits**.
☐	6.	**Fresno County Environmental Health**: Recommended Conditions of Approval: The proposed project has the potential to expose nearby residents to elevated noise levels. Due to the location of nearby residential receptors, it is recommended that the City require a noise study for the car wash vacuums to determine if mitigation measures may be required. Consideration should be given to your City's municipal code. Facilities that 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. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be

		properly destroyed by an appropriately licensed contractor. Should any underground storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
☐	7.	**Department of Public Works (Street Maintenance)**: Comply with the requirements listed in the attached letter dated August 4, 2022.
☐	8.	**Fresno Unified School District**: Comply with the requirements listed in the attached letter dated August 3, 2022.
☐	9.	**Department of Public Works (Traffic)**: See Public Works Traffic Planning conditions of approval and redlined Exhibits A, Check Print 1 dated September 13, 2022. For questions, please contact Louise Gilio at Louise.Gilio@fresno.gov or at (559) 621-8806.

PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards: Compliance with the conditions of approval included in Parts A and B above will result in modifications to the proposed site plan. Should corrections or revisions result in changes to the overall site plan configuration, development shall take place in accordance with FMC Tables 15-1303 (Intensity and Massing Development Standards-Employment Districts)

2. General Site Regulations: This section is not applicable.

3. Site Design: Compliance with the conditions of approval included in Parts A and B above will result in a modification to the proposed site plan. Should corrections or revisions result in changes to the site plan configuration, development shall follow FMC Section 15-1304 (Site Development Standards).

4. Parking and Loading: All parking shall be provided in accordance with the City of Fresno Parking Manual and per Article 24 of the FMC.

5. Landscaping: All landscaping shall be provided and maintained in accordance with Article 23 of the FMC.

6. Façade: Development shall comply with the façade design development standard under FMC Sections 15-1305.

7. Fencing: All Fencing, Walls, and Hedges shall be provided and installed per FMC Section 15-2006.

8. Special use Requirements: Development shall comply with the Automobile/Vehicle Washing development standard under FMC Sections 15-2711.

PART D – PLANNING – OTHER REQUIREMENTS

1. The development shall follow the policies of the Fresno General plan, McLane Community Plan, and the Employment-Light Industrial planned land use designation.

2. The development shall follow the IL (*Light Industrial)* zone district and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).

3. Comply with the operational statement submitted for the proposed project dated July 27, 2022.

4. The development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.

5. The development shall take place in accordance with the "General Notes and Requirements for Entitlement Applications" listed below if applicable 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.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

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

    a. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

    b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.

4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.

5. Development shall take place in accordance with all city, county, state and federal laws and regulations.

6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: Click Here

7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in the Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.

11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.

12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.

13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.

14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.

16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.

17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:

    a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.

    b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.

    c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).

18. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Current Planning Division. (Include this note on the landscape plan.)

19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.

20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.

21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

22. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)

24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)

25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.

26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.

28. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications*. Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including materials, design, and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.

30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. (Include this note on the site plan.)

31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: Click Here

32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:

a) Operational windows signs shall not be mounted or placed on windows higher than the second story.

b) The maximum area of exempt window signage shall not exceed three square feet in area.

33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

34. Every sign displayed within the City, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.

36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public streetlights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.

38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.

39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 et seq.)

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

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

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

    When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: *www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml*,

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

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

42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. (Include this note on the site plan.)

43. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. (Include this note on the site plan.)

44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. (Include this note on the site plan.)

45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.

47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at the time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.

48. Open street cuts are not permitted; all utility connections must be bored.

49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on-site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

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

52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.
Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

54. CITYWIDE DEVELOPMENT IMPACT FEES

    a) Traffic Signal Charge (Fresno Municipal Code Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at the time of building permit.

    b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

    c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).

    d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)

55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code Section 12-4.1006).

    a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
    b) Street Impact Fees will be a condition on all development entitlements granted.

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

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

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

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
a) A FMFCD Development Fee is required for the review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.

b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

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

a) Lateral Sewer Charge (based on property frontage to a depth of 100')
b) Oversize Sewer Charge (based on property frontage to a depth of 100')
c) Wastewater Facilities Charge
d) Trunk Sewer Charge

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

61. WATER CONNECTION CHARGES: (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to issuance of building permits may also be applied.
    a) Frontage Charge (based on property frontage)
    b) Service Charges (based on service size required by applicant)
    c) Meter Charges (based on service need)
    d) Water Capacity fee (based on size of meter)

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

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

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

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

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

66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.

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

68. For Standard Drawings Click Here

69. For Traffic Planning's website with useful links, additional notes, a sample of legend, Parking Manual and Traffic Study Checklist Click Here.

70. Traffic Planning Checklist Click Here.

71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

LEGENDS:

- EXISTING STRUCTURE
- REMOVE/RELOCATE
- PROPOSED CAR STALLS
- PROPOSED FIRE LANES
- EXISTING FIRE HYDRANT
- NEW CONCRETE

KEYNOTES

1. (E) REMOVE EXISTING APPROACH, REDESIGN & CONSTRUCT CURB, GUTTER, PAVING AND 24' MIN TO 35' MAX DRIVE APPROACH PER PW STD P-2,P-5,P-6 AND P-48 ACCORDING WITH THE 8' COMMERCIAL SIDEWALK PATTERN THE LOCAL INDUSTRIAL STREET PER PW STD P-55.
2. (N) 25' DRIVEWAY APPROACH LOCATION
3. (E) PARKING STALLS TO BE REMOVED TO GIVE WAY TO FIRE LANE
4. (E) LIGHT GAUGE STEEL PARKING CANOPY TO BE REMOVED
5. (N) S-CURB WITH 44' TURNING RADIUS
6. (E) EXISTING FIRE HYDRANT
7. (E) ADA RAMP SHALL MEET PW STD P-28 MODIFY OR REPLACE.
8. (N) PARKING CURB TO ACCOMMODATE FIRE LANE
9. (N) ADA ACCESSIBLE PARKING
10. (N) ADA ACCESSIBLE CURB RAMP
11. (E) EXISTING PARKING AREA LIGHT TO BE REMOVED
12. (E) EXISTING STREET LIGHT
13. (E) EXISTING TELEPHONE PEDESTAL TO BE RELOCATED
14. (E) EXISTING TELEPHONE MANHOLE
15. (E) EXISITNG STORM DRAIN INLET
16. (N) CONSTRUCT 8' SIDEWALK PER CITY STANDARD P-55 & P-5
17. (E) 4' PATH OF TRAVEL
18. (E) 8' SIDEWALK
19. (E) END OF (E) SIDEWALK
20. (E) STORM DRAIN GRATE
21. (E) SIGNS TO BE RELOCATED
22. (E) ELECTRIC BOX
23. (N) FIRE LANE
24. (E) CAR STALLS TO BE REMOVED
25. (E) RETAINED EXISTING CAR STALLS
26. (E) SITE BUILDING
27. (N) CONSTRUCT A CONCERETE/ASPHALT DDRIVE ACCESS PER PUBLIC WORKS STD P-21
28. (N) CONSTRUCT SIDEWALK DRAINS PER PW STD P-23

EXHIBIT A

PROPERTY SUBJECT TO THIS DECLARATION

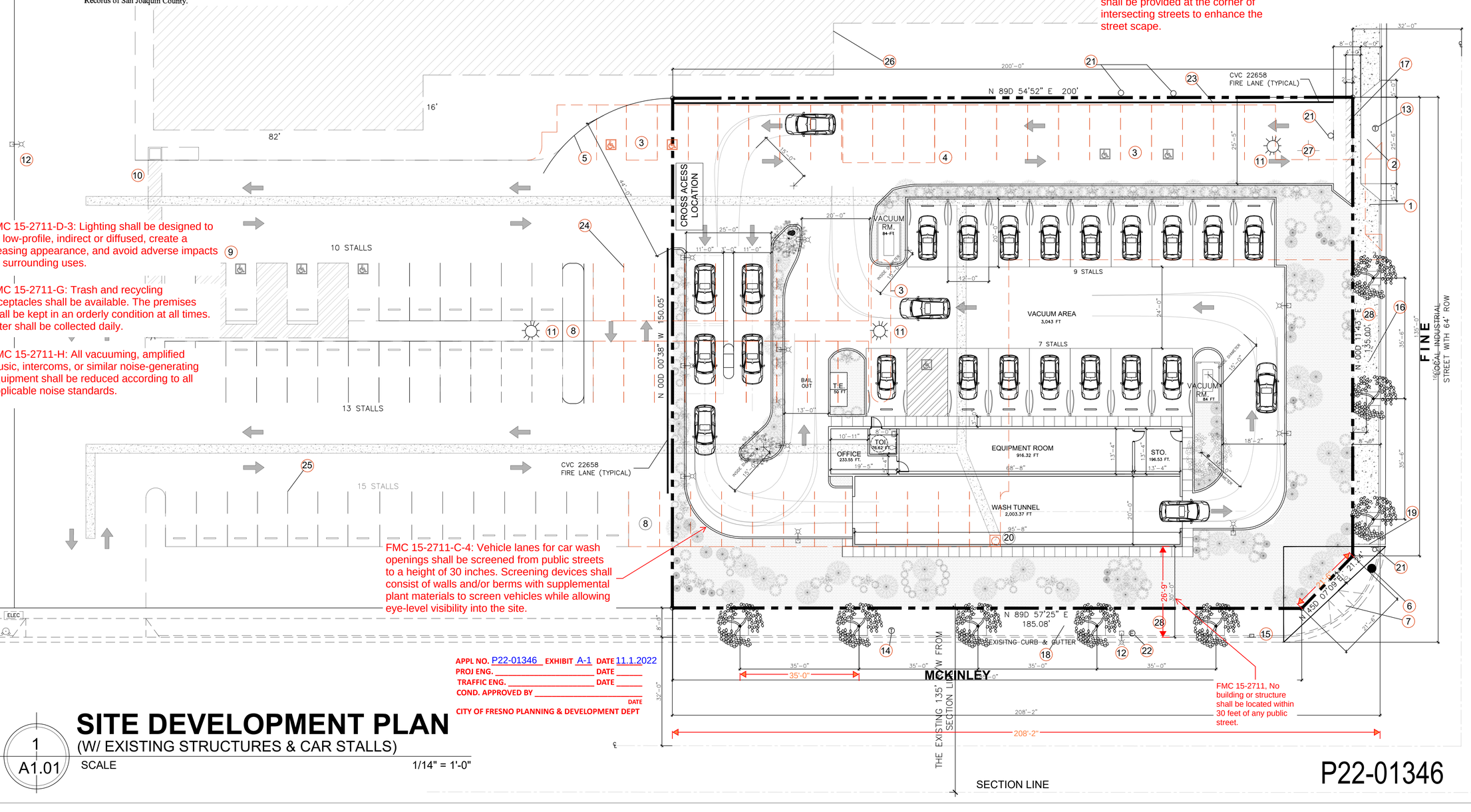
All of that certain real property situated in the City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

Parcel One

Lots 2, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 19, and 20, as shown on that certain Subdivision Map entitled "Tract No. 3103, Subdivisions of San Joaquin County, Spanos Park West Unit No. 1", filed for record June 14, 2001, in Book 36 of Maps, at Page 22, Records of San Joaquin County.

FMC 15-2711-B-1: Buildings shall incorporate similar design features as the main building. Should a main building not exist, and a carwash be the primary building, it shall comply with the design standards of the underlying district.

FMC 15-2711-B-2: Significant architectural or landscape features shall be provided at the corner of intersecting streets to enhance the street scape.



FMC 15-2711-D-3: Lighting shall be designed to be low-profile, indirect or diffused, create a pleasing appearance, and avoid adverse impacts on surrounding uses.

FMC 15-2711-G: Trash and recycling receptacles shall be available. The premises shall be kept in an orderly condition at all times. Litter shall be collected daily.

FMC 15-2711-H: All vacuuming, amplified music, intercoms, or similar noise-generating equipment shall be reduced according to all applicable noise standards.

FMC 15-2711-C-4: Vehicle lanes for car wash openings shall be screened from public streets to a height of 30 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials to screen vehicles while allowing eye-level visibility into the site.

FMC 15-2711, No building or structure shall be located within 30 feet of any public street.

APPL NO. P22-01346 EXHIBIT A-1 DATE 11.1.2022
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SITE DEVELOPMENT PLAN
(W/ EXISTING STRUCTURES & CAR STALLS)

1 / A1.01 SCALE 1/14" = 1'-0"

P22-01346

BGV International
General Engineering Contractor
Design, Planning & Development

1204 W. Shaw Ave.,Ste 104
Fresno, CA 93711
AJ@bgvinternational.com
Ph. 559.840.3313
cell. 559.217.6908
www.bgvinternational.com

BOTTOM LINE DEVELOPMENT

A PROPOSED MCKINLEY CARWASH

4941 E. MCKINLEY AVE., FRESNO CA
APN 494-291-05

Revision Issue			Project Status	Date Issued
Rev. #	Description	Date		
			Project #	
			Contracting Officer:	
			Drawn By	KC
			Checked By	EZ

SITE DEVELOPMENT PLAN
(W/ EXISTNG STRUCTURE)

A1.01

KEYNOTES:

1. (E) DRIVEWAY APPROACH TO BE RELOCATED; RECONSTRUCT SIDEWALK TO MATCH EXISTING
2. (N) 30' CRIVEWAY APPROACH LOCATION
3. (E) PARKING STALLS TO BE REMOVED TO GIVE WAY TO FIRE LANE
4. (E) LIGHT GAUGE STEEL PARKING CANOPY TO BE REMOVED
5. (N) S-CURB WITH 44' TURNING RADIUS
6. (E) EXISTING FIRE HYDRANT
7. (E) ADA PUBLIC RAMP
8. (N) PARKING CURB TO ACCOMODATE FIRE LANE
9. (N) ADA ACCESSIBLE PARKING
10. (N) ADA ACCESIBLE CURB RAMP
11. (E) EXISTING PARKING AREA LIGHT TO BE REMOVED
12. (E) EXISTING STREET LIGHT
13. (E) EXISTING TELEPHONE PEDESTAL — TO BE RELOCATED.
14. (E) EXISTING TELEPHONE MANHOLE
15. (E) EXISTING STORM DRAIN INLET
16. (N) ~~7'~~ 8' SIDEWALK PER CITY STANDARD P-55 & P-5
17. 4' PATH OF TRAVEL
18. (E) 9' SIDEWALK
19. END OF (E) SIDEWALK
20. (E) STORM DRAIN GRATE
21. (E) SIGNS — TO BE RELOCATED.
22. (E) ELECTRIC BOX
23. (N) FIRELANE
24. (E) CAR STALLS TO BE REMOVED
25. (E) RETAINED EXISTING CAR STALLS
26. (E) SITE BUILDING

APPL. NO. P22-01346 EXHIBIT A DATE 07/27/2022

LAMISY
PW TRAFFIC PLANNING
REVIEWED NOT APPROVED
LAMIS.YOUSSEF@FRESNO.GOV
2022.09.13 09:05:50-07'00'

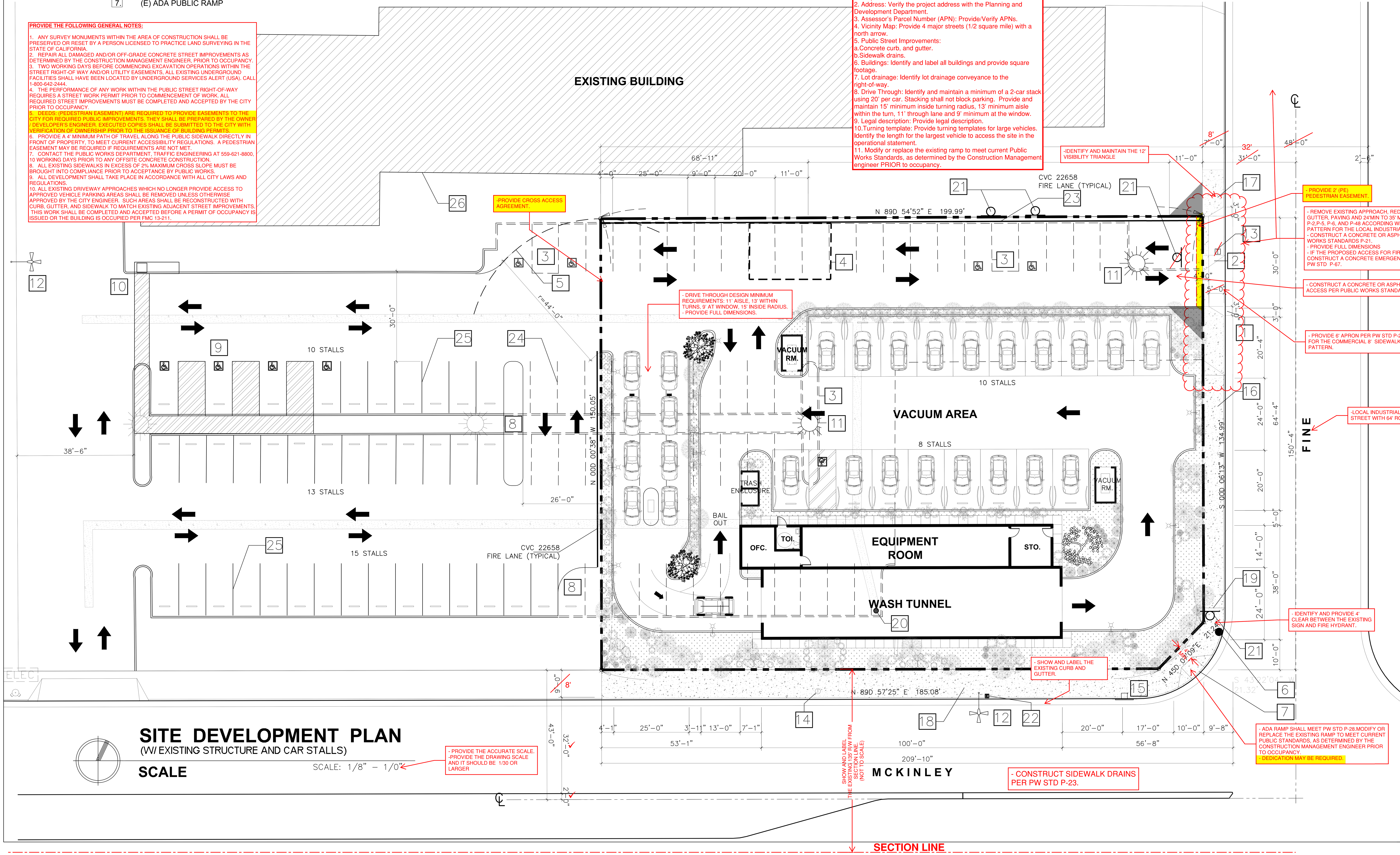
CITY OF FRESNO DARM DEPT

PROVIDE THE FOLLOWING GENERAL NOTES:

1. 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.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
4. 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.
5. DEEDS: (PEDESTRIAN EASEMENT) ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. 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.
7. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
8. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
9. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.
10. 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 WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FMC 13-211.

Provide the following missing information on the site plan:

1. 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.
2. Address: Verify the project address with the Planning and Development Department.
3. Assessor's Parcel Number (APN): Provide/Verify APNs.
4. Vicinity Map: Provide 4 major streets (1/2 square mile) with a north arrow.
5. Public Street Improvements:
a.Concrete curb, and gutter.
b.Sidewalk drains.
6. Buildings: Identify and label all buildings and provide square footage.
7. Lot drainage: Identify lot drainage conveyance to the right-of-way.
8. Drive Through: Identify and maintain a minimum of a 2-car stack using 20' per car. Stacking shall not block parking. Provide and maintain 15' minimum inside turning radius, 13' minimum aisle within the turn, 11' through lane and 9' minimum at the window.
9. Legal description: Provide legal description.
10. Turning template: Provide turning templates for large vehicles. Identify the length for the largest vehicle to access the site in the operational statement.
11. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer PRIOR to occupancy.



SITE DEVELOPMENT PLAN

(W/ EXISTING STRUCTURE AND CAR STALLS)

SCALE SCALE: 1/8" – 1/0"

BGV International
General Engineering Contractor
2497 W. Shaw Ave.,Ste 106
Fresno, CA 93711 USA
bgvusa@gmail.com
Ph. 559.840.3313
cell. 559.217.6908

REGISTERED PROFESSIONAL ENGINEER CYNTHIA L. ZAMORA No. C 74564 Exp. 12-31-23 CIVIL STATE OF CALIFORNIA

PROPOSED MOE'S XPRESS CAR WASH

XXXX XXXX

SITE PLAN

A1.01

CP1

City of FRESNO

SUBJECT: Conditions of Approval for **P22-01346**

DATE: September 13, 2022

TO: Jose Valenzuela, Planner III
Planning and Development Department

FROM: Lamis Youssef, Engineer I
Public Works Department, Traffic Planning Section

ADDRESS: 4941 EAST MCKINLEY AVENUE

APN: 494-291-05

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
Deeds (up to 2-month processing time) 2' Pedestrian Easement (PE) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. https://www.fresno.gov/publicworks/engineering-services/#tab-5	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

ATTENTION:

Provide corrections as noted on Exhibit "A".

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. **Assessor's Parcel Number (APN):** Provide APNs.
3. **Legal description:** Provide legal description.
4. **Easements:** Identify and dimension proposed Pedestrian Easement (PE).
5. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed or future.
6. **Vicinity Map:** Provide 4 major streets (1/2 square mile) with a north arrow.
7. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
   a. 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.
   b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
   c. 2 working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
   d. 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. https://www.fresno.gov/publicworks/traffic-engineering/#tab-6
   e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
   f. 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 work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
   g. 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.
   h. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
   i. All existing sidewalks in excess of 2% maximum cross slope must be brought

into compliance prior to acceptance by Public Works.

j. All development shall take place in accordance with all city laws and regulations.

B. OFFSITE INFORMATION:

1. **Section Lines:** Identify section, ¼ section lines.
2. **Public Street Improvements:**
    a. **Concrete curb, and gutter**
    b. **Sidewalk drains**
3. **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 and label all buildings and provide square footage.
2. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
3. **Drive Through:** Identify and maintain a minimum of a **3**-car stack using **20'** per car. Stacking shall not block parking. Provide and maintain **15'** minimum inside turning radius, **13'** minimum aisle within the turn, **11'** through lane and **9'** minimum at the window.
4. **Parking lot:**
    a. **Turning template:** Provide turning templates for large vehicles. Identify the length for the largest vehicle to access the site in the operational statement.
    b. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
    c. **Shared Access:** Provide proof of a cross access agreement to the Planner or Install a fence on property line or install a **6"** high concrete curb **3' / 5'** from property line.

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 private 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.

McKinley Avenue: 4-Lane Arterial
(Provide the following as notes on the site plan.)

1. Dedication Requirements:
   a. If needed, dedicate a corner cut for public street purposes at the intersection of Mckinley and Fine Avenues.

2. Construction Requirements:
   a. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
   b. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Fine Avenue: Local Industrial
(Provide the following as notes on the site plan.)

1. Dedication Requirements:
   a. Dedicate 2' of property for pedestrian purposes behind all driveway approaches.

2. Construction Requirements:
   a. Modify the existing driveway approach to reduce excessive width 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. If the proposed access is for fire access only, construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard* **P-67.**

d. Construct sidewalk to *Public Works Standard* **P-5**. The curb shall be constructed to an **8'** commercial pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
e. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

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 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. 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 Lamis Youssef (559) 621-8806 or Lamis.Youssef@fresno.gov in the Public Works Department, Traffic Planning Section.

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Planning Services Coordinator
Planning & Development Department

FROM: Hilary Kimber, Parks Supervisor II
Public Works, Traffic Division

DATE: August 4, 2022

SUBJECT: **P22-01346; 4941 E. McKinley Ave.;** (APN: 494-291-05) located on the northwest corner of E. McKinley and N. Fine Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, 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 40' of street frontage 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: Tree planting shall be within a 10' Public Planting and Utility Easement.

a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.

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.

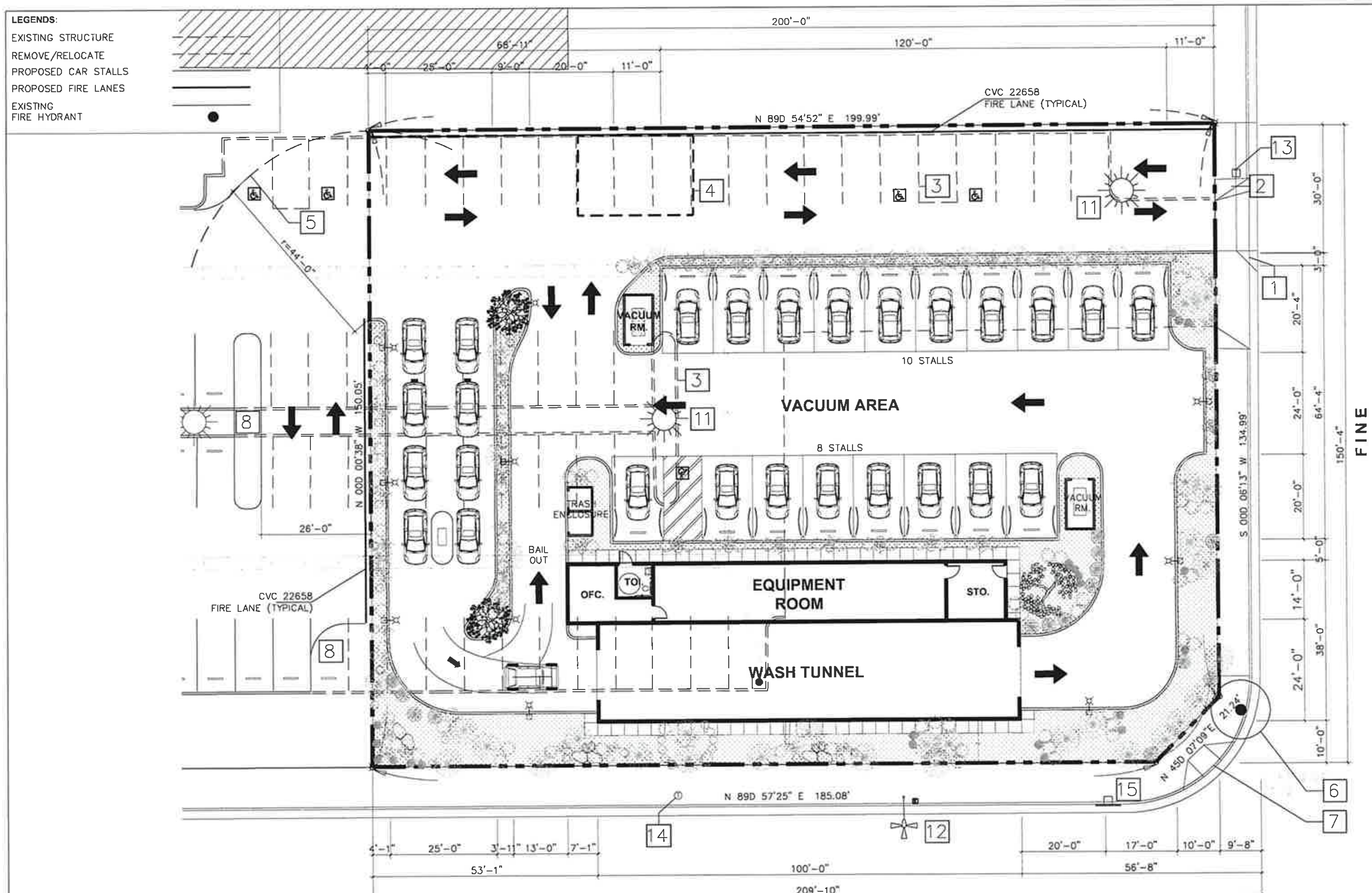
f. Approved onsite trees planted within ten feet of the back of the nine foot monolithic sidewalk on E. McKinley will count towards the street tree requirements as onsite trees in-lieu-of street trees. There are approximately 185 linear feet of street frontage along E. McKinley Ave. resulting in the requirement of five (5) onsite trees for shade purposes.

g. There are approximately 135 linear feet of street frontage along N. Fine Ave. resulting in the requirement of three (3) onsite trees within ten feet of the back of the proposed five-foot sidewalk as onsite trees in-lieu-of street trees.

h. There are no designated trees for either E. McKinley or N. Fine Avenues. Please choose appropriate trees from the List of Approved Steet Trees found online at:

fresno.gov/departments/public works/developer doorway/landscape plans

i. Please submit all landscape and irrigation plans to: **dpwplansubmittal@fresno.gov** for plan review to the scale of 1" =20' prior to the installation of any landscaping.



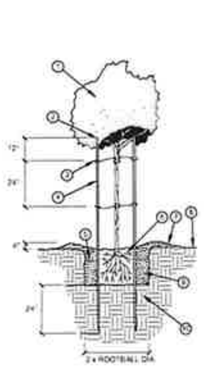
COMPOSITE LANDSCAPE PLAN

SCALE SCALE: 1:100

LANDSCAPE LEGEND:

TREES	QTY.	BOTANICAL NAME/ COMMON NAME	COMMENT	WUCOLS WATER USAGE
	(1) 20'X40'	EXISTING TREE ON SITE	(PROTECT IN PLACE)	
	(11) 24" BOX	PISTACIA CHINENSIS / CHINESE PISTACHE	STANDARD	LOW
	(10) 24" BOX	LAURUS NOBILIS / GRECIAN LAUREL	STANDARD	LOW

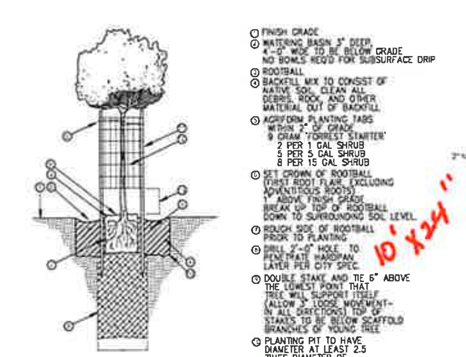
SHRUBS	QTY.	BOTANICAL NAME/ COMMON NAME	COMMENT	WUCOLS WATER USAGE
	5 GAL.	LAURUS NOBILIS / BAY LAUREL SHRUB	COLUMNAR	LOW
	5 GAL.	RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN RAPHIOLEPIS	3' O.C.	LOW
	1 GAL.	OLEA EUROPEA / DWARF OLIVE MONTRA		LOW
	2" LAYER	"MOUNTAIN GOLD STONE MULCH" SIZE 3/4"		



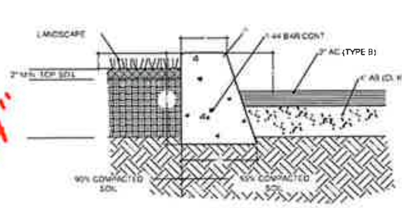
TREE PLANTING

NOTES

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 1" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL 100% NATIVE SOIL
10. UNDISTURBED NATIVE SOIL



TREE PLANTING



CURB / LANDSCAPE / AC DETAIL

SCALE 1 1/2"=1'

7.27.22

APPL. NO. P22-01346 EXHIBIT L DATE

PLANNING REVIEW BY ______ DATE ______

TRAFFIC ENG. ______ DATE ______

APPROVED BY ______ DATE ______

CITY OF FRESNO DARM DEPT

GENERAL NOTES

1. Trees planted in the right-of-way shall be planted by the property owner after first obtaining street tree planting permit and a street work permit.
2. Trees planted within the right-of-way shall be located with the following minimum setbacks:
   - 30' from street corners for visibility
   - 15' from driveways, stop signs, alleys, light poles, and power poles.
   - 10' from fire hydrants & 8' from sewer lines
   - 5' from building overhangs
   - 2' from adjacent concrete and adjoining property lines
   - 3' from gas, electrical, and water lines, and roof drains
3. Not used.
4. Drilling shall be competed within the 14 days for which clearance was obtained for approved locations. Holes shall be 2 feet in diameter and drilled to a depth where visual evidence of the subsurface sand or gravel drainage stratum is apparent; the drainage hole shall be drilled to a minimum of 10 feet deep. Immediately following drilling, the hole shall be backfilled with soil drilled from the hole, using sufficient water to thoroughly saturate the backfill material. Immediately following backfilling, the white spot designating the planting site is painted black to indicate the site has been drilled. The drilled sites are barricaded and checked daily for 5 working days for soil settling. Soil levels are adjusted as necessary during this time. After 7 days, the barricades and excess soil are removed. Soil shall be allowed to settle for a minimum of 20 days prior to planting.
5. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree. Except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Public Works Department
6. Landscaping must be in place before issuance of the Certificate of Occupancy
7. Prior to final inspection. A written certification, signed by a landscape professional, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the Landscape and Irrigation plans approved by the Planning Division, Development Department
8. No structures of any kind my be installed or maintained within the landscaped areas. No exposed utility boxes, transformers, meters, piping, (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

SUPPLEMENTAL NOTES

1. Quantities shown are Designer's estimate only. Contractor shall be responsible for the installation of all material appearing on the plan.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
4. See specifications for planting requirements, materials and execution.
5. All plant material shall be approved by the Owner's authorized representative prior to installation.
6. Final location of all plant materials shall be subject to the approval of the Owner's authorized representative.
7. Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.
8. See details and specifications for staking method, plant pit dimensions and backfill requirements.
9. If conflicts arise between size of areas and plans, contractor shall contact Riverside Landscaping for resolution. Failure to make such conflicts known to Landscape Architect, will result in contractors responsibility to relocate the materials at no expense to Owner.
10. All ground cover shall extend beneath taller plant material.
11. No planting shall be done until installation of the irrigation system is completed, final grades have been established, planting areas have been properly graded and soil prepared, and the work approved by Landscape Arhitect.
12. All existing trees to remain shall be protected from damage due to construction. Provide protective barrier throughout construction.
13. The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and seeding); tree, shrub, and ground cover replacement, etc.
14. Landscape areas to be rough graded plus or minus a tenth of a foot by others.
15. All on-grade planting areas shall be cross ripped to a depth of 10-12 inches in two directions and receive per thousand square feet of area the following:

Kellogg's 'Nitro-humus'	6 cu yards
12-12-12 Commercial fertilizer	15 lbs
Soil sulfur	10 lbs
Gro-power Plus	200 lbs

H.K. 8.4.22

16. Planting beds shall be top dressed with DECOMPOSED GRANITE (DG) at a rate of 2 inches thick. (6 cu yard per 1000 s.f.)
17. Prior to top dressing, use pre-emergent herbicide, 'Ronstar" at a rate of 5 lbs per 1000 sq. ft.
18. Controlled release fertilizer tablets to be added per manufacturers recommendations.

BGV International
General Engineering Contractor
2497 W. Shaw Ave. Ste 106
Fresno, CA 93711 USA
bgvusa@gmail.com
Ph. 559.840.3313
cell. 559.217.6908

PROPOSED MOE'S XPRESS CARWASH

XXXX

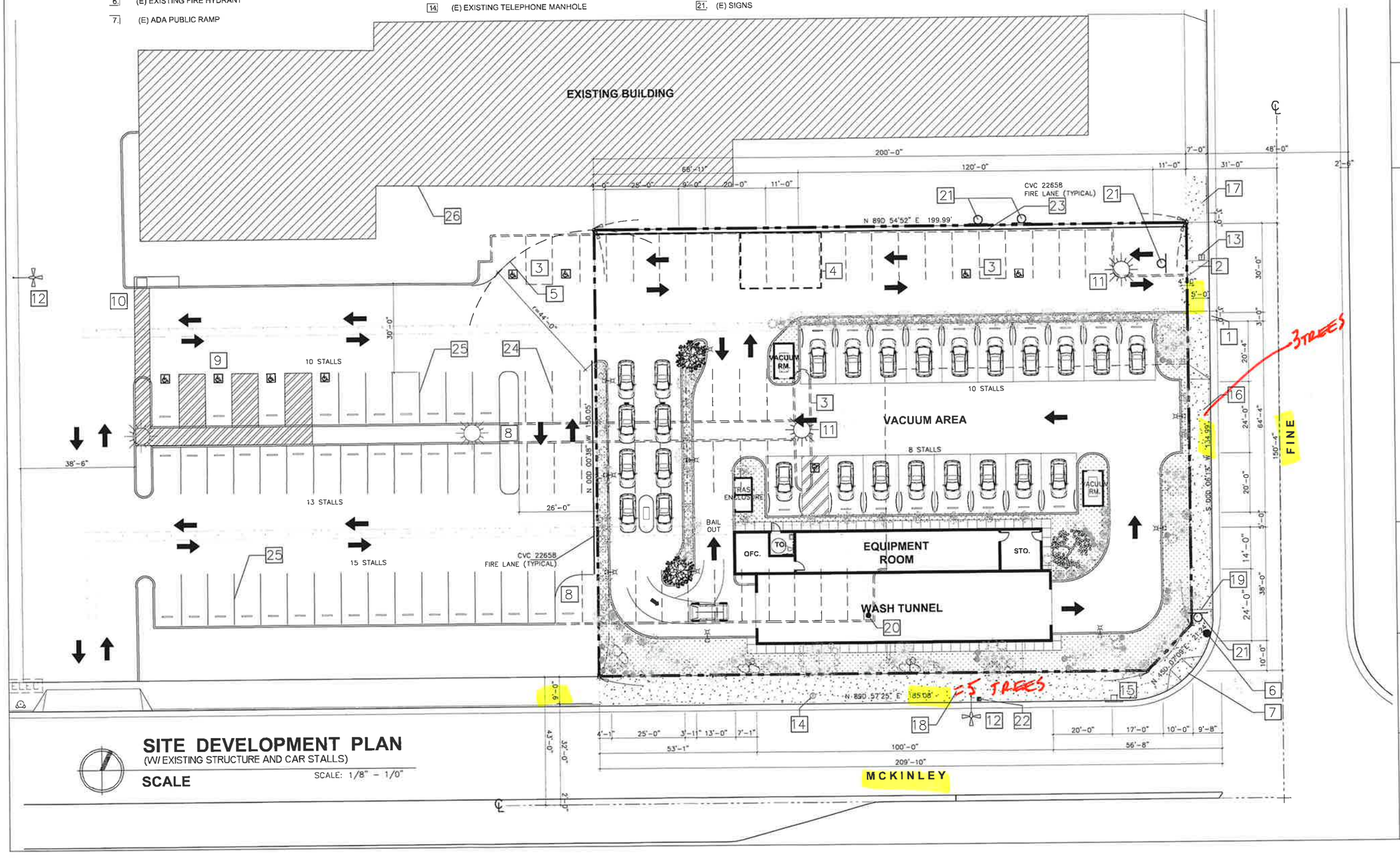
LANDSCAPE PLAN

L1.01

KEYNOTES:

1. (E) DRIVEWAY APPROACH TO BE RELOCATED; RECONSTRUCT SIDEWALK TO MATCH EXISTING
2. (N) 30' CRIVEWAY APPROACH LOCATION
3. (E) PARKING STALLS TO BE REMOVED TO GIVE WAY TO FIRE LANE
4. (E) LIGHT GAUGE STEEL PARKING CANOPY TO BE REMOVED
5. (N) S-CURB WITH 44' TURNING RADIUS
6. (E) EXISTING FIRE HYDRANT
7. (E) ADA PUBLIC RAMP
8. (N) PARKING CURB TO ACCOMODATE FIRE LANE
9. (N) ADA ACCESSIBLE PARKING
10. (N) ADA ACCESIBLE CURB RAMP
11. (E) EXISTING PARKING AREA LIGHT TO BE REMOVED
12. (E) EXISTING STREET LIGHT
13. (E) EXISTING TELEPHONE PEDESTAL
14. (E) EXISTING TELEPHONE MANHOLE
15. (E) EXISTING STORM DRAIN INLET
16. (N) 7' SIDEWALK PER CITY STANDARD
17. 4' PATH OF TRAVEL
18. (E) 9' SIDEWALK
19. END OF (E) SIDEWALK
20. (E) STORM DRAIN GRATE
21. (E) SIGNS
22. (E) ELECTRIC BOX
23. (N) FIRELANE
24. (E) CAR STALLS TO BE REMOVED
25. (E) RETAINED EXISTING CAR STALLS
26. (E) SITE BUILDING

APPL. NO. P22-01346 EXHIBIT A DATE
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



SITE DEVELOPMENT PLAN
(W/ EXISTING STRUCTURE AND CAR STALLS)

SCALE

SCALE: 1/8" - 1/0"

BGV International
General Engineering Contractor
2497 W. Shaw Ave., Ste 106
Fresno, CA 93711 USA
bgvusa@gmail.com
Ph. 559.840.3313
cell. 559.217.6908

REGISTERED PROFESSIONAL ENGINEER CYNTHIA L. ZANDRA No. C 74564 Exp. 12-31-23 CIVIL STATE OF CALIFORNIA

XXXX
PROPOSED MOE'S XPRESS CARWASH
XXXX

Revision Issue			Project Status	Date Issued
Rev #	Description	Date	SPDR 15.024	XXXX/20
			Project #	20170103
			Contracting Officer	
			Drawn By	XX
			Checked By	EZ

SITE PLAN

A1.01

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

August 22, 2022

Planning Department
City Of Fresno
2600 Fresno St., 3rd Floor
Fresno, CA 93721-3604

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20220307
Land Use Agency: City of Fresno
Land Use Agency ID Number: P22-01346

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Moe's Xpress Carwash project, located at 4941 E McKinley Ave in Fresno, California. The Project consists of 3,320 square foot carwash. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx per year and two tons PM10 per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Fresno. No provision of District Rule 9510 requires action on the part of the City of Fresno, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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If you have any questions, please contact Ms. Cherie A Clark by telephone at (559) 230-5940 or by email at cherie.clark@valleyair.org.

Sincerely,

Brian Clements
Director of Permit Services

For Mark Montelongo
Program Manager

Enclosures

Indirect Source Review
Complete Project Summary Sheet &
Monitoring and Reporting Schedule

Project Name:	**MOE'S XPRESS CARWASH**
Applicant Name:	**MASS INVESTMENT GROUP, LLC**
Project Location:	**4941 E MCKINLEY AVE** **E MCKINLEY AVE AND N FINE AVE** **APN(s): 494-291-05**
Project Description:	**ACREAGE: .69**
ISR Project ID Number:	**C-20220307**
Applicant ID Number:	**C-303691**
Permitting Public Agency:	**CITY OF FRESNO**
Public Agency Permit No.	**P22-01346**

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes

There are no Existing Measures for this project.

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements

There are no Non-District Enforced Measures for this project.

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	

Indirect Source Review
Complete Project Summary Sheet &
Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	

Number of District Enforced Measures: 3

San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)
Residential/Non-Residential/Mixed-Use Application Form

A. Applicant Information

Applicant/Business Name: **Mass Investment Group, LLC**			
Mailing Address: **1788 E. Niles Avenue**	City: **Fresno**	State: **CA**	Zip: **93720**
Contact: **Moe Assad**	Title: **Owner**		
Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:			
Phone: **559-862-6056**	Fax:	Email: **ibemoe86@gmail.com**	

B. Agent Information (if applicable): If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

Agent/Business Name: **Sharla Yang Consulting**			
Mailing Address: **3563 San Augustine Avenue**	City: **Merced**	State: **CA**	Zip: **95348**
Contact: **Sharla Yang**	Title: **Consultant**		
Phone: **209-658-2161**	Fax:	Email: **sharla@sharlayangconsulting.com**	

C. Project Information

Project Name: **Moe's Xpress Carwash**		Tract Number(s) (if known):		
Project Location	Street: **4941 E. McKinley Avenue**	City: **Fresno**		Zip: **93727**
Cross Streets: **E. McKinley Avenue and N. Fine Avenue**			County: **Fresno**	
Permitting Agency: **City of Fresno**	Planner: **Steven Martinez**	Contact Number: **559-821-2489**		
Mailing Address: **2600 Fresno Street, Room 3065**		City: **Fresno**	State: **CA**	Zip: **93721**

Permit Type and Number (if known): **P22-01346**

Subject to Project-Level Discretionary Approval? ☒ Yes ☐ No

Last Project-Level Discretionary Approval Date: TBD

Last Project-Level Ministerial Approval Date: ____

D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):
3,320 square feet carwash tunnel and equipment building with covered vacuum canopies

Please check the box next to each applicable land use below:

☒ Commercial / Retail ☐ Educational ☐ Office ☐ Warehouse
☐ Residential ☐ Government ☐ Industrial ☐ Distribution Center
☐ Recreational (e.g. park) ☐ Medical ☐ Manufacturing ☐ Other: ____

Select land use setting below:

☒ Urban ☐ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

☒ No ☐ Yes, NOV # ____

F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

☒ No ☐ Yes, VERA # ____

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☐ Yes ☒ No

FOR APCD USE ONLY

Filing Fee Received:_____ Date Paid:_____ Applicant #: C 303691	Check #:_____ Project #: C 20220307	**Date Stamp: Finance**	**Date Stamp: Permit** RECEIVED July 18, 2022 Permits Services SJVAPCD Vivianne B

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	**494-291-05**	**0.69**	**Mohamad Assad**
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation

Will the project require demolition of existing structures?	☐ Yes, *complete I-1*	☒ No, *complete I-2*

I-1. Demolition

Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

I-2. Timing

Expected number of work days per week during construction?	Will the project be developed in multiple phases?
☒ 5 days ☐ 6 days ☐ 7 days	☐ Yes, *complete I-3* ☐ No, *complete I-4*

I-3. Phased Site Development and Building Construction

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

I-4. Single Phase Development

Start of Construction (Month/Year): **11/2022**	Gross Acres: **0.69**
End of Construction (Month/Year): **4/2023**	Net Acres (area devoted to buildings/structures): **0.08**
First Date of Occupation (Month/Year): **4/2023**	Paved Parking Area (# of Spaces): **18**
Building Square Footage: **3,320**	Number of Dwelling Units: **N/A**

J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure(s).

1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

☐ Yes, *please complete mitigation measure 1*

☒ No, *please provide justification: not included since emissions are projected to be below SJVAPCD's offsite fee threshold*

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

☐ Yes, *please complete applicable mitigation measures 2a through 2f*

☒ No, *please provide justification: several of the land use/location mitigation measures applies to this project but were not included in the project analysis since emissions are projected to be below SJVAPCD's offsite fee threshold*

3. Neighborhood/Site Enhancements (e.g. improve pedestrial network, traffic calming measures, NEV network, etc.)

☐ Yes, *please complete applicable mitigation measures 3a through 3c*

☒ No, *please provide justification: several of the neighborhood/site enhancements mitigation measures applies to this project but were not included in the project analysis since emissions are projected to be below SJVAPCD's offsite fee threshold*

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

☐ Yes, *please complete applicable mitigation measure 4a through 4e*

☒ No, *please provide justification: parking charges are not applicable based on project location*

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

☐ Yes, *please complete applicable mitigation measures 5a through 5f*

☒ No, *please provide justification: not included since emissions are projected to be below SJVAPCD's offsite fee threshold*

6. Building Design (e.g. woodstoves or fireplaces)

☐ Yes, *please complete mitigation measure 6*

☒ No, *please provide justification: not applicable to non-residential project*

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

☐ Yes, *please complete applicable mitigation measures 7a through 7b*

☒ No, *please provide justification: standard eletrical maintenance equipment applies to this project but were not included in the project analysis since emissions are projected to be below SJVAPCD's offsite fee threshold*

8. Solar Panels (e.g. incorporate solar panels in the project)

☐ Yes, *please complete applicable mitigation measure 8*

☒ No, *please provide justification: solar panels were considered but not included*

9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project)

☐ Yes, *please complete applicable mitigation measure 9*

☒ No, *please provide justification: EV chargers were considered but not included*

K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☒ **I request to review a draft of the District's analysis.**

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occcurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☐ **I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.**

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:	***If applicable:***
☒ Tract Map or Project Design Map	☒ Letter from Applicant granting Agent authorization
☒ Vicinity Map	☐ Fee Deferral Schedule Application
☒ Application Filing Fee $841.00 for mixed use and non-residential projects **OR** $562.00 for residential projects only	☐ Monitoring & Reporting Schedule ☐ Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter **signed by the Applicant** is provided).

Name (printed): Sharla Yang	Title: Consultant
Signature: Sharla Yang	Date: 7/14/2022

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

August 24, 2022

Erik Young
City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721

Project: Planning Application (P22-01346)

District CEQA Reference No: 20221077

Dear Mr. Young:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the planning application for the project referenced above from the City of Fresno (City). The project consists of the construction of a 4,400 square foot drive-thru carwash located on 0.69 acres (Project). The Project is located at 4941 E McKinley Avenue in Fresno, CA.

The District offers the following comments regarding the Project:

1) **Project Related Emissions**

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI): https://www.valleyair.org/transportation/GAMAQI.pdf.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

Central Region (Main Office)
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Tel: (661) 392-5500 FAX: (661) 392-5585

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1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

2) 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. The District recommends an AAQA be performed for the Project if emissions 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.

3) Vegetative Barriers and Urban Greening

There are residential units located north of the Project. The District suggests the South consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., 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 update of gaseous pollutants. Examples of vegetative barriers include, but are 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 tolerant, low-maintenance greenery.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 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.

5) On-Site Solar Deployment

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 incorporating solar power systems as an emission reduction strategy for the Project.

6) Electric Vehicle Chargers

To support and accelerate the installation of electric vehicle charging equipment and development of required 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 the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about

District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7a) 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 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) 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 construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

7b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receives a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510. It is preferable for the applicant to submit an AIA application as early as possible in the City's approval process so that proper mitigation and clean air design under ISR can be incorporated into the City's analysis.

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.

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

7c) 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.

7d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: http://www.valleyair.org/rules/currntrules/r4601.pdf

7e) District Regulation VIII (Fugitive PM10 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.*

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500

cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

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

7f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) 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 Patrick Chimienti by e-mail at patrick.chimienti@valleyair.org or by phone at (559) 230-6139.

Sincerely,

Brian Clements
Director of Permit Services

For: Mark Montelongo
Program Manager

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: August 19, 2022

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Department – Current Planning

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

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

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-01346 XPRESS CARWASH APN 494-291-05

General Requirements

1. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

2. Street work permit is required for any work in the Right-of-Way.

Water Service Requirements

1. On-site water facilities shall be private.

2. Installation of water service(s) water box(es) shall be required.

3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and a 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

Water Supply Requirements

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.

a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.

b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

2. 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.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in North Fine Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.

2. On-site sanitary sewer facilities shall be private.

3. Abandon any existing on-site private septic systems.

4. Specify onsite recycled water treatment methods.

5. 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 (Non-Residential)

4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

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

Solid Waste Requirements:

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.
Location will be serviced by Allied Waste. Please contact at 559-275-1551 or 1-800-493-4285 for servicing.

1. This location will require a one, 2-cell trash enclosure, designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection to be constructed to current Solid Waste standards (P-33, P-34 and P-95) to be serviced weekly.

2. Developer will need to provide a 44’ (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

August 4, 2022

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

RE: Development Permit Application P22-01346
N/E McKinley and Chestnut avenues

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application P22-01346 for which the applicant proposes the construction of a car wash tunnel with vacuum stations and parking, APN: 494-291-05. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.

2. For informational purposes, FID's active Mill No, 36 runs westerly along the south side of McKinley Avenue and crosses Peach Avenue approximately 3,250 feet east of the subject property, and Chestnut Avenue approximately 1,850 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along McKinley Avenue, Peach Avenue, Chestnut Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

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

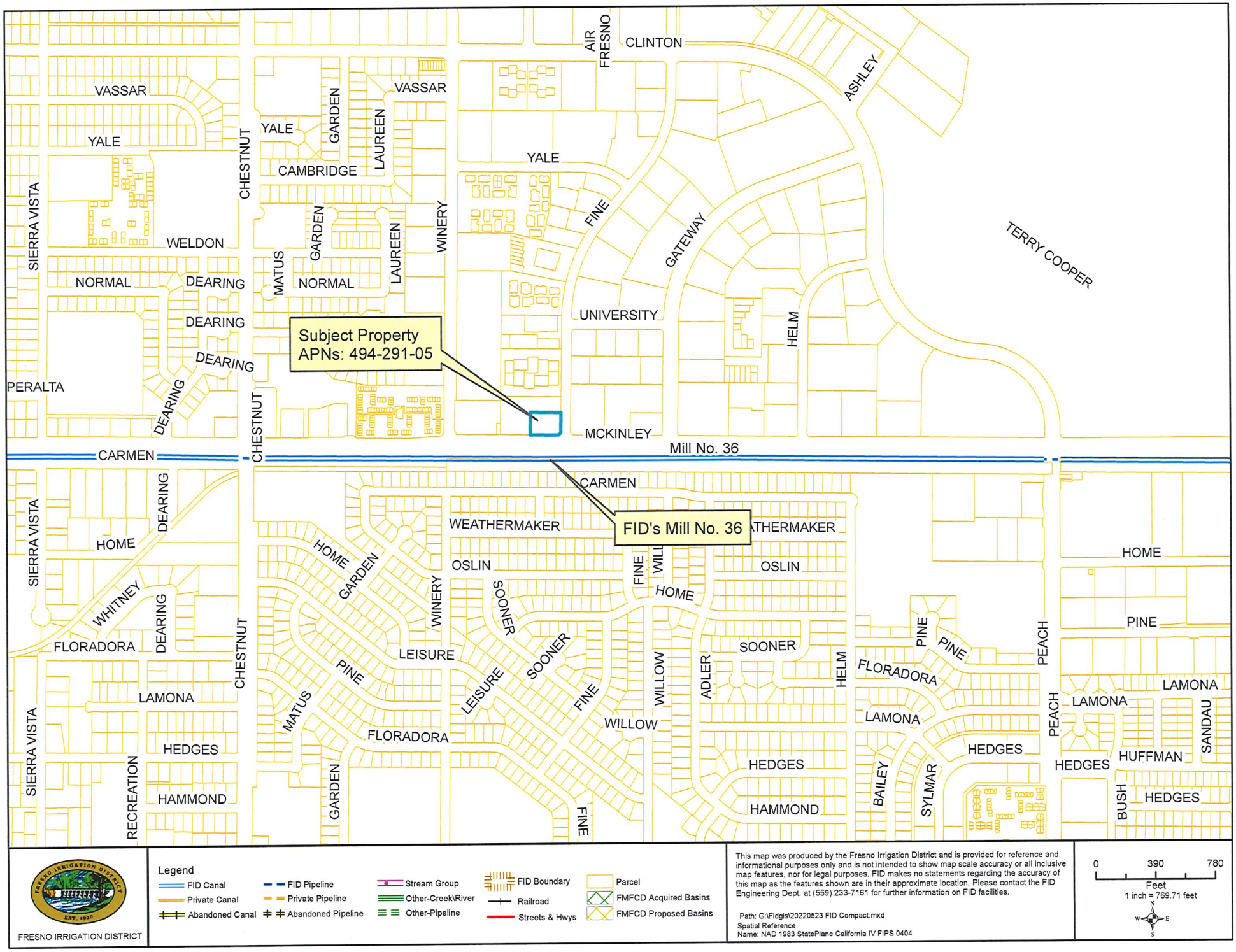
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Development Permit Application\P22-01346\P22-01346 FID Comments.doc

BOARD OF DIRECTORS President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



FRESNO IRRIGATION DISTRICT

Legend

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

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Fidgis\20220523 FID Compact.mxd
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404

0 390 780
Feet
1 inch = 769.71 feet

Chris Lundeen

From: do_not_reply@fresno.gov
Sent: Wednesday, August 3, 2022 3:09 PM
To: Engineering Review
Subject: Planning Application P22-01346 - Task Assigned

A task associated with Planning Application P22-01346 has been assigned for your review. You can review details online.

Application Description: Development Permit Application No. P22-01346 was filed by Orlando Ramirez and pertains to 0.69 acres located at 4941 E McKinley Avenue. The applicant proposes to construct a ±4,400 square foot, 120- foot long car wash tunnel with vacuum stations and parking. The parcel is zoned IL.
Task Information: Irrigation District

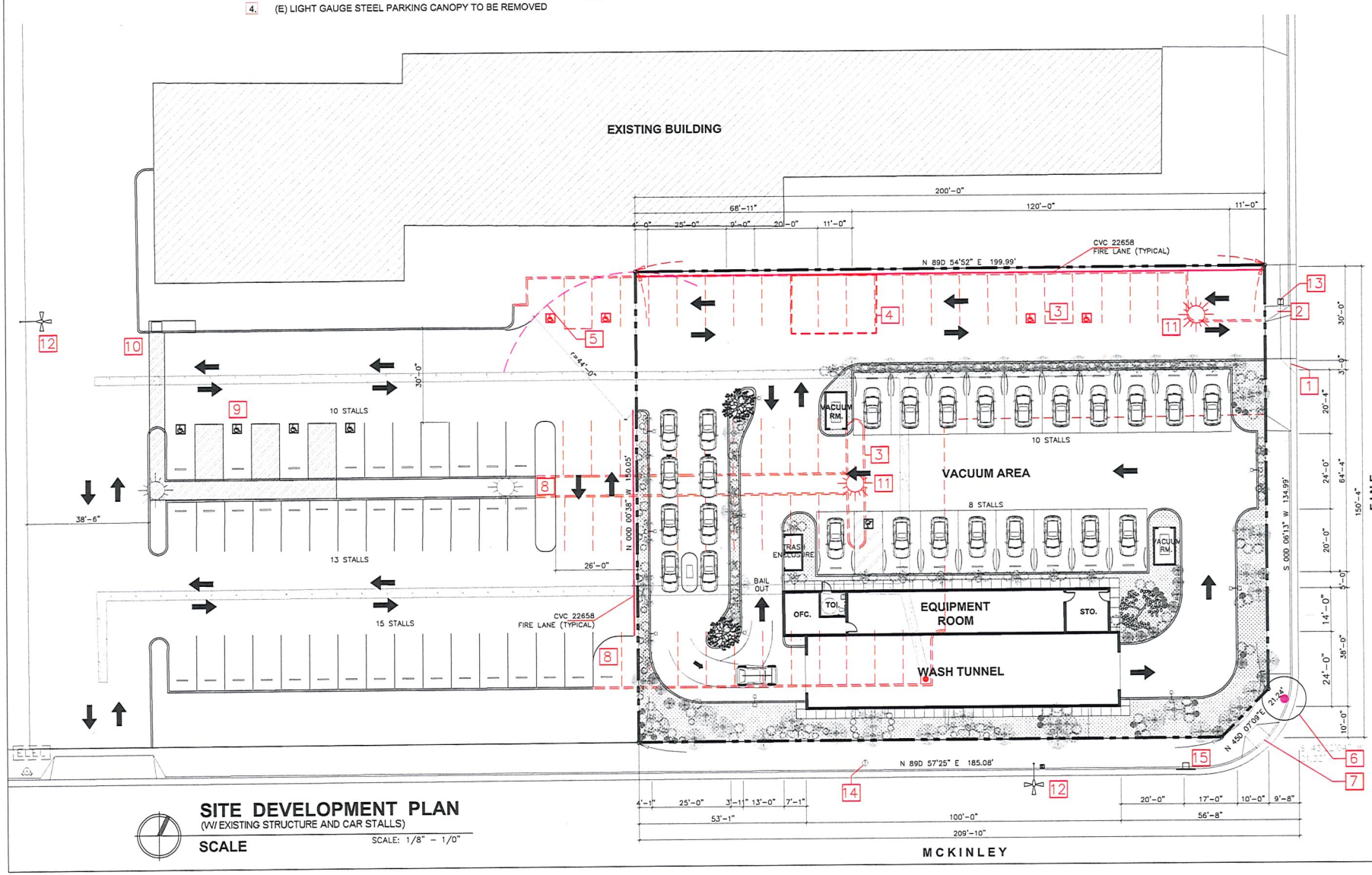
Due 8/24

LEGENDS:

- EXISTING STRUCTURE
- REMOVE/RELOCATE
- PROPOSED CAR STALLS
- PROPOSED FIRE LANES
- EXISTING FIRE HYDRANT

KEYNOTES:

1. (E) DRIVEWAY APPROACH TO BE RELOCATED; RECONSTRUCT SIDEWALK TO MATCH EXISTING
2. (N) 30' CRIVEWAY APPROACH LOCATION
3. (E) PARKING STALLS TO BE REMOVED TO GIVE WAY TO FIRE LANE
4. (E) LIGHT GAUGE STEEL PARKING CANOPY TO BE REMOVED
5. (N) S-CURB WITH 44' TURNING RADIUS
6. (E) EXISTING FIRE HYDRANT
7. (E) ADA PUBLIC RAMP
8. (N) PARKING CURB TO ACCOMODATE FIRE LANE
9. (N) ADA ACCESSIBLE PARKING
10. (N) ADA ACCESIBLE CURB RAMP
11. (E) EXISTING PARKING AREA LIGHT TO BE REMOVED
12. (E) EXISTING STREET LIGHT
13. (E) EXISTING TELEPHONE PEDESTAL
14. (E) EXISTING TELEPHONE MANHOLE
15. (E) EXISTING STORM DRAIN INLET



SITE DEVELOPMENT PLAN

(W/ EXISTING STRUCTURE AND CAR STALLS)

SCALE

SCALE: 1/8" = 1/0"

BGV International
General Engineering Contractor

2497 W. Shaw Ave., Ste 106
Fresno, CA 93711 USA
bgvusa@gmail.com
Ph. 559.840.3313
cell. 559.217.6908

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA L. ZAMORA
No. C 74564
Ex. 12-31-23
CIVIL
STATE OF CALIFORNIA

XXXX
PROPOSED MOE'S XPRESS CARWASH
XXXX

Rev #	Description	Date	Project Status	Date Issued
			SPR 15-04	XX-XX-XX
			Project #	2175.003
			Contracting Officer	
			Drawn By	XX
			Checked By	LZ

SITE PLAN

A1.01

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.412

PUBLIC AGENCY

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

DEVELOPER

SETH RAMIREZ
4233 W. WATHEN AVE.
FRESNO, CA 93722

PROJECT NO: **2022-01346**

ADDRESS: **4941 E. MCKINLEY AVE.**

APN: **494-291-05**

SENT: **August 26, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
V	$0.00	NOR Review	$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$123.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $0.00		**Total Service Charge: $173.00**	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/23 based on the site plan submitted to the District on 8/03/22 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Creditable 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. 2022-01346

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1.

___ **a.** Drainage from the site shall

__X__ **b.** Grading and drainage patterns shall be as identified on Exhibit No. 1

___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

___ Developer shall construct facilities as shown on Exhibit No. 1 as

__X__ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

__X__ 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:

__X__ **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.)

__X__ Does not appear to be located within a flood prone area.

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

FR DPA No. 2022-01346

FR DPA No. 2022-01346

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
Digitally signed by Debbie Campbell Date: 8/26/2022 8:45:25 AM
Debbie Campbell
Design Engineer, RCE

Mikel Meneses-Arias
Digitally signed by Mikel Meneses-Arias Date: 8/24/2022 4:50:14 PM
Mikel Meneses-Arias
Engineer I

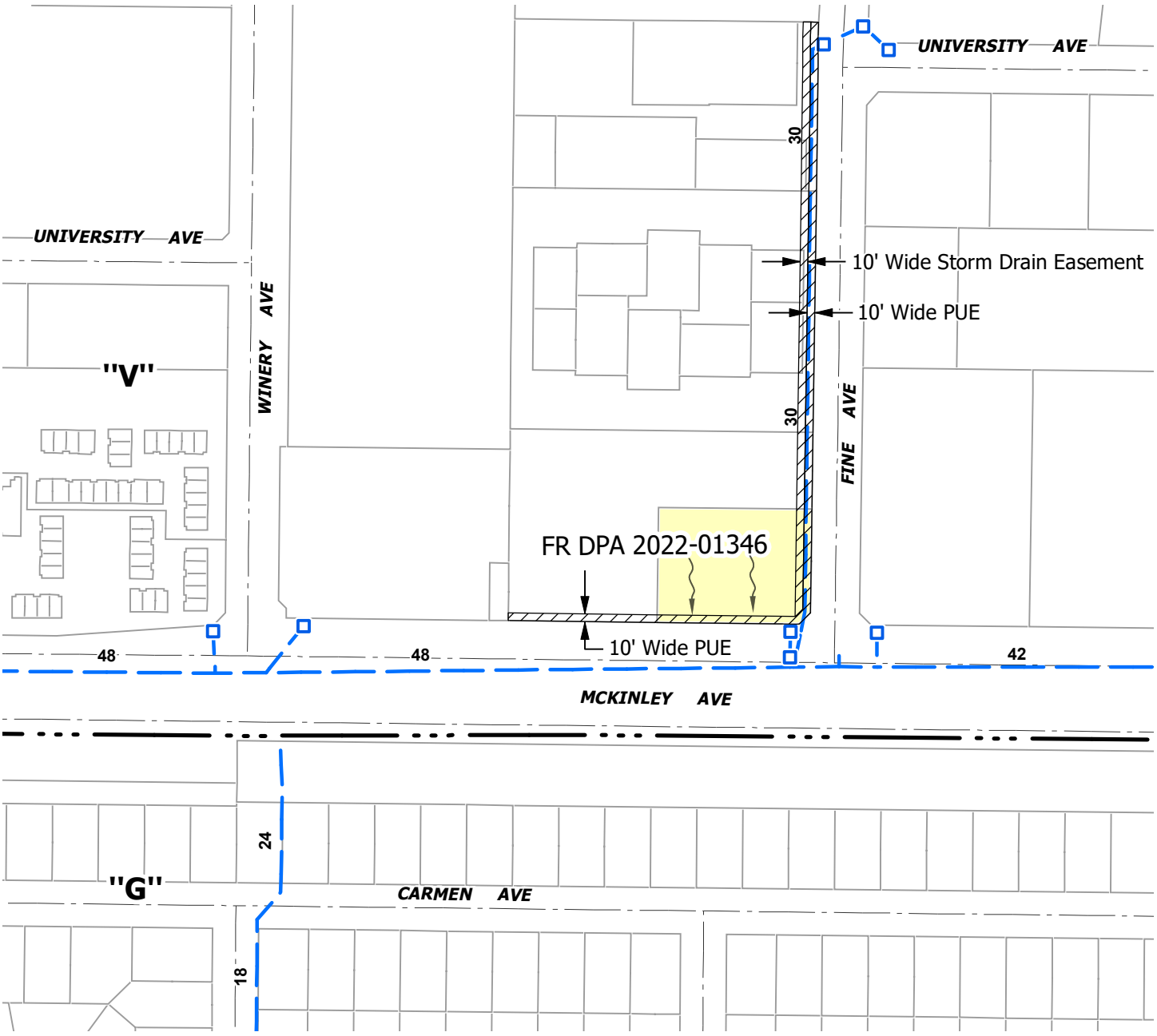
CC:

MOHAMAD ASSAD

1788 E. NILES

FRESNO, CA 93720

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



LEGEND

- Existing Master Plan Facilities
- Drainage Area Boundary
- Existing PUE And Storm Drain Easement
- Direction of Drainage

N

1 " = 200 '

FR DPA 2022-01346

DRAINAGE AREA "V"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: davide
Date: 8/5/2022
Path: K:\Autocad\DWGS\0EXHIBIT\CITYDPA\2022-01346.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

Drainage from the site shall be directed to Fine and/or McKinley Avenues.

The minimum finish floor elevation shall be 318.81ft (U.S.G.S. Datum).

There is an existing ten foot (10') wide storm drain easement and ten foot (10') wide public utility easement along the east property line of FR DPA 2022-01346, as shown on Exhibit No. 1. No encroachments into the easements shall be permitted including, but not limited to, foundations, roof overhangs, and trees.

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

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

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 or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.

Fresno Unified School District
Achieving our Greatest Potential!

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Valerie F. Davis
Andy Levine
Major Terry Slatic USMC (Retired)
Keshia Thomas

SUPERINTENDENT
Robert G. Nelson, Ed.D.

August 3, 2022

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

SUBJECT: **APPLICATION NO. P22-01346**
4941 E. MCKINLEY AVE.

Dear Mr. Valenzuela,

In response to your request for school district information regarding the above planning application for the construction of a ±4,400 square foot car wash with vacuum stations for "Moe's Xpress Carwash" to be located at 4941 East McKinley Avenue, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is $0.66 per square foot. The car wash tunnel area will be included as chargeable space due to it being an essential component of the business operation. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment. **Please note that fees for commercial development will increase to $0.78 per square foot on August 15, 2022.**

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:hh
c: Seth Ramirez, Applicant/Agent

DWC