

Exhibit J – Department/Agency Comments



January 10, 2023

Steven Lieng
City of Fresno
Planning Department
2600 Fresno St. #3043
Fresno, CA 93721

Project: Armstrong Apartments P22-02376

District CEQA Reference No: 20221667

Dear Mr. Lieng:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Application (DEV) from the City of Fresno (City) for the Armstrong Apartments development project. Per the DEV, the project consists of 64 multi-family residential units to be constructed in two-story wood framed buildings (Project). The Project is located on the east side of North Armstrong Ave. and north of East Clinton Ave. in Fresno, California.

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 (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, PM_{2.5} 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)
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

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) Vegetative Barriers and Urban Greening

There are residential units located in all directions of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (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 uptake 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.

3) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered 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>.

4) 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.

5) 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.

6) 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.

6a) 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.

6b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed the 50 dwelling unit threshold for residential developments.

The purpose of District Rule 9510 is to reduce the growth in both NO_x 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 NO_x 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. Currently for this Project, the District received an AIA application for processing (ISR project #20210430) which has already been approved as of October 14th, 2021.

6c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

The Project will be subject to District Rule 4002 since the Project will include demolition, renovation, and removal of existing structures. To protect the public from uncontrolled emissions of asbestos, this rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Any asbestos present must be handled in accordance with established work practice standards and disposal requirements.

Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.

6d) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to 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/currentrules/r4601.pdf>

6e) 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

6f) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:
<http://valleyair.org/rule4901/>

6g) 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).

7) 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 Jacob Torrez by e-mail at Jacob.Torrez@valleyair.org or by phone at (559) 230-6558.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink, appearing to read "Michael S. Corda".

For: Mark Montelongo
Program Manager



January 4, 2023

Steven Lieng
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

Governing Board

Hugh Awtrey
Deena L. Combs-Flores
David DeFrank
Steven G. Fogg, M.D.
Yolanda Moore
Clint Olivier
Tiffany Stoker Madsen

SUBJECT: P22-04389, P22-02376
Re-Zone 4.20 Acres from RS-5 to RM-1
64-unit two-story multi-family residential development
2594 N Armstrong Ave
APN: 310-250-13

Dear Steven Lieng:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Boris Elementary*
Address: *7071 E Clinton Ave Fresno CA 93737*
Telephone: *(559) 327-3800*
Capacity: *875*
Enrollment: *632 (CBEDS enrollment 2021-22 school year)*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1485*
Enrollment: *1516 (CBEDS enrollment 2021-22 school year)*

3. High School Information:

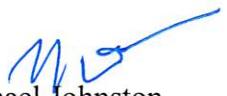
School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2862*
Enrollment: *2733 (CBEDS enrollment 2021-22 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$5.36 per square foot (as of July 5, 2022) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: January 11, 2023

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

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-02376 64-UNIT MULTI-FAMILY DEVELOPMENT – ARMSTRONG APARTMENTS – APN 310-250-13 (Note: cross-reference to P22-04389)

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. Street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.

Water Service Requirements

The nearest water main to serve the proposed Project is a 16-inch water main located in North Armstrong Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall be private.
2. Installation of water meter box(es) shall be required. Note: there is an existing 1.5-inch water service line at the property (previously installed; not in use; no meter).
3. No water services or meter boxes shall be allowed within a drive approach or its wings.

4. The developer shall be financially responsible for abandonment of all unused water services previously installed to the property (if any).
5. Destruction of existing on-site wells: Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, Fresno County standards, and City of Fresno standards. Applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

There is an existing 1 (one) 1.5-inch water service (**inactive**) at the property (and **no meter**).

1. 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. If the total domestic, commercial, industrial, and irrigation water demands for the applicant's proposed Project can be accommodated with the existing 1 (one) 1.5-inch water service and **no meter**, the applicant shall not be required to pay Water Capacity Fee charges.
 - c. If the total domestic, commercial, industrial, and irrigation water demands for the applicant's proposed Project cannot be accommodated with the existing 1 (one) 1.5-inch water service and **no meter**, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
 - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing 1 (one) 1.5-inch water service and **no meter** from the Water Capacity Fee charge associated with the larger water meter size required for the applicant's Project.
 - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - f. The City reserves the right to require the Project 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.

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

Sewer Requirements

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

1. Installation of new sewer house branch(es) shall be required if the existing sewer house branch is not adequate and/or operational.
2. On-site sanitary sewer facilities shall be private.
3. House branch (sewer lateral) larger than 6-inch shall require a manhole connection.
4. Destruction of existing on-site private septic systems: All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.
5. The developer shall be financially responsible for abandonment of all unused sewer services previously installed to the property (if any).

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service at the property):

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Multi-family Residential).
4. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary

exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.

5. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this Project (to provide for collection and conveyance of sanitary sewage discharged from the Project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.
6. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.
7. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: a Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.
8. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). 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 City of Fresno MFS. The developer shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Requirements

For the purpose of establishing City solid waste service policies, multi-family residential complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family residential complexes within the City of Fresno.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at (559) 237-9425.

DPU CONDITIONS OF APPROVAL FOR P22-02376 64-UNIT MULTI-FAMILY
DEVELOPMENT – ARMSTRONG APARTMENTS

APN 310-250-13 (Note: cross-reference to P22-04389)

January 11, 2023

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2. All trash bins provided to multi-family residential complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins.
3. All multi-family residential complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
4. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
5. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per The Public Works Standard Specifications P-33 and P-34.
6. All Solid Waste and Recycling services collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family residential complexes (i.e., 24-unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week).
7. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
8. Dimension offset of proposed trash enclosure from property line. The safe back up limit per a solid waste vehicle shall not exceed 45-feet.
9. Americans with Disability Act (ADA) requirement for multi-family residential developments:

Developer shall install (construct) a trash enclosure(s) for the Project that complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until developer installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

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

Proposed Development: Armstrong Apartments - 2594 N. Armstrong Avenue

A.P.N. 310-250-13

Planned Land Use: Low-Density Residential

Current Zoning: RS-1/UGM

Site Area: +/- 4.39 acres

Living Units / LUE: 64 Living Units

Entitlement: P22-02376

Estimate Date: December 28, 2022

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	4"	1	EA.	\$22,300.00	\$22,300.00	[1] [6]
Irrigation Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Time & Materials Charge	8" Fire	1	EA.	\$16,600.00	\$16,600.00	[1] [6]
Frontage Charge		298	L.F.	\$6.50	\$1,937.00	[1] [6]
Water Capacity Fee	4"	1.00	EA.	\$35,518.00	\$35,518.00	[1] [6]
Water Capacity Fee	2"	1.00	EA.	\$14,206.00	\$14,206.00	[1] [6]

Total Water Connection Charges	\$93,232.00	[1]
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		29,800	Sq.Ft.	\$0.10	\$2,980.00	[6]
Oversized Sewer Charge		29,800	Sq.Ft.	\$0.05	\$1,490.00	[6]
Fowler Trunk Sewer Interim Fee Surety		64	Units	\$843.00	\$53,952.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Trunk Sewer Charge	Fowler	STEP		[3]	[3]	[5] [7]

Total Sewer Connection Charges	\$58,422.00	[3]
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	64	Units	\$1,743.00	\$111,552.00	[7]
Citywide Park Facility Impact Fee	Multi-Family	64	Units	\$3,852.00	\$246,528.00	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	64	Units	\$723.00	\$46,272.00	[7]
Citywide Regional Street Charge	Multi-Family	4.39	AC	\$17,054.00	\$74,867.06	[6]
New Growth Area Major Street Charge	Multi-Family	4.39	AC	\$53,424.00	\$234,531.36	[6] [8]
Citywide Traffic Signal Charge	Multi-Family	64	Units	\$591.00	\$37,824.00	[6]

Total Citywide/Regional Impact Fees	\$751,574.42
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Total Fees and Charges	\$903,228.42
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CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

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

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

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

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

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

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

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

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

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

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

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

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

[9] Parks fee applicable only to residential developments

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

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

Prepared and Reviewed By: Frank Saburit

Date: December 28, 2022

(559) 621-8797

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



SUBJECT: Conditions of Approval for **P22-02376**

DATE: **January 27, 2023**

TO: Steven Lieng, Planner III
Planning and Development Department

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic Planning Section

ADDRESS: **2594 North Armstrong Avenue**

APN: **310-250-13**

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) 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.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

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.

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

The construction of any 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.

When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works. Coordinate with the Public Works Department (Scott Tyler at Scott.Tyler@fresno.gov) and Development Department (Kevin Rein at Kevin.Rein@fresno.gov).

When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Coordinate all conditions of approval between the Public Works Department (Scott Tyler at Scott.Tyler@fresno.gov) and FAX Department (Jeff Long Jeff.Long@fresno.gov).

Armstrong Avenue: 2-Lane Collector

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

1. Dedication Requirements:

- a. Where not existing, dedicate a **23'** easement, from section or quarter section line, for public street purposes, within the limits of this application, per modified Public Works Standard P-54.

2. Construction Requirements:

- a. The proposed street type approaches shown as **P-76, P-77**, this is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standards P-2* and *P-6*. Provide **10'** of red curbing (3 coats) on both sides of the proposed driveway approach.
- b. Construct concrete sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern. (**5.5'** from face of curb to walk – **6'** sidewalk - **.5'** from back of walk to right of way.)
- c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Public Works Standards and Specifications, Section **25** and **26**.

- d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 23-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.
- e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Scott Tyler at (559) 621-8654 or at Scott.Tyler@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov 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, 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.

Gated Entrance:

1. Provide a minimum of **75'** from the proposed gate to the back of walk.

Provide corrections as noted on red lined exhibits.

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

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide 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 Louise Gilio (559) 621-8678 or Louise.Gilio@fresno.gov in the Public Works Department, Traffic Planning Section.

ADD THE FOLLOWING NOTES IF
NOT ON PA- 1.2 (INCLUDE IN
NEXT SUBMITTAL)

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.

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

Provide a 4 foot 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.

The performance of any work
within the Public Street
right-of-way (including
pedestrian and public utility
easements) 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.

Contact the Public Works
Department at 559
621-8800, 10 working days
prior to any offsite concrete
construction.

Submit engineered street
construction plans to the
Public Works Department.

Submit engineering street
lighting plans to the Public
Works Department.
Submit signing and
striping plans to the
Public Works
Department. Comply with
the current Caltrans
Standards.

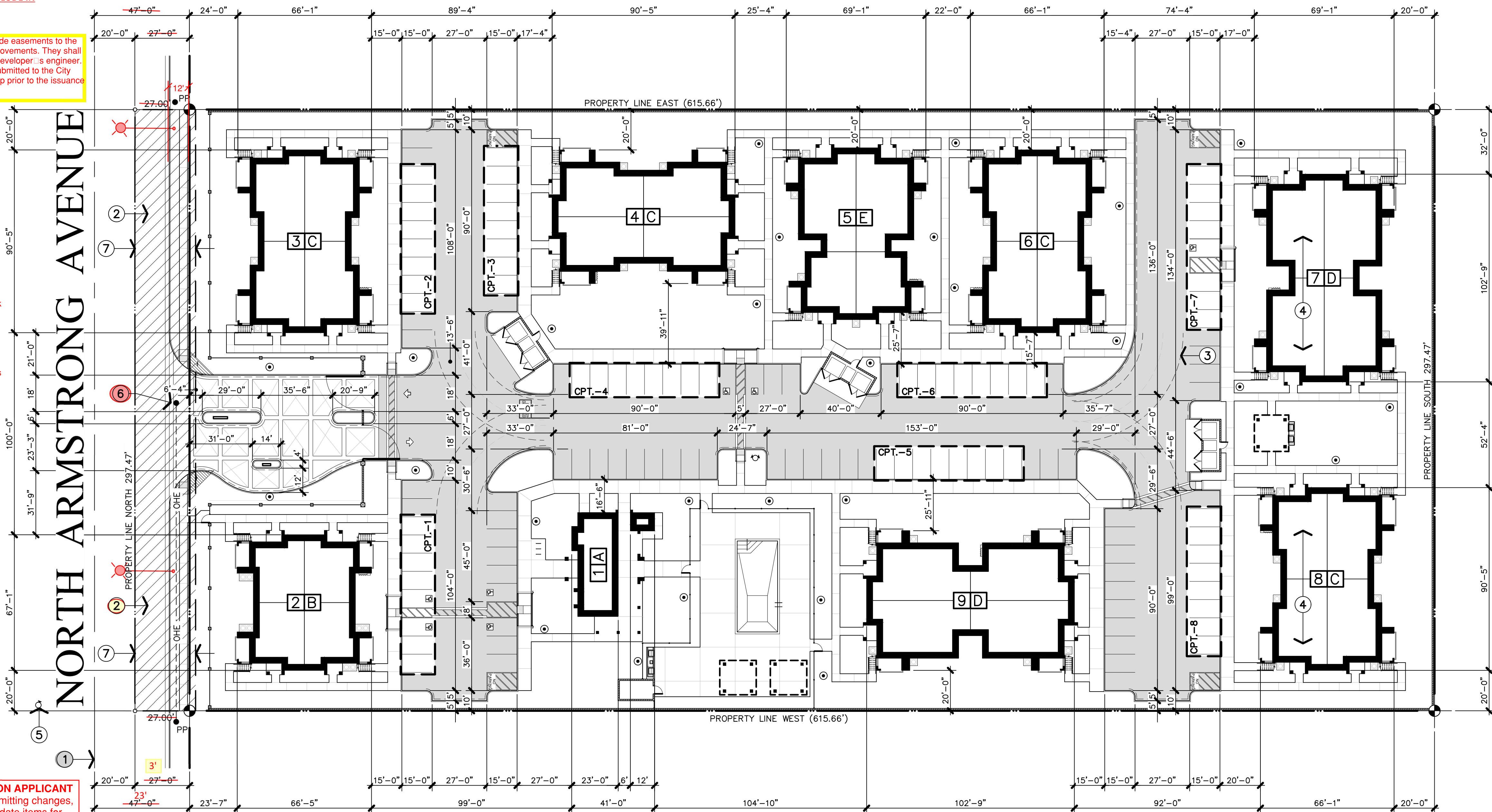
ATTENTION APPLICANT
When submitting changes,
cloud and date items for
review with each iteration.

APPL. NO. P22-02376 EXHIBIT A-1 DATE 12/15/2022

PL LouiseG
PW TRAFFIC PLANNING
TR REVIEWED - NOT APPROVED
Louise.Gillo@fresno.gov
AP 2023.01.27 15:51:36-08/00

CITY OF FRESNO DARM DEPT

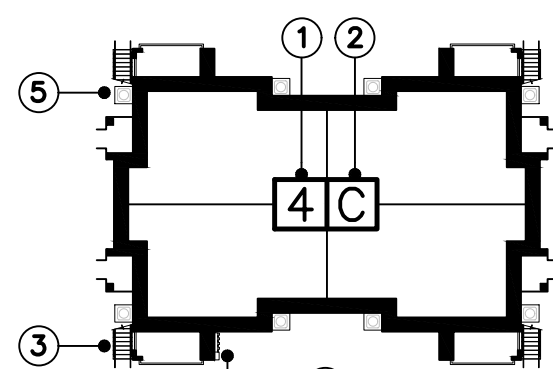
On site parking to be reviewed by Planning Department



DIMENSIONED SITE PLAN

1" = 30'-0"

SYMBOLS



BUILDING FOOTPRINT

- BUILDING NUMBER
- BUILDING TYPE
- STAIRWAYS
- ELECTRICAL METER LOCATION
- GROUND MOUNTED CONDENSING UNITS

CARPOT LOCATIONS

PRE-FABRICATED CARPORT
STALLS WITH MINIMUM STALL
SIZE = 15' x 9' WITH 2'
OVERHANG

TRASH ENCLOSURE

INDICATES LOCATION OF EXISTING
AND PROPOSED FIRE HYDRANTS
PER CITY OF FRESNO PUBLIC
WORKS STANDARDS

POWER POLE LOCATION

INDICATES LOCATION OF EXISTING
POWER POLES

FIRE HYDRANT LOCATION

INDICATES LOCATION OF EXISTING
AND PROPOSED FIRE HYDRANTS
PER CITY OF FRESNO PUBLIC
WORKS STANDARDS

POLE-MOUNTED SITE LIGHT

POLE-MOUNTED SITE LIGHT LOCATIONS.
POLE LIGHTS SHALL NOT BE INSTALLED
WITHIN AREAS OF VEHICLE OVERHAND
AS NOTED IN DETAIL 1, SHEET PA-1

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

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF
FRESNO AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 OF SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH,
RANGE 21 EAST, MAP PER MAP FILED JUNE 2, 1906, IN BOOK 5, PAGE 14 OF PLATS,
DESCRIBED AS FOLLOWS

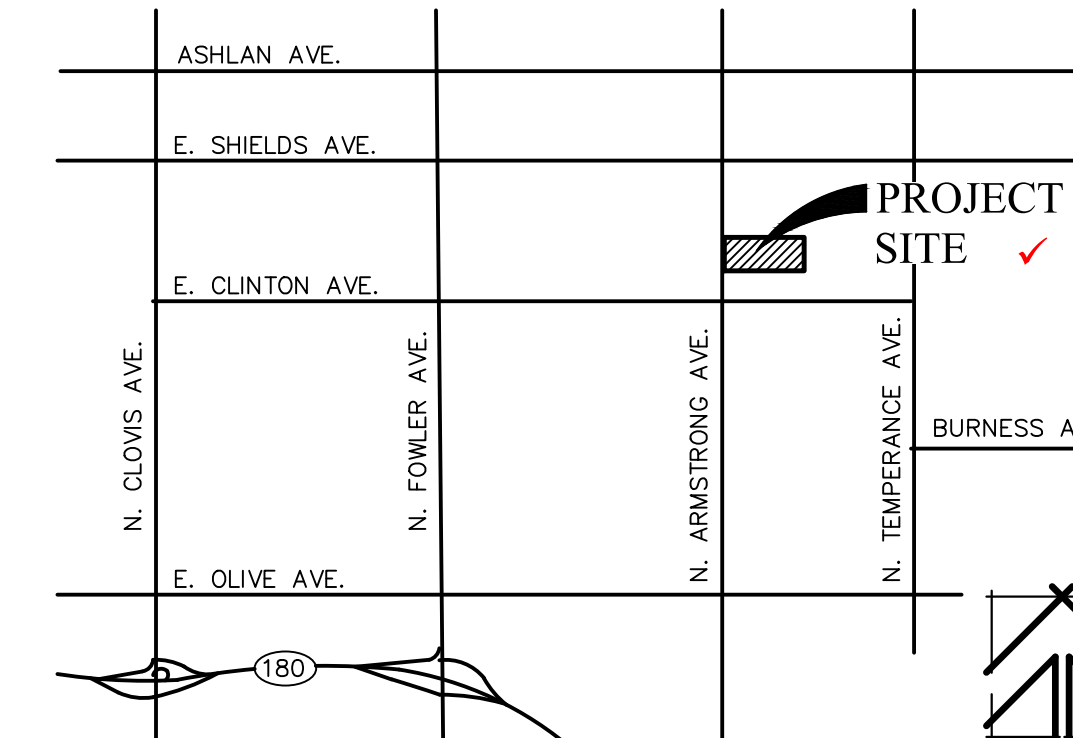
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, BEING A POINT IN THE
CENTER LINE OF THE 40 FOOT STREET SHOWN ON SAID MAP; THENCE EASTERLY
ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR
LESS, TO THE NORTHEAST CORNER OF THE WEST ONE HALF OF SAID LOT 7; THENCE
SOUTHERLY ALONG THE EAST LINE OF THE WEST ONE HALF OF SAID LOT 7, A
DISTANCE OF 661.04 FEET TO A POINT, BEING THE TRUE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE 297.47
FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF
SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR LESS, TO THE WEST LINE OF
SAID LOT 7, BEING A POINT IN THE CENTERLINE OF THE STREET SHOWN ON SAID
MAP; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF
297.47 FEET; THENCE EASTERLY 662.66 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM THE WESTERLY 20 FEET THEREOF INCLUDED WITHIN
ARMSTRONG AVENUE, AS SHOWN ON SAID MAP.

KEYNOTES

- CENTERLINE OF STREET. SECTION OR 1/4 SECTION LINE (SEE DETAIL)
- HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET
PURPOSES AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE
NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK
AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
- INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING
RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE
VEHICLES (SHOWN DASHED).
- BUILDING TO BE PROVIDED WITH NFPA 13 COMMERCIAL TYPE AUTOMATIC
SPRINKLER SYSTEM IN LIEU OF PROVIDING A SECOND POINT-OF-ACCESS
FOR FIRE DEPARTMENT EMERGENCY VEHICLES.
- INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE
PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH
THE LOCAL UTILITY PROVIDER. UNDERGROUND
- EXISTING 30'-0" WIDE PUBLIC UTILITIES EASEMENT.

VICINITY MAP



STATISTICS

PROJECT ADDRESS 2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

ASSESSOR'S PARCEL 310-250-13
COMMUNITY PLAN McLANE
CURRENT ZONING RS-1 SINGLE FAMILY RESIDENTIAL
CURRENT USE RETAIL NURSERY
PROPOSED ZONING RM-1 MULTI-FAMILY RESIDENTIAL
PROPOSED PROJECT: 64 UNIT MULTI-FAMILY
RESIDENTIAL DEVELOPMENT ON
4.20 NET ACRES INCLUDING SITE
AMENITIES

SITE AREA
a. GROSS SITE AREA 191,172 S.F. (4.38 ACRES)
b. REQUIRED DEDICATION AREA 8,032 S.F. (0.18 ACRES)
c. NET SITE AREA 183,140 S.F. (4.20 ACRES)

SITE DENSITY
a. ALLOWED DENSITY 16.00 UNITS PER ACRE
b. PROPOSED DENSITY 15.24 UNITS PER NET ACRE

SITE COVERAGE
a. BUILDING, INCLUDING CARPORTS 52,552 S.F. (28.8%)
b. PAVING, EXCLUDING CARPORTS 32,060 S.F. (17.5%)
c. PUBLIC OPEN SPACE 98,528 S.F. (53.7%)
d. USEABLE OPEN SPACE 98,528 S.F. (53.7%)
e. REQUIRED OPEN SPACE (20%) 36,628 S.F.
f. PROVIDED OPEN SPACE 40,700 S.F. (INCLUDING
PRIVATE BALCONIES AND
PATIOS)

UNIT STATISTICS
a. (12) UNIT TYPE 1 828 S.F. PER UNIT
b. (32) UNIT TYPE 2 1,111 S.F. PER UNIT
c. (20) UNIT TYPE 3 1,319 S.F. PER UNIT
d. (64) TOTAL RESIDENTIAL UNITS

BUILDING AREA(S)
a. RESIDENTIAL BUILDINGS
1. (1) BUILDING TYPE 'B'
(7,688 S.F. PER BUILDING) 7,688 S.F.
2. (4) BUILDING TYPE 'C'
(10,040 S.F. PER BUILDING) 40,160 S.F.
3. (2) BUILDING TYPE 'D'
(11,720 S.F. PER BUILDING) 23,440 S.F.
4. (1) BUILDING TYPE 'E'
(9,704 S.F. PER BUILDING) 9,704 S.F.
5. TOTAL RESIDENTIAL BUILDINGS 80,992 S.F.
b. NON-RESIDENTIAL BUILDINGS
1. BUILDING TYPE 'A' 1,972 S.F.
2. CARPORTS 10,150 S.F.
c. TOTAL BUILDING AREA 93,114 S.F.
d. GROUND FLOOR BUILDING AREA 52,522 S.F.

PARKING REQUIRED
a. 1 AND 2 BR. UNITS 66 STALLS
b. (44 UNITS @ 1.5 STALLS)
3 BR. UNITS 66 STALLS
c. (20 UNITS @ 2.0 STALLS) 40 STALLS
d. TOTAL PARKING REQUIRED 106 STALLS
e. COVERED STALLS REQUIRED 64 STALLS
1. COVERED STALLS @ 2% 1.28 STALLS
2. OPEN STALLS @ 5% 21 STALLS

PARKING PROVIDED
a. CARPORTS 64 STALLS
b. OPEN STALLS 60 STALLS
c. TOTAL STALLS PROVIDED 124 STALLS
d. PARKING RATIO 1.94 STALLS/ UNIT
e. ACCESSIBLE STALLS 2 STALLS
1. CARPORTS 2 STALLS
2. OPEN STALLS 4 STALLS

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE
PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE
LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO
INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION
PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF
RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS
FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN
PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE
PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND
APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS
/ MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE
REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE
SWEEP CLEAN, SEALED AND RESTRIPTED AS REQUIRED TO PROVIDE AN
"AS-NEW" APPEARANCE.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL
BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND
SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET
IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT
ENGINEER, PRIOR TO OCCUPANCY.
- TWO (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.
REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

T H E VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

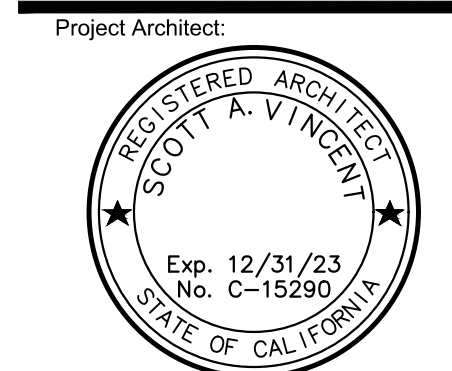
Revisions Date



PROPOSED APARTMENTS COMPLEX FOR:

**ARMSTRONG
APARTMENTS**

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

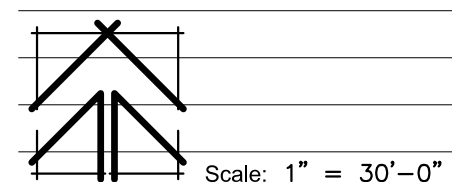


Issuances: Date:

☐ DESIGN REVIEW
☐ PLAN CHECK
☐ BACK CHECK
☐ PERMITS
☐ CONSTRUCTION
☐ AS BUILT

All drawings and written material
appearing herein constitute original
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

Reference North:



Project Name: ARMSTRONG APTS.

FRESNO, CA.

Project Number: 0210101

Plot Date: 06/20/22

Sheet Number:

PA1

Of . Sheets .

KEYNOTES

- 1 CENTERLINE OF STREET. SECTION OR 1/4 SECTION LINE
- 2 HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET PURPOSES AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
- 3 INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGE TO INCLUDE CAST-IN-PLACE CONCRETE CURB-GUTTER, SIDEWALK, AND ASPHALT PAVING TO CITY OF FRESNO PUBLIC WORKS STANDARDS. P-5
- 4 INSTALL NEW STREET TYPE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD P-77. AND PAVING PER P-48
- 5 INSTALL ACCESSIBLE CURB RAMP PER CITY OF FRESNO PUBLIC WORKS STANDARD P-29.
- 6 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- 7 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK AND GUTTER (WHERE NOTED)/ TYPICAL.
- 8 INSTALL 6'-0" HIGH SPLIT FACED CONCRETE MASONRY FENCE AT PROPERTY LINES COMMON WITH ADJACENT SINGLE FAMILY RESIDENCES. COORDINATE THE WORK WITH DETAIL 4, SHEET PA-1.3.
- 9 INSTALL 6'-0" HIGH WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND CEMENT PLASTER PILASTERS AT 30'-0" ON-CENTER.
- 10 INDICATES THE LOCATION OF 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYS TO TENANT ENTRANCE DOORS/ TYPICAL. DOORS SHALL NOT SWING INTO PUBLIC EASEMENTS.
- 11 INDICATES THE LOCATION OF 6'-0" HIGH CONCRETE MASONRY ENTRANCE SIGNAGE WALL WITH STUCCO FINISH AND PRE-CAST CONCRETE CAP. COORDINATE THE WORK WITH DETAIL 3, SHEET PA-1.3.
- 12 INDICATES THE LOCATION OF 16'-0" WIDE x 6'-0" HIGH WROUGHT IRON GATE WITH AUTOMATIC OPENER TO REMAIN OPEN DURING DAYLIGHT HOURS. INSTALLATION SHALL COMPLY WITH THE CITY OF FRESNO PUBLIC WORKS STANDARDS AND FIRE DEPARTMENT REQUIREMENTS/ TYPICAL.
- 13 INDICATES THE LOCATION OF GATE CONTROLLER PEDESTAL WITH PROJECT DIRECTORY MAP. COORDINATE THE INSTALLATION WITH DETAILS 7 AND 8, SHEET PA-1.3.
- 14 INDICATES THE LOCATION OF PROJECT MONUMENT SIGN TO BE REVIEWED UNDER SEPARATE SIGNAGE PERMIT.
- 15 INSTALL "ACCESSIBLE PARKING WARNING" SIGNAGE AT ENTRANCE TO PROJECT SITE AS REQUIRED BY TITLE 24 C.C.R. ACCESSIBILITY REQUIREMENTS. MOUNT SIGN AT 120 INCHES ABOVE FINISHED GRADE.
- 16 INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE RIGHT TURN ONLY SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY SIGN-OFF-SIDE OF POST.
- 17 INDICATES THE LOCATION(S) OF 12" x 12" (CLEAR) VISIBILITY TRIANGLES TO BE PROVIDED AT ALL DRIVE APPROACHES.
- 18 ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90%. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLANS, THE PROJECT SOILS REPORT AND PUBLIC WORKS STANDARDS P-21, P-22, AND P-23. TYPICAL.
- 19 INDICATES THE LOCATION OF PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 20 INDICATES THE LOCATION PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 21 4 INCH WIDE WHITE PAINTED STRIPING PER CITY OF FRESNO PUBLIC WORKS STANDARDS. REFER TO DETAIL 1, SHEET A-1 FOR ADDITIONAL INFORMATION/ TYPICAL AT PARKING STALLS.
- 22 INDICATES LOCATION OF EXISTING ADJACENT SINGLE FAMILY RESIDENTIAL.
- 23 INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 8'-0" WIDE VAN ACCESSIBLE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE MOUNTED SIGNAGE AS REQUIRED.
- 24 INDICATES THE LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE ACCESSIBLE UNLOADING AREA AND CURB RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 25 INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES/ TYPICAL.
- 26 INDICATES THE LOCATION OF ON-SITE DEPRESSED WALK ACCESSIBLE CURB RAMP(S) PER TITLE 24 CCR ACCESSIBILITY STANDARDS.
- 27 INDICATES THE LOCATION OF ACCESSIBLE RETURNED CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 28 INSTALL 4'-0" WIDE PAINTED CROSSWALK AT ACCESSIBLE PATH-OF-TRAVEL. THE MAXIMUM SLOPE AT PAVING SHALL BE 5% WITH A 2% MAXIMUM CROSS SLOPE.
- 29 9'-0" WIDE STALL STRIPED AND MARKED "NO PARKING" FOR VEHICLE TURN-AROUND AT DEAD-END AISLES.
- 30 INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED).
- 31 DASHED LINE INDICATES THE LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS/ TYPICAL.
- 32 4'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL. WALKS SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% MAXIMUM CROSS-SLOPE. PROVIDE 7' WIDE WALKS ADJACENT TO PAVING.
- 33 LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS.
- 34 INDICATES THE LOCATION(S) OF PRIVATE PATIOS/ BALCONIES AT RESIDENTIAL UNITS. REFER TO THE BUILDING FLOOR PLANS FOR EACH BUILDING TYPE FOR ADDITIONAL INFORMATION.
- 35 INDICATES LOCATION OF 28'-0" WIDE x 8'-0" DEEP ACCESSIBLE TRASH/ RECYCLING ENCLOSURE WITH SPLIT-FACED CONCRETE MASONRY WALLS TO +6'-0" PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33B AND P-34/ TYPICAL.
- 36 INDICATES THE LOCATION OF SWIMMING POOL TO BE INSTALLED UNDER SEPARATE PERMIT.
- 37 INDICATES THE LOCATION OF SWIMMING POOL DECKING. PROVIDE 6'-0" HIGH WROUGHT IRON FENCE/ ENCLOSURE.
- 38 INDICATES THE LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS AND THE SWIMMING POOL INSTALLER.
- 39 INDICATES THE LOCATION OF THE BUILT-IN BAR-B-QUE UNIT. COORDINATE INSTALLATION REQUIREMENTS WITH DETAIL 5, SHEET PA-1.5/ TYPICAL.
- 40 INDICATES THE LOCATION OF POOL AREA ARBOR(S). COORDINATE THE WORK WITH THE COMMUNITY AREA PLAN, SHEET PA-4.
- 41 INDICATES THE LOCATION OF ARBOR WITH THE BUILT-IN BAR-B-QUE UNIT. COORDINATE INSTALLATION REQUIREMENTS WITH DETAILS 1 THRU 5, SHEET PA-1.5/ TYPICAL.
- 42 INSTALL BICYCLE RACK WITH SPACE FOR 6 BICYCLES AND PROVIDE WITH CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES. COORDINATE WITH DETAIL 6, SHEET PA-1.5/ TYPICAL.
- 43 INSTALL 6 INCH THICK COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN AS INDICATED AT MAIN PROJECT ENTRANCE AND PEDESTRIAN CROSSINGS.
- 44 INDICATES THE LOCATION OF 3'-0" WIDE x 5'-0" HIGH WROUGHT IRON PEDESTRIAN GATE. PROVIDE PANIC HARDWARE WITH LEVER TYPE EXTERIOR HANDLE PER CITY OF FRESNO ACCESSIBILITY REQUIREMENTS.
- 45 INDICATES LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS AND THE SWIMMING POOL INSTALLER.
- 46 BUILDING TO BE PROVIDED WITH NFPA 13 COMMERCIAL TYPE AUTOMATIC SPRINKLER SYSTEM IN LIEU OF PROVIDING A SECOND TYPE-OF-ACCESS FOR FIRE DEPARTMENT EMERGENCY VEHICLES.
- 47 INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 48 EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH THE LOCAL UTILITY PROVIDER.
- 49 EXISTING 30'-0" WDE PUBLIC UTILITIES EASEMENT.

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

T H E VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304

Fresno, California 93711

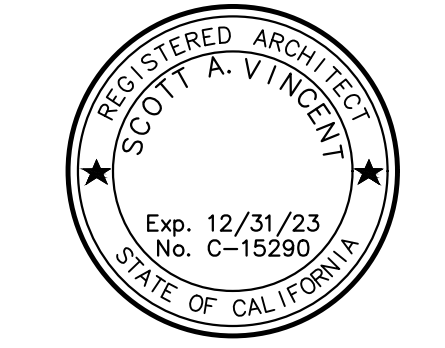
Phone: 559.225.2602

Revisions Date

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PROPOSED APARTMENTS COMPLEX FOR: ARMSTRONG APARTMENTS 2594 NORTH ARMSTRONG AVENUE FRESNO, CALIFORNIA

Project Architect:

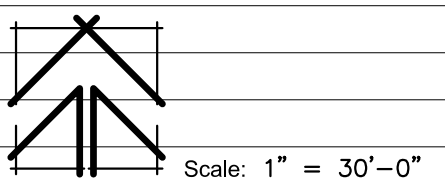


Issuances: Date:

- ☐ DESIGN REVIEW
- ☐ PLAN CHECK
- ☐ BACK CHECK
- ☐ PERMITS
- ☐ CONSTRUCTION
- ☐ AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:



Project Name: ARMSTRONG APTS.

FRESNO, CA.

Project Number: 0210101

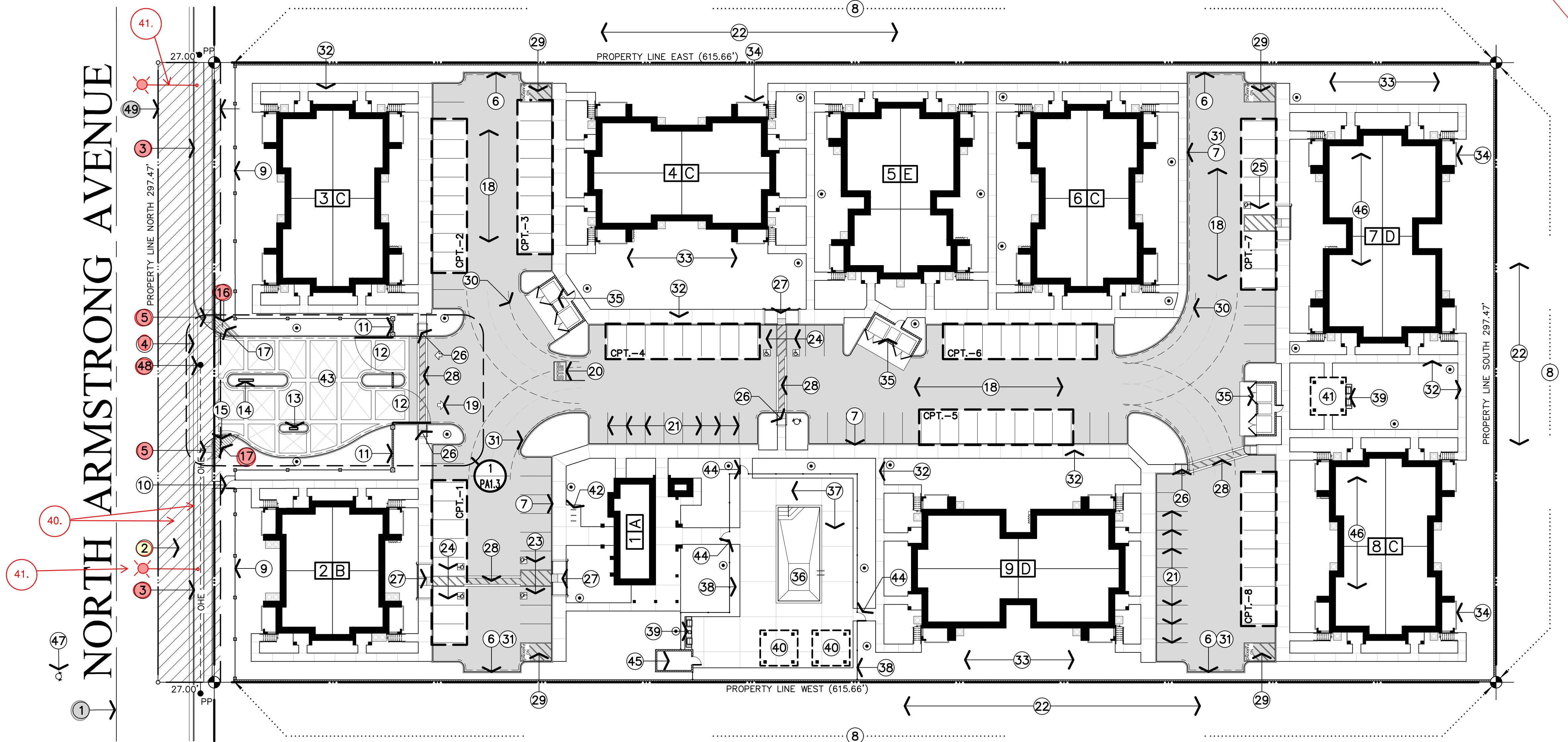
Plot Date: 06.08.22

Sheet Number:

PA1.1

Of . Sheets .

CP1



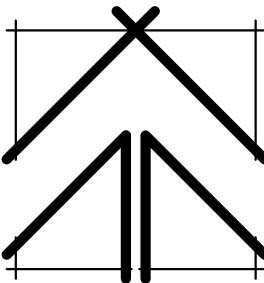
ADD THE FOLLOWING CONSTRUCTION NOTES:

40. (E) Concrete curb, gutter and paving.
41. Install street lights per PW Stds. E-1, E-7A, E-7B E-8, E-15, E-17, E-18.
42. Install sidewalk drain per PW Std P-21, P-22 & P-23. (identify)
43. Construct a temporary on-site storm water basin per PW Std. P-97. (identify)

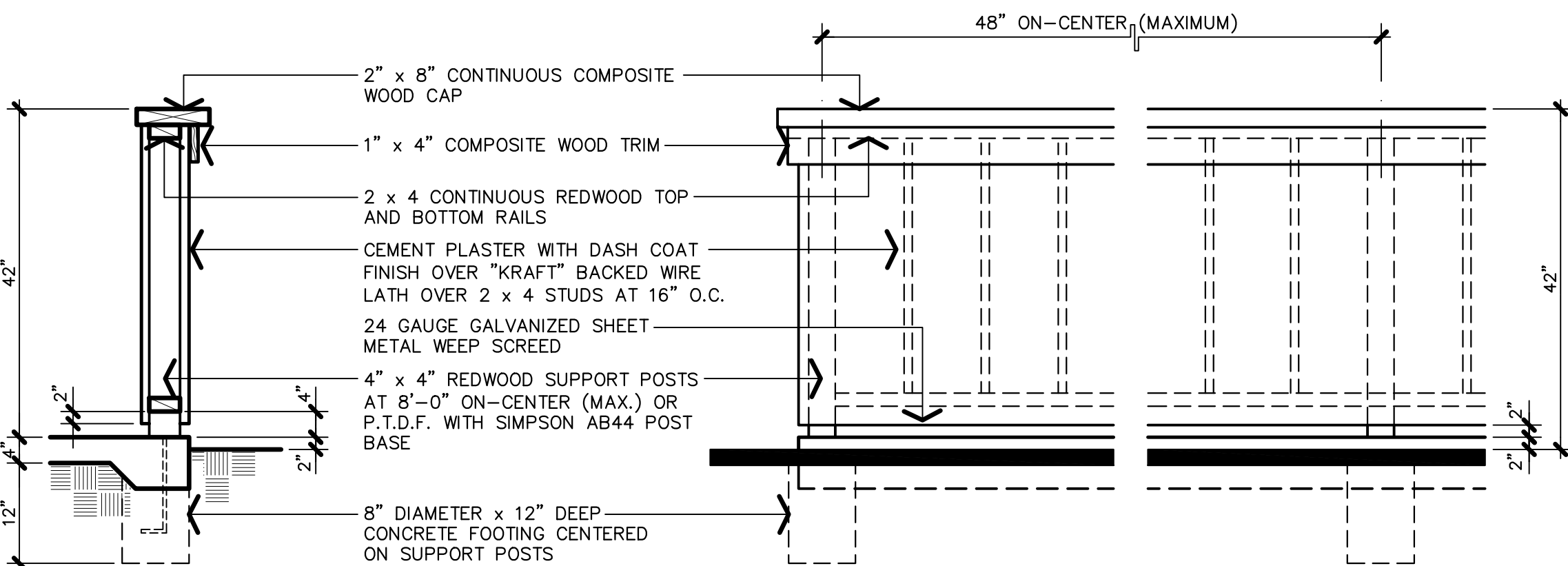
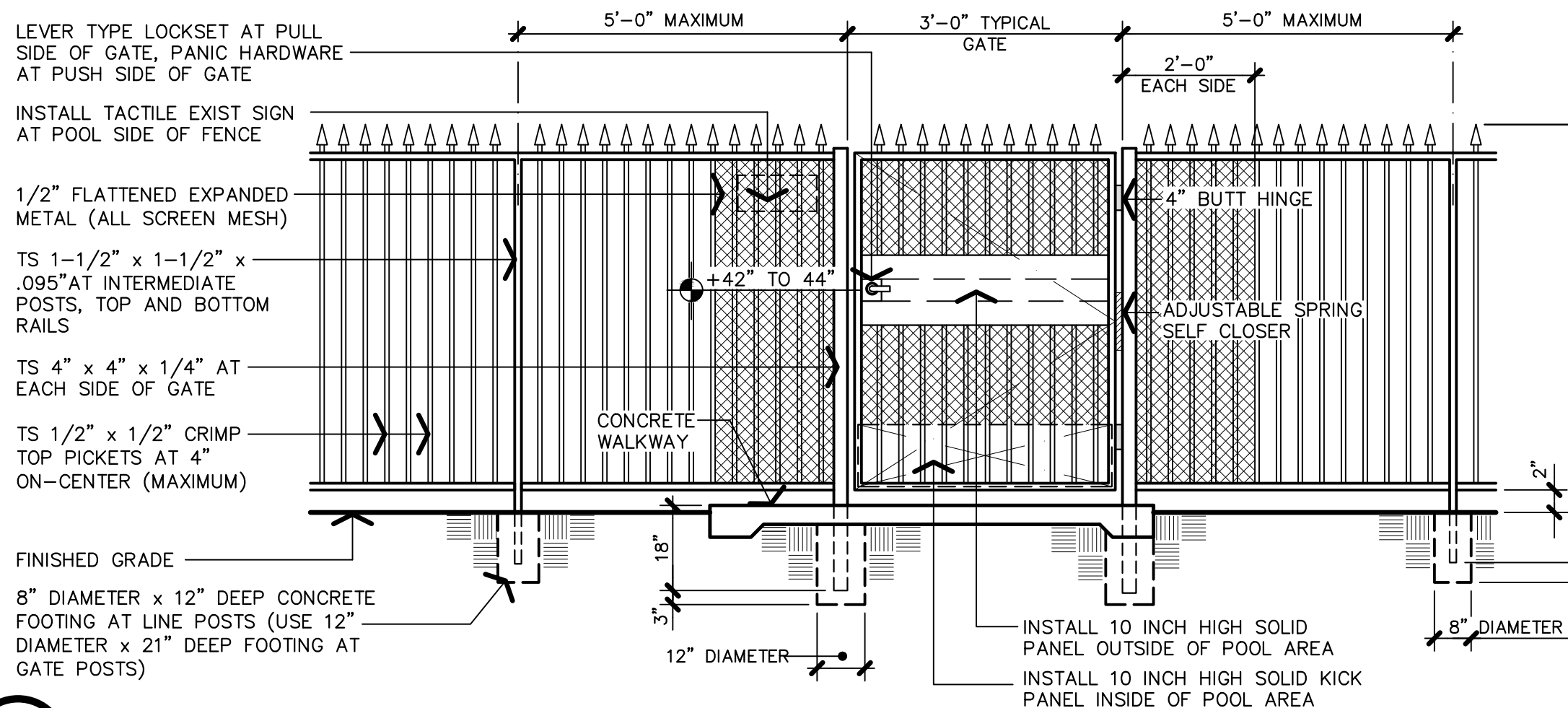
c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

NOTED SITE PLAN

1" = 30'-0"

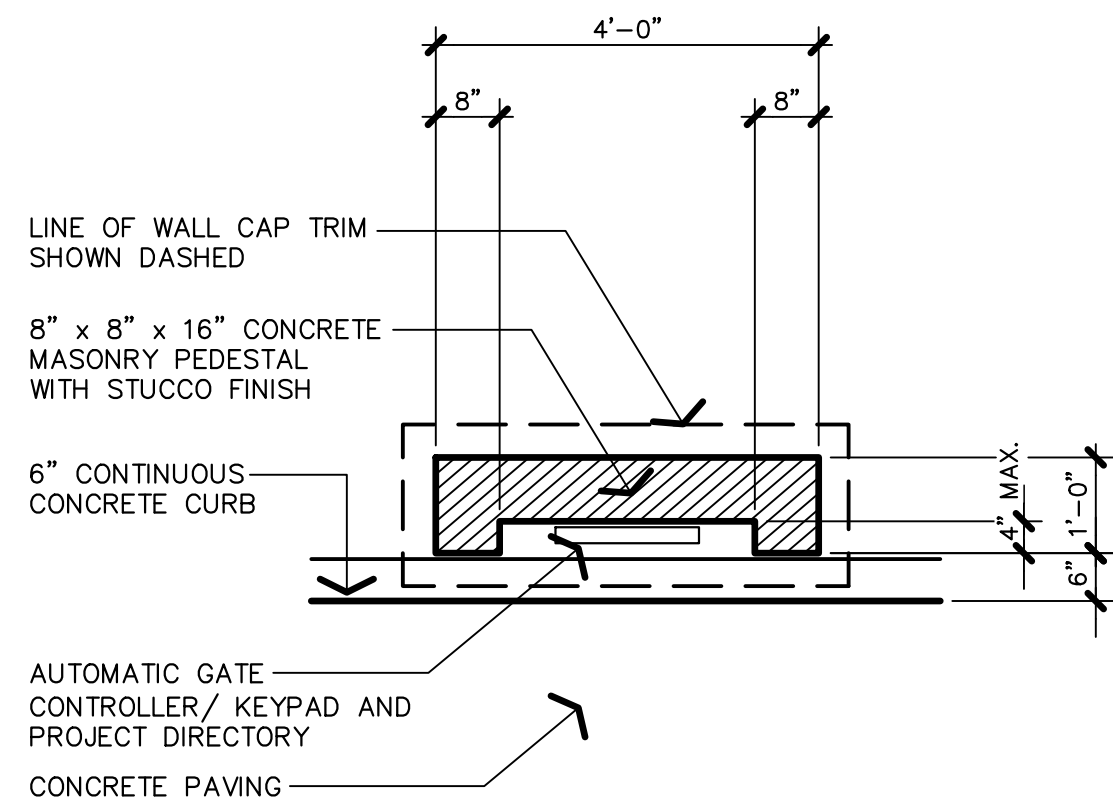


APPL. NO. P22-02376 EXHIBIT A-2 DATE 12/15/2022
PL LouiseG
PW TRAFFIC PLANNING
TF REVIEWED - NOT APPROVED
AF Louise.Gilio@fresno.gov
2023.01.27 15:52:00-08'00'
CITY OF FRESNO DARM DEPT

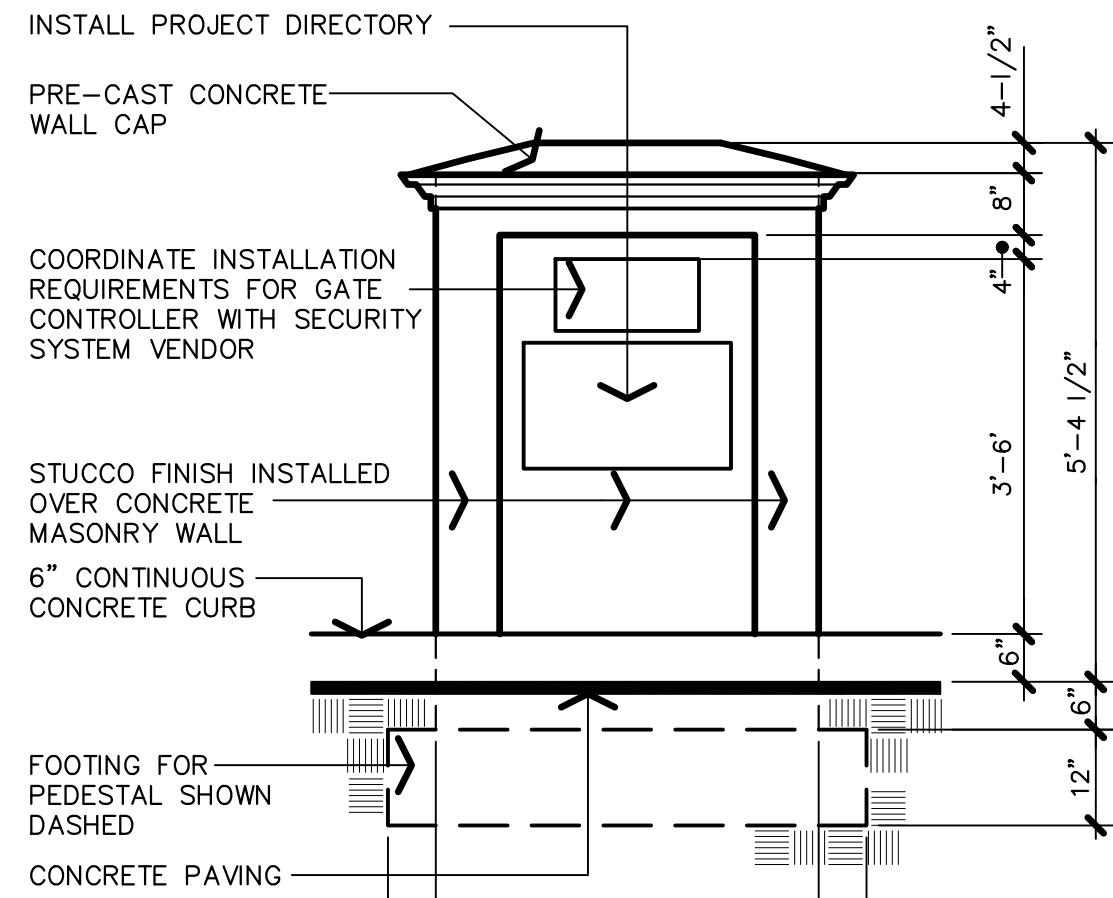


2 SWIMMING POOL ENCLOSURE FENCE-ELEVATION

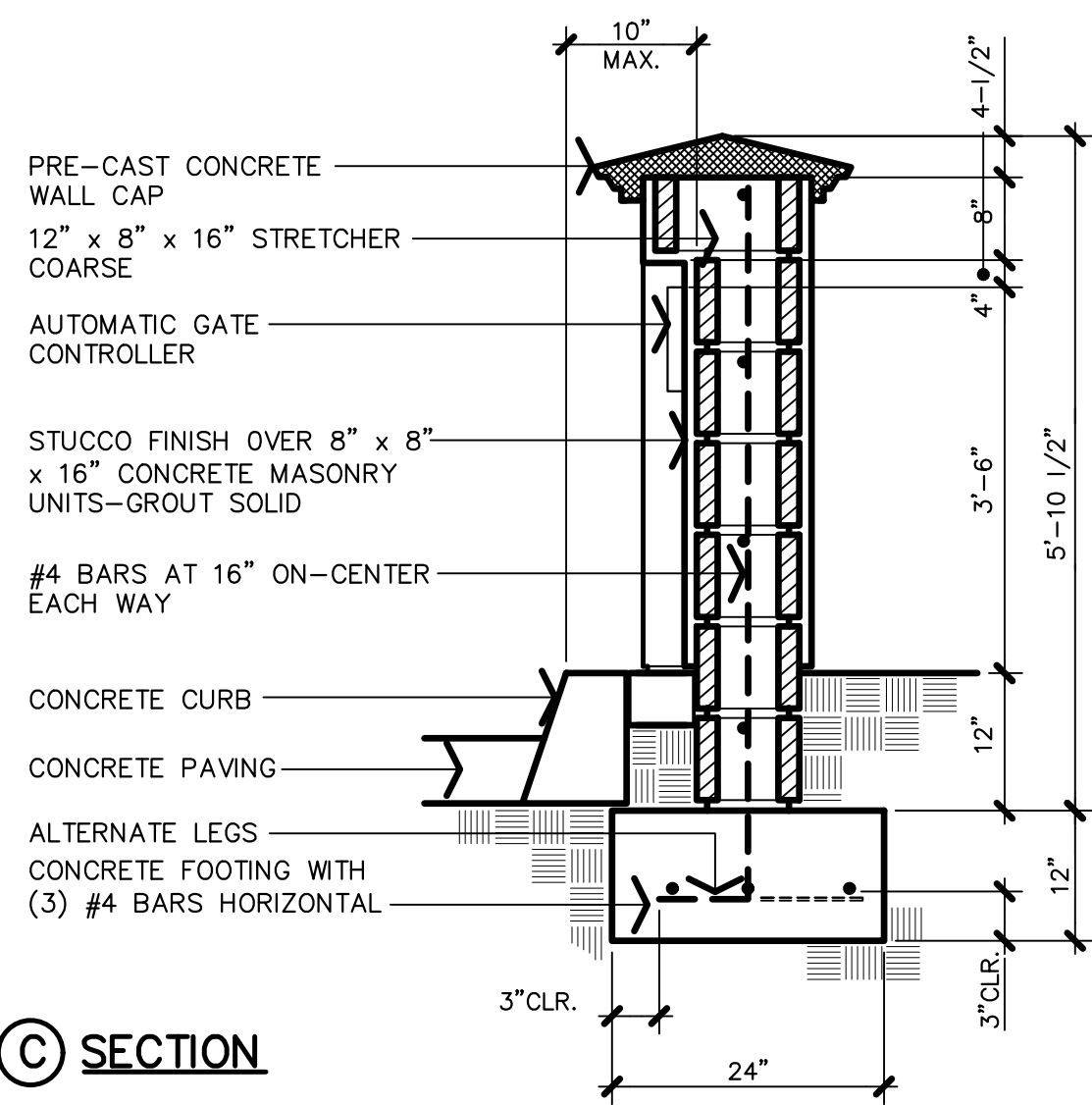
1 PATIO ENCLOSURE FENCE ELEVATION



A PLAN VIEW

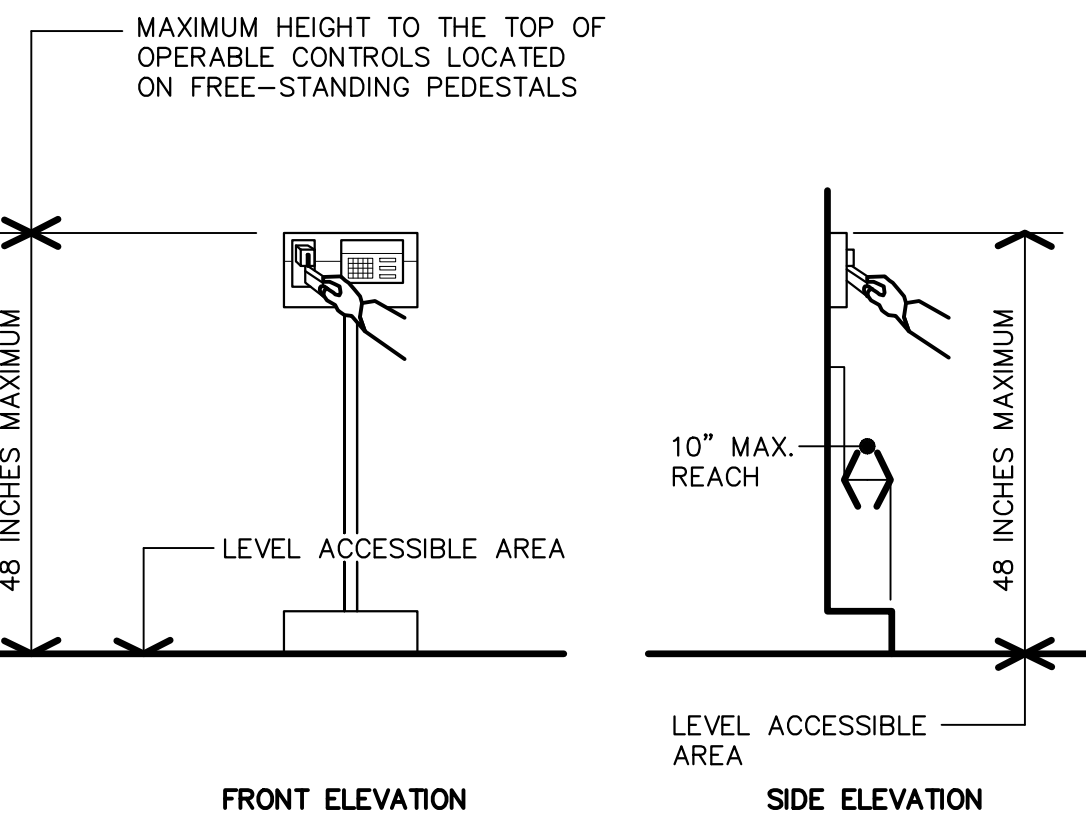


B ELEVATION

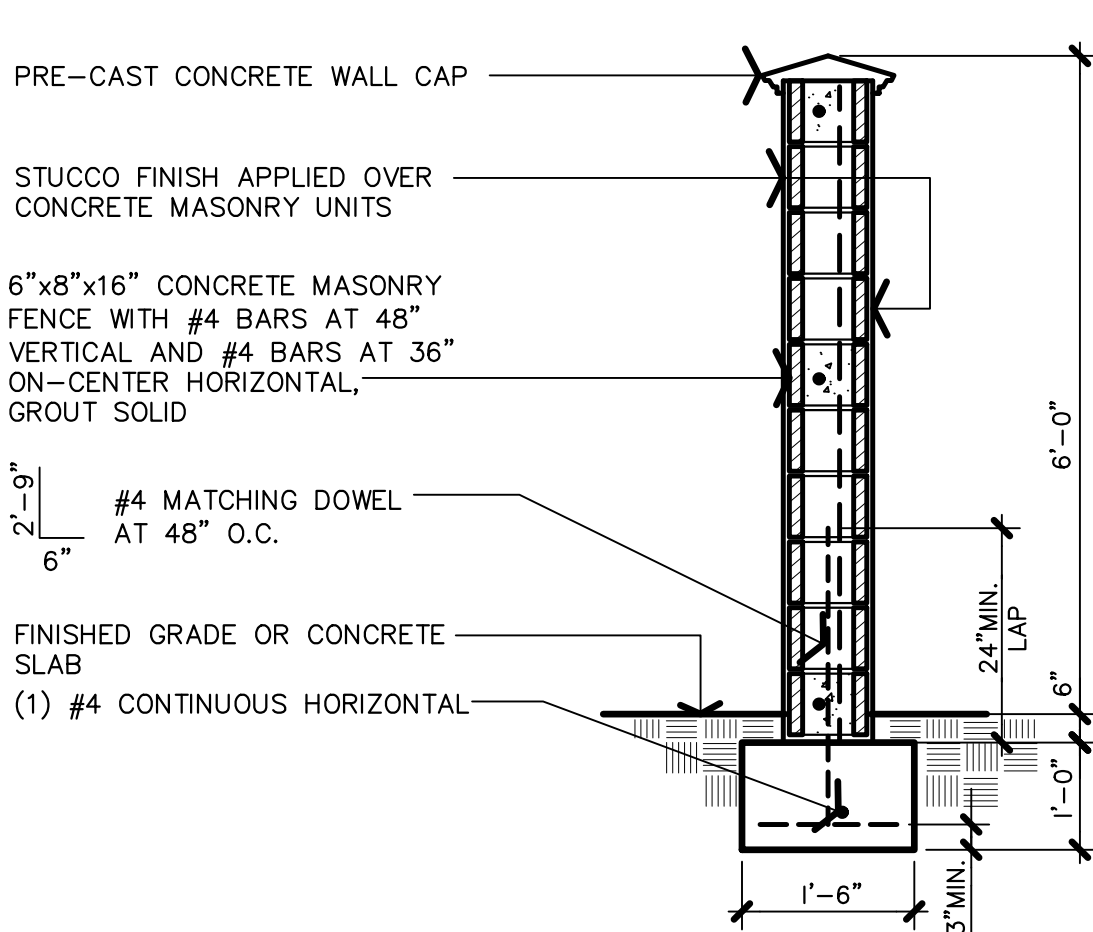


C SECTION

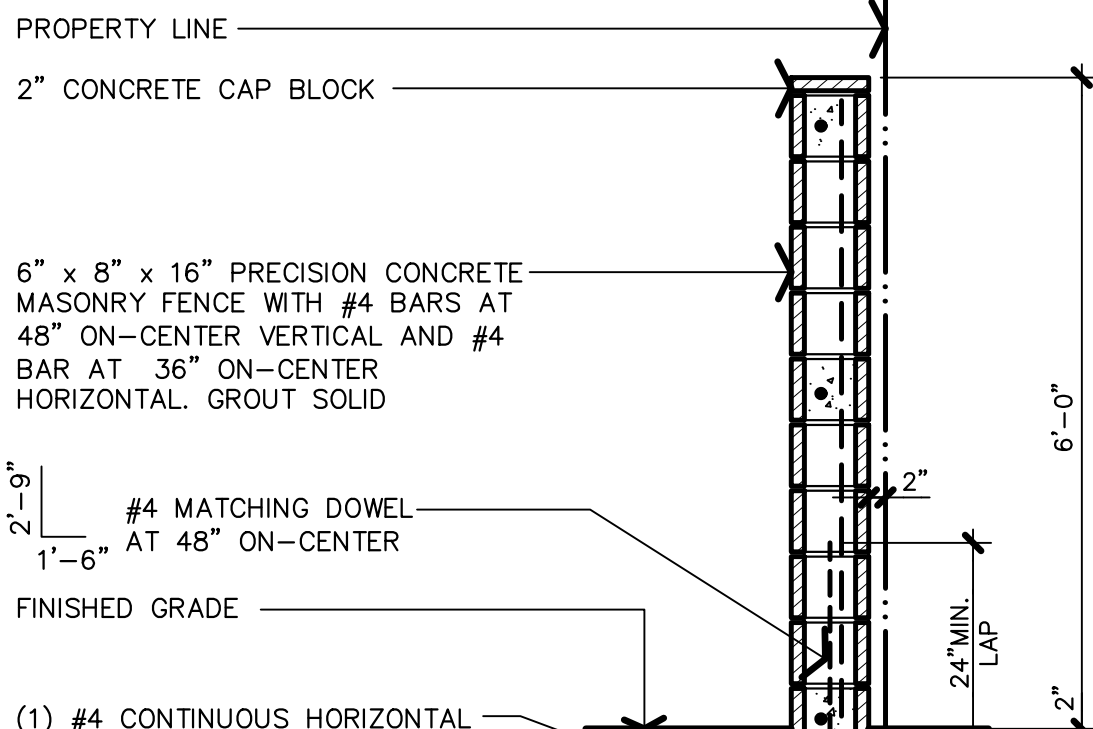
7 GATE CONTROLLER PEDESTAL



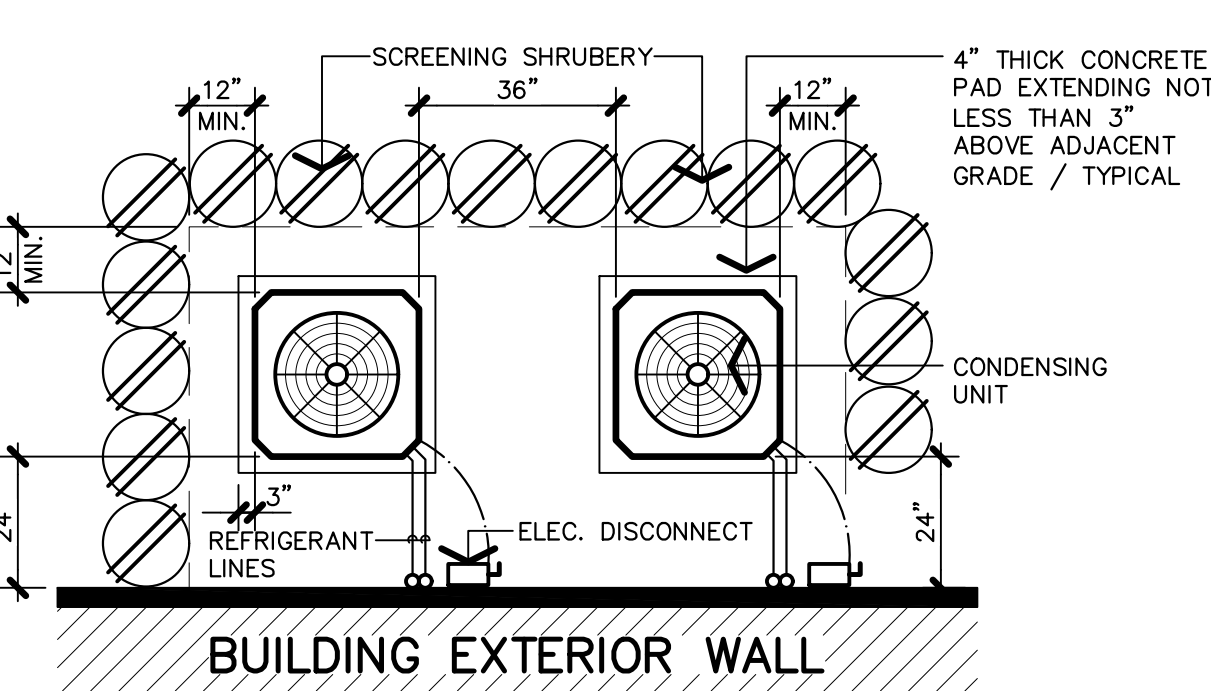
8 AUTOMATIC GATE CONTROLLER



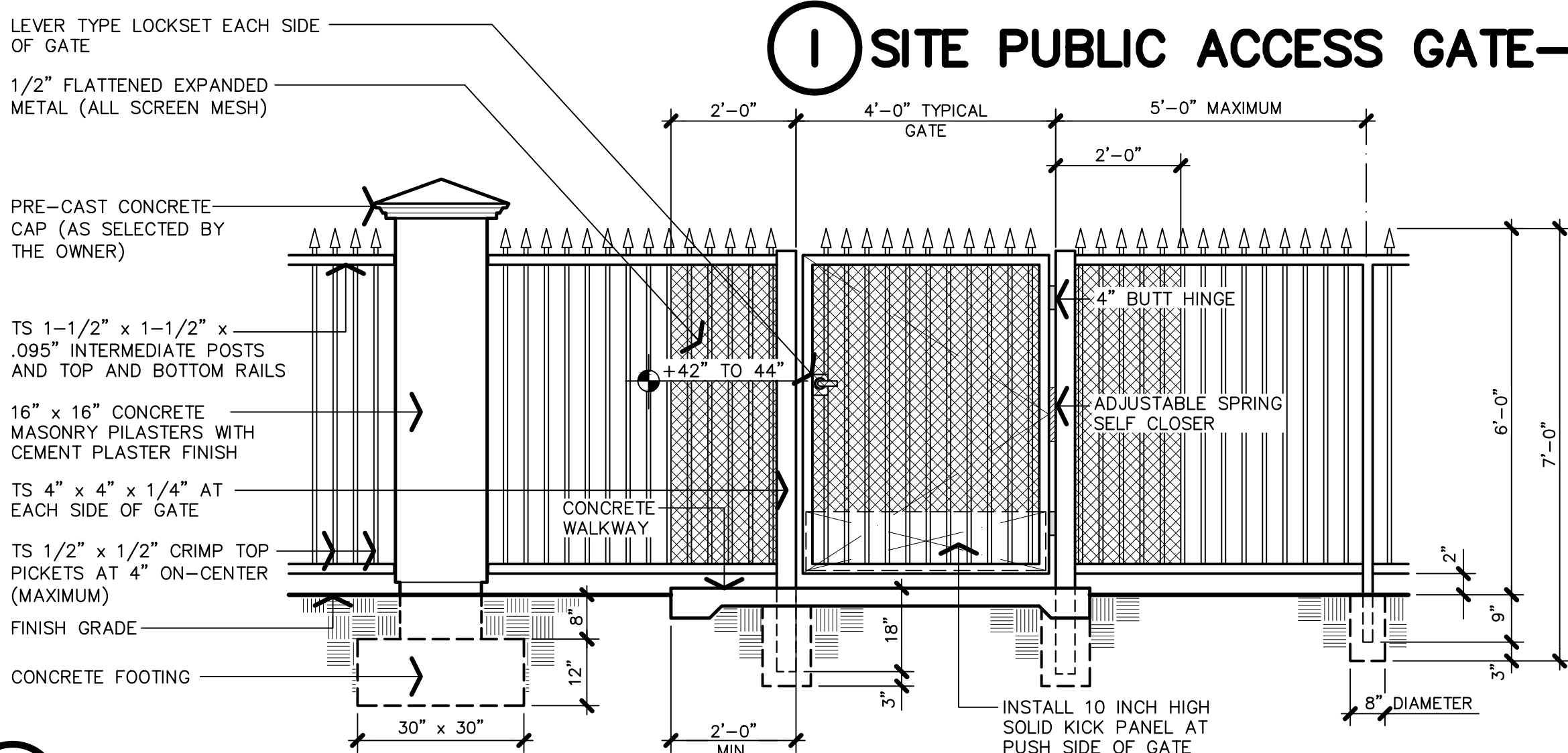
3 AT SITE ENTRANCE/POOL EQUIPMENT MASONRY FENCE SECTION



4 PERIMETER MASONRY FENCE SECTION

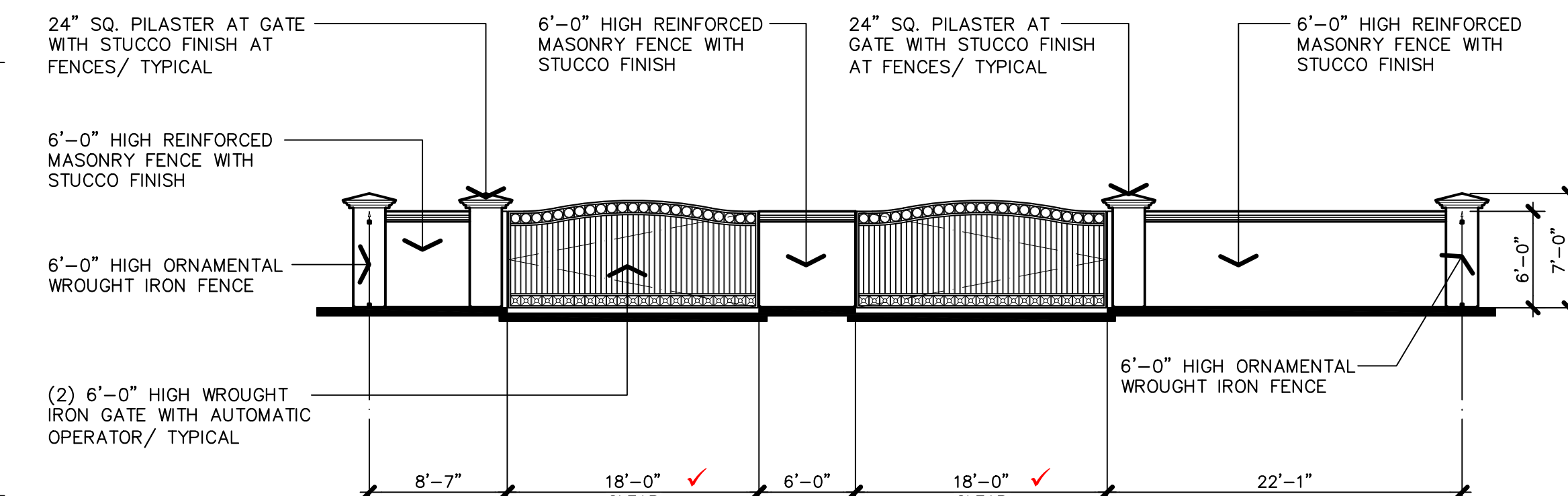
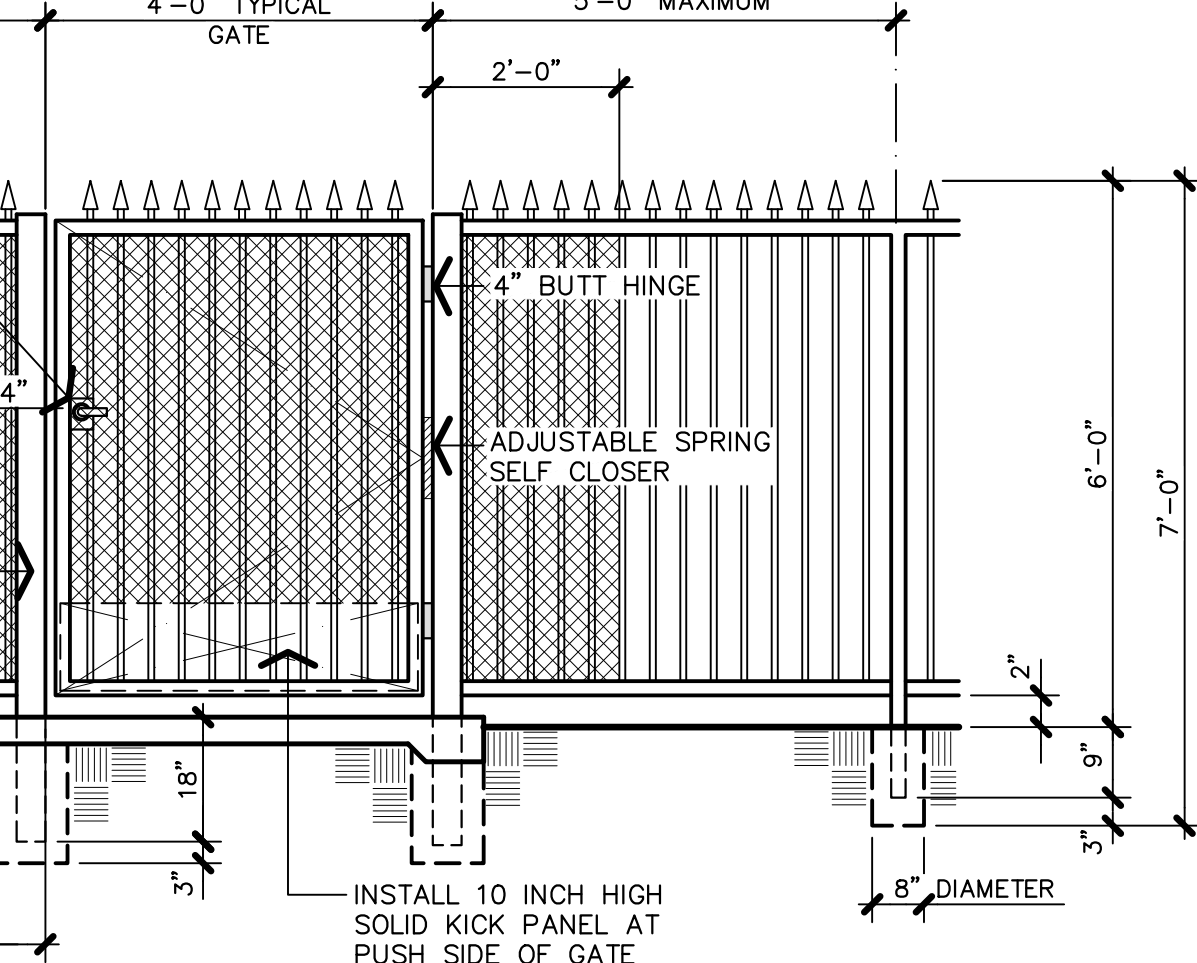


5 CONDENSING UNIT SCREENING & CLEARANCES

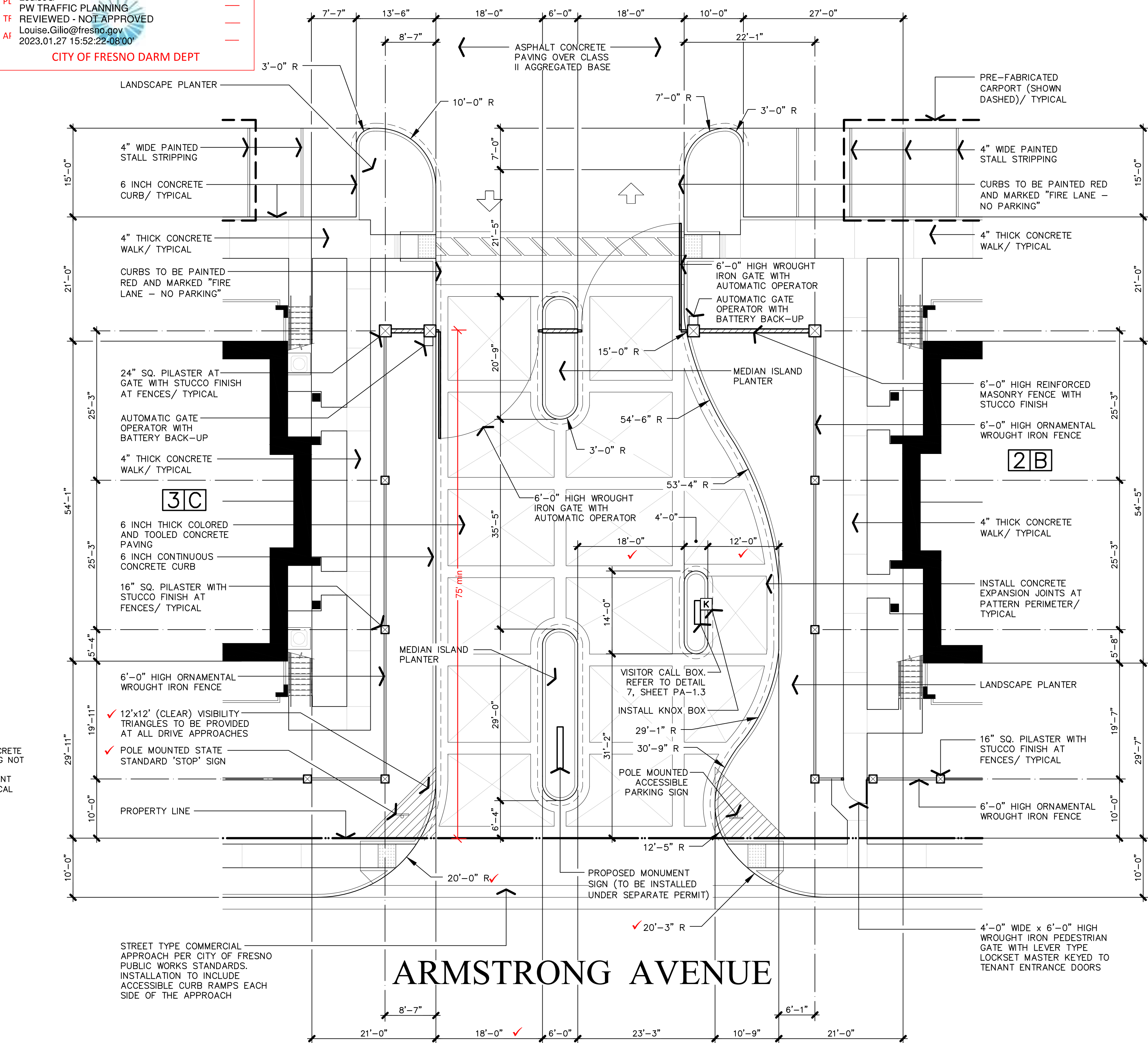


6 STREET FRONTAGE FENCE-ELEVATION

1 SITE PUBLIC ACCESS GATE-PLAN VIEW



2 SITE TENANT ACCESS GATE-ELEVATION



ARMSTRONG AVENUE

THE VINCENT COMPANY

ARCHITECTS, INC.

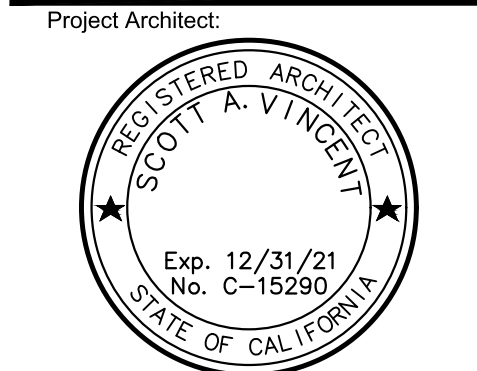
1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions Date

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PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

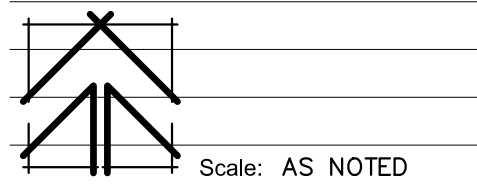


Issuances: Date:

- ☐ DESIGN REVIEW
- ☐ PLAN CHECK
- ☐ BACK CHECK
- ☐ PERMITS
- ☐ CONSTRUCTION
- ☐ AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:



Scale: AS NOTED

Project Name: ARMSTRONG APTS.

FRESNO, CA.

Project Number: 0210101

Plot Date: 10.02.21

Sheet Number:

PA1.3

Of . Sheets .



DATE: January 9, 2023

TO: Steve Lieng, Planner II
Planning & Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT
PERMIT P22-02376 REGARDING MAINTENANCE REQUIREMENTS

ADDRESS: 2594 North Armstrong Avenue
APN: 310-250-13

The Public Works Department has completed its review and the following requirements are to be placed on this development as a condition of approval by the Public Works Department. These requirements are based on City records, standards and the proposed improvements depicted for this development on the exhibits submitted.

ATTENTION:			
The item (s) below requires a separate process with additional costs and timelines. In order to avoid delays with the approval of this development, the following item (s) shall be submitted to the Public Works Department and accepted for processing prior to Building Permit approval.			
X	CFD Annexation Request Packages (CFD 9 and 18)	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov
X	Private Maintenance Covenant		

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

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

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

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

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements (existing and proposed) are eligible for Services by CFD No. 9 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way, required public trail easements, and landscape easements located between required sound walls and adjacent to public streets; including without limitation, median islands (1/2 if frontage is only on one side) and parkways. **(Major and Local Public Streets)**
- All amenities such as benches, drinking fountains, trash receptacles, City required fencing and low voltage lighting, as approved by the Public Works Department for officially designated and required public trails.
- Tree trimming only of required street trees within public street easements along Major and Local Public Street frontages.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, median capping and maintenance bands (1/2 if frontage is only on one side), and traffic calming structures in the street rights-of-way. **(Major Public Streets)**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island curbing and hardscape, street paving and street name signage. **(Local Public Streets)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(Major and Local Public Streets)**

2. The Property Owner's Service Requirements

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are associated with

all new Multi-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 18 ("CFD No. 18").

The following public safety services will be furnished by CFD No. 18 as associated with this development:

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.
- The services shall include, but not be limited to, police and fire safety/protection/suppression services.
- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.
- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.
- The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

The Property Owner may choose to do the following:

- I. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the

Public Works Department, Land Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.

- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct. ***(Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.)***
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance.
 - The annexation process takes from three to four months to complete. Documents **SHALL** be submitted and accepted for processing prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
 - Public improvements not listed above will require special approval by the Public Works Department Director or his designee.
- II. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a Private Maintenance Covenant for the required Services associated with this development or as approved by the City Engineer.
- III. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
- **Proceedings to annex the final map to CFD No. 18 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) are considered technically correct. ***(Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 18 are not subject to change after acceptance for processing.)***

- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance.

Any change to this development that would affect these conditions shall require a revision of this letter.

For any questions regarding these conditions please contact me at (559) 621-8693 / Luis.Gonzalez@fresno.gov

DEPARTMENT OF PUBLIC WORKS

TO: Steven Lieng, Planner II
Planning & Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works, Traffic Operations and Planning Division

DATE: January 9, 2023

SUBJECT: P22-02376; 2594 N Armstrong Ave (APN: 310-250-13) located on the east side of North Armstrong Avenue, north of East Clinton Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way and landscape easements:

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 or one tree per home (whichever is greater) 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: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. 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. 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.
 - e. There are no designated street trees for any of the streets on this project. Please choose appropriate trees from the list of Approved Street Trees.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
 - a. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
 - b. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
 - c. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
 - d. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
 - e. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
 - f. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

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 within the right-of-way.

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

File No. 210.412

Page 1 of 3

PUBLIC AGENCY

STEVEN LIENG
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

SCOTT VINCENT, THE VINCENT COMPANY
ARCHITECTS, INC.
1500 W. SHAW AVE., SUITE 304
FRESNO, CA 93711

PROJECT NO: **2022-02376**

ADDRESS: **2594 N. ARMSTRONG AVE.**

APN: **310-250-13**

SENT: **January 03, 2023**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	\$63,884.00	NOR Review	\$158.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$803.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$63,884.00		Total Service Charge:	\$961.00	

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 2/28/24 based on the site plan submitted to the District on 12/15/22 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. 2022-02376**

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

Page 2 of 3

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

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

FR DPA No. 2022-02376

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

Page 3 of 3

**FR
DPA
No. 2022-02376**

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 1/3/2023 10:03:07 AM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 12/30/2022 11:15:54 AM

CC:

ROBERT DULEY
2408 N. ARMSTRONG
FRESNO, CA 93727

OTHER REQUIREMENTS

EXHIBIT NO. 2

The minimum finish floor elevation shall be 344.30 (U.S.G.S. Datum).

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

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.



Fresno Metropolitan Flood Control District

Capturing Stormwater since 1956

File 210.412
210.414
310. "BS"

January 4, 2023

Mr. Steven Lieng, Planner
City of Fresno, Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Lieng,

Rezone and General Plan Amendment No. P22-04389
DPA 2022-02376
Drainage Area "BS"

The proposed rezone and general plan amendment lies within the District's Drainage Area "BS". The District has reviewed the land use changes proposed through the subject rezone and plan amendment. The District's existing Master Plan drainage system was designed to serve low density residential uses and does not have the capacity to accommodate the increased runoff generated by the proposed medium high density residential land use.

The District requests that, as a condition of the proposed rezone and plan amendment, the developer be required to mitigate the impacts of the increased runoff from the proposed medium high density residential land use to a rate that would be expected if developed to low density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development. Should the developer choose to construct a permanent peak reducing facility, this system would be required to reduce runoff from a ten-year storm produced by the proposed medium high density residential land use development and release a two-year discharge, which would be produced by the property if developed low density residential. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

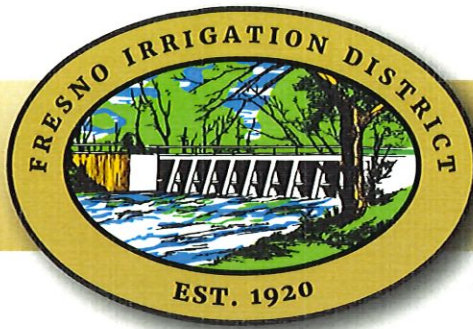
If there are any questions concerning this matter, please feel free to contact the District.

Sincerely,

Gary Chapman
Engineer Technician III

GC/lrl

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 9, 2023

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

RE: General Plan Amendment, Rezone Application No. P22-04389
N/E Clinton and Armstrong avenues

Dear Mr. Lang:

The Fresno Irrigation District (FID) has reviewed General Plan Amendment, Rezone Application No. P22-04389 for which the applicant proposes to up zone from RS-5 to RM-1, APN: 310-250-13. This application is being reviewed concurrently with Development Permit Application No. P22-02376. 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 Gow No. 99 runs southwesterly along the south side of Shields Avenue, crosses Temperance Avenue approximately 2,800 feet northeast of the subject property, crosses Armstrong Avenue approximately 1,900 feet north of the subject property, and crosses Clinton Avenue approximately 1,390 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shields Avenue, Temperance Avenue, Armstrong Avenue, Clinton Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, a privately owned pipeline known as the Armstrong No. 424 runs southerly along the west side of Armstrong Avenue approximately 100 feet west of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this facility. Records indicate this line is active and will need to be treated as such.
4. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the

G:\Agencies\FresnoCity\Rezone\P22-04389\P22-04389 FID Comments.doc

BOARD OF DIRECTORS

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

proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances, the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

5. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

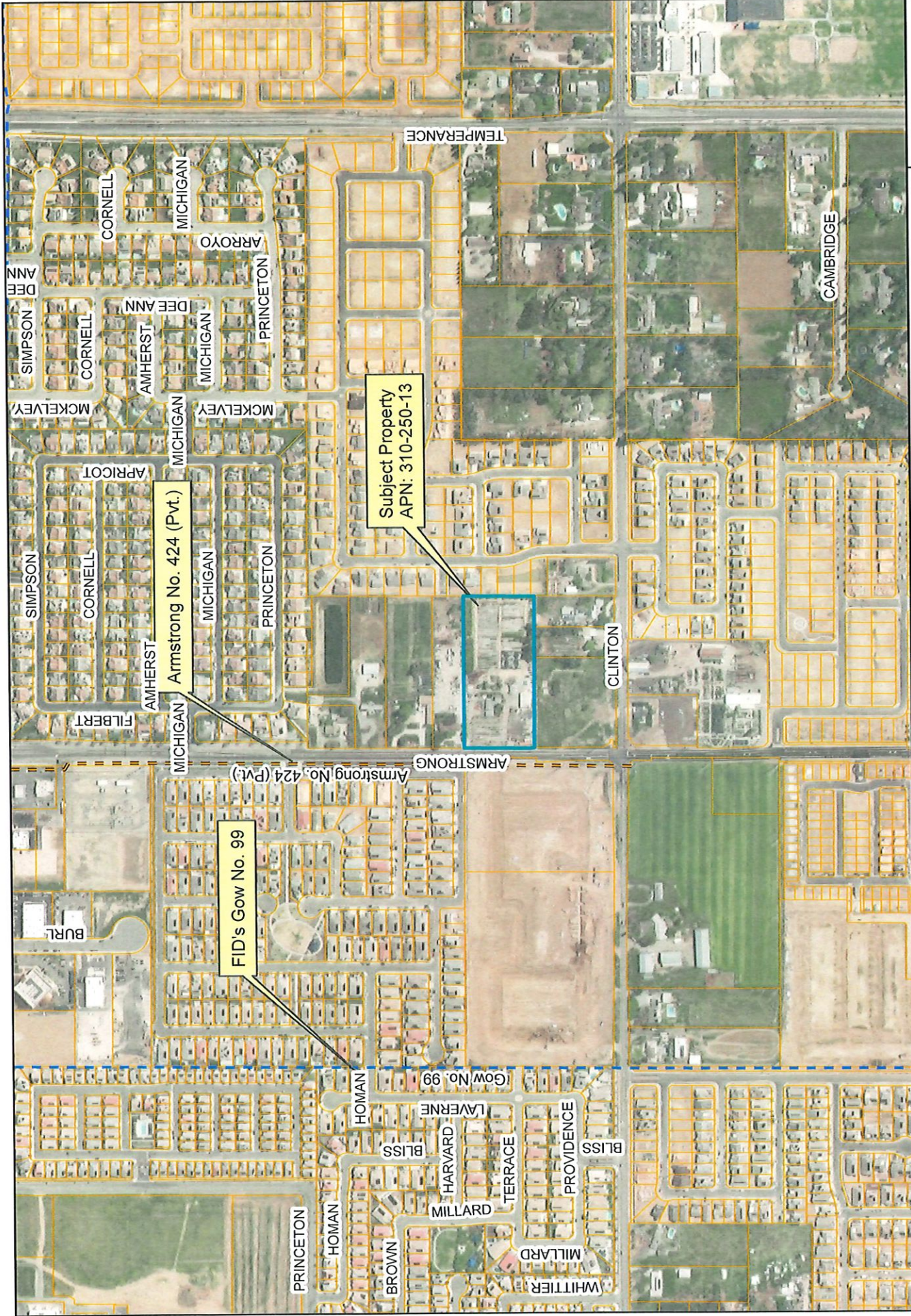
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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. For further information on FID facilities, Engineering Dept. at (559) 233-1611 for further information on FID facilities.

Path: G:\Figs\0221215 FID Master.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 0404

0 270 540
 Feet
 1 inch = 533.17 feet

Legend

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

FRESNO IRRIGATION DISTRICT

 **DRAFT**

Due 1/9

J

OK

June 25, 2021

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

RE: Tentative Tract Map 6325, Planning Application No. P21-02805
N/W Clinton and Armstrong avenues

Dear Mr. Lang:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map 6325, Planning Application No. P21-02805 for which the applicant proposes to create a gated 90 lot single family residential subdivision, APN: 574-150-01 and 03. 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 Gow No. 99 runs southwesterly along the southside of Shields Avenue, crosses Temperance Avenue approximately 2,800 feet northeast of the subject property, crosses Armstrong Avenue approximately 1,900 feet north of the subject property, and crosses Clinton Avenue approximately 1,390 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shields Avenue, Temperance Avenue, Armstrong Avenue, Clinton Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, a privately owned pipeline known as the Armstrong No. 424 runs southerly along the west side of Armstrong Avenue approximately 100 feet west of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this facilities. FID's records indicate this line is active and will need to be treated as such.
4. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the

proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances, the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

5. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



January 26, 2023

City of Fresno
Planning Division
2600 Fresno Street
Fresno, CA 93721

Re: P22-02376 Armstrong Apartments
2594 N Armstrong Avenue, Fresno, CA 93727

Dear City of Fresno,

Thank you for giving us the opportunity to review the subject plans. The proposed P22-02376 Armstrong Apartments is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates gas and electric distribution facilities within a public utility easement on the subject property. As indicated on the project plans, there is an existing power pole along Armstrong Avenue and an existing power pole within the property planned to be relocated. Please contact PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require, prior to any planned demolition or new construction.

For planting near or under PG&E's electric distribution facilities, plant only small trees that will grow no taller than 25 feet at maturity. The Company requests you maintain a minimum distance of 5-feet from any proposed trees or brush to the underground gas line for safety and access purposes.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site. You may also contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782.

If you have any questions regarding our response, please contact me at alexa.gardea@pge.com.

Sincerely,

Alexa Gardea
Land Management
916-760-5738