

Exhibit E - Conditions of Approval for P21-01833 [04/03/2024]



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

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

September 5, 2023

Please reply to:
Thomas Veatch
(559) 621-8076

Thomas.veatch@fresno.gov

Inderjit "Indy" Sangha
sanghaindy@gmail.com
(Sent via email only)

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P21-01833 FOR PROPERTY LOCATED AT 6050 WEST BARSTOW AVENUE (APN: 505-070-44)

On September 5, 2023, the Planning and Development Department Director approved the above referenced Development Permit application authorizing the construction of a 5,400 square-foot truck repair service center and office, a 5,400 square-foot Truck Wash facility, 374 truck and trailer parking stalls, and associated infrastructure and circulation improvements on the approximately 18.87-acre project site located at the address above. In addition, on and off-site improvements will be provided including but not limited to one new drive approach, 59 passenger vehicle parking stalls, trash enclosure, fencing, landscaping, curbs, gutters, and sidewalks. The subject property is zoned BP/UGM/cz (*Business Park /Urban Growth Management/conditions of zoning*).

An initial study was prepared, and a determination of a Mitigated Negative Declaration of the California Environmental Quality Act (CEQA) was completed for the project dated September 5, 2023.

The approval of this project is subject to compliance with the following Conditions of Approval.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

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

Planner to check when completed		
<input type="checkbox"/>	1.	Development and operations shall take place in accordance with Plan Exhibits A-1, A-2, A-3, A-4, L-1, L-2, L-3, and O dated August 2, 2021, and Traffic Planning CP-A-1, A-2, A-3, and A-4 (commented site plan) dated August 17, 2021. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record before issuance of building permits (see directions below).
<input type="checkbox"/>	2.	Pursuant to FMC Table 15-1302 (Land Use Regulations - Employment Districts), the proposed use of outdoor storage (truck parking) shall be incidental to a primary use (Truck Repair and Truck Wash Facility) and screened from public view.

		<p>a) Revise Site Plan and Operational Statement to demonstrate the truck parking component is clearly incidental to the primary use of Truck Repair and Truck Wash Facility.</p> <p>b) Development and operations shall to occur either as a single phase or the truck repair and service and truck wash component (primary use) shall occur prior to development and operation of commercial truck storage (incidental use).</p> <p>c) Revise operational statement and site plan accordingly.</p>
<input type="checkbox"/>	3.	Revise operational statement to specify that large trucks will utilize West Shaw Avenue for access to and from State Route 99 and will avoid routes through residential areas where possible.
<input type="checkbox"/>	4.	<p>a) Revise operational statement to specify how the establishment will minimize the idling of large commercial trucks.</p> <p>b) Revise operational statement to state that any large refrigerated truck/trailers that require continuous operation will only be located in stalls located the maximum distance from residential properties. Identify these stalls on site plan.</p>
<input type="checkbox"/>	5.	<p>Pursuant to Section 15-2710 (Automobile/Vehicle Service and Repair, Major And Minor) of the FMC, the project shall comply with:</p> <p>a) Revise site plan so that bay doors of vehicle repair or car wash buildings do not face North Contessa Avenue per requirements of Section 15-2710-B-1.</p> <p>b) All Work to be conducted within service bays per Section 15-2710-C. Add note to Site plan and revise Operational Statement accordingly.</p> <p>c) Vehicles being worked on or awaiting service or pick up shall be stored within a building, or completely screened from view by a screen wall. Add as a note to the Site Plan and revise Operational Statement Section 15-2710-D.</p>
<input type="checkbox"/>	6.	<p>Pursuant to Section 15-2721 (Concrete Batch Plants, Storage Yards, And Similar Uses) the project shall comply with:</p> <p>a) Revise site plan to identify a 200 foot setback between any proposed outdoor storage (which includes outdoor storage of commercial trucks and trailers) and the property line of residential zoned properties located along North Contessa and East Ensanada Avenues, and between the subject property and State Route 99 right of way per requirements of Section 15-2721-C-2.</p> <p>b) Provide additional landscaping and screening measures along West Barstow Avenue and North Contessa Avenue frontages to minimize the visual intrusion of vehicles in outdoor storage area and service bays on surrounding streets and properties. Revise Site and Landscape Plans accordingly per Section 15-2721-C-3-d.</p> <p>c) Revise landscape areas include a minimum 15 foot landscape buffer along all property lines to meet criteria of Table 15-2305-C-2, which includes small, medium, and large shrubs and bushes in combination with trees to create a substantial amount of screening.</p> <p>d) Provide required screening measures. Dimension heights and label types of screening proposed. Revise Site, Elevation, and/ or Landscape Plans accordingly.</p> <p>e) A 7 foot concrete split face block wall is required between the subject property and West Barstow Avenue, the northern adjacent property, and State Route 99 Section 15-2721-C-3-b.</p> <p>f) Revise site plan and landscape plan to include a 10 foot minimum landscape buffer along all property lines Section 15-2721-C-3-b.</p>

<input type="checkbox"/>	<p>7.</p>	<p>Per Section 15-2721 (<i>Concrete Batch Plants, Storage yards, and Similar Uses</i>) C-3-d, Additional screening and landscaping, as determined by the Director may be required where necessary to prevent visual impacts on adjacent properties.</p> <p>a) For compliance review provide planner landscape elevation plans for North Contessa, East Ensanada Avenue, and West Barstow Avenues frontages.</p> <p>b) Revise landscaping along frontages to ensure landscaping at point of maturity will provide complete screening from ground level to a minimum height greater than 14 ft. Minimum width of 10ft landscape area.</p> <p>c) <i>OPTIONAL: Consider implementing features of a complete vegetative barrier along all frontages per specifications of the Vegetative Barriers and Urban Greening Emission Reduction Program Plan of the San Joaquin Valley Air Pollution Control District AB 617 Community Emission Reduction Program. Features would include but are not limited to: Height greater than 16.4 feet, Thickness of 32.8 feet, length greater than 164 feet beyond area of concern. Planting would consist of native, drought resistant, non-invasive, and non-poisonous species. Consultation with Air District would be required to determine if project is eligible for enrollment in Program Plan.</i></p>
<input type="checkbox"/>	<p>8.</p>	<p>Pursuant to Section 15-1205-B (Façade Design Development Standards) of the FMC,</p> <p>a) As changes to the site plan or elevations are made, ensure compliance with requirements for Building Materials and Finishes for any building located less than 100 feet from property line.</p>
<input type="checkbox"/>	<p>9.</p>	<p>Pursuant to Sections 15-2015 (Outdoor Lighting and Illumination) and 15-2508 (Lighting and Glare) of the FMC, Outdoor Lighting shall comply as follows:</p> <p>a) Add notes to site plan.</p> <ul style="list-style-type: none"> ○ Outdoor lighting shall not exceed an intensity of one foot candle of light throughout the facility. ○ All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. ○ All parking lots shall be illuminated with a minimum of 0.5 foot-candle of light. ○ Lighting fixtures shall not exceed maximum allowable height as specified in Table 15-2015-B-3 of the FMC. ○ Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. <p>b) Lighting fixtures shall not be greater than 25 feet within 100 feet of street frontages.</p> <p>c) Provide photometric lighting plan that demonstrates lighting will not impact surrounding properties.</p>
<input type="checkbox"/>	<p>10.</p>	<p>Pursuant to Section 15-2006 (Fences, Walls, and Hedges) of the FMC, shall comply as follows.</p> <p>a) Any future proposed fencing shall comply with requirements the section above. Ensure no fencing is located within required landscape setback areas or public right of way.</p>

<input type="checkbox"/>	11.	Proposed use and operation shall comply with Article 25 - Performance Standards contained in the FMC. <u>(add note to site plan)</u>
<input type="checkbox"/>	12.	Landscaping must be in place before issuance and final inspection. A Hold on final inspection shall be placed on the proposed improvements until landscaping has been approved and verified by the Planning Division for proper installation. Include this note on the site plan and landscape plan.
<input type="checkbox"/>	13.	Prior to final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division (Include this note on the site and landscape plans).

PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed

<input type="checkbox"/>	1.	Air District: Comply with the requirements outlined in the attached air district letter dated August 25, 2021.
<input type="checkbox"/>	2.	Department of Public Utilities (Sewer, Solid Waste, Water): Comply with the attached memoranda dated August 18, 2021.
<input type="checkbox"/>	3.	<p>Fire Department:</p> <p>All back checks are preformed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department.</p> <p>All revisions to plans shall be called out with a cloud or delta.</p> <p>If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire-training/manuals-and-forms/</p> <p>This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.</p> <p>Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4½ inch outlet shall face the access lane.</p>

Note on plan: Access roadways shall be constructed within 10 feet of the fire hydrant.

Proposed private fire hydrants are shown obstructed by truck parking. No parking is allowed in front of required fire hydrants and the fire hydrants shall be located within 10 feet of fire apparatus access lanes. Relocate the proposed private fire hydrants.

Show the proposed location of the fire sprinkler risers.

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

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

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

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

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

Note on plan: All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

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

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

Per FFD Policy 403.002, when two separate points of access are required these access points shall be not less than 1/2 the length of the maximum diagonal dimension of the lot serves, measured in a straight line between access points. This lot has an unusual configuration and has restrictions to providing a second point of

		access in the ideal location. The original proposal, during the DRC review, showed the main entrance at the southeast corner. Relocate the main entrance to the southeast corner so that the two required points of access are as separate as possible.
<input type="checkbox"/>	4.	Flood Control: Comply with the attached memoranda submitted by the Fresno Metropolitan Flood Control District dated August 27, 2021. Pay the Drainage and NOR Review fee prior to the issuance of building permits.
<input type="checkbox"/>	5.	<p>Fresno County Environmental Health:</p> <ul style="list-style-type: none"> • The project has the potential to expose nearby residents to noise levels in excess of standards established in the Noise Element of the City of Fresno Municipal Code. It is recommended City Staff require an acoustical analysis, prior to approval of the project, to offer appropriate mitigation measures to be incorporated into the project. • Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor. • The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 621-2489 for additional information.
<input type="checkbox"/>	6.	Department of Public Works (Traffic): Comply with Public Works Traffic Planning conditions of approval and redlined Exhibits A, Check Print 1 dated August 17, 2021.
<input type="checkbox"/>	7.	Department of Public Works (TIS): Comply with Public Works Traffic Planning TIS review dated December 3, 2021.

<input type="checkbox"/>	<p>8. Department of Public Works (Engineering): Comply with Public Works Engineering Maintenance Conditions dated August 4, 2021.</p>
<input type="checkbox"/>	<p>9. Building Department The following items require a separate process with additional fees and timelines, in addition to the Development Permit Application process.</p> <ul style="list-style-type: none"> • Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project. • All construction documents shall be designed, stamped and signed by a licensed Architect / Engineer. • Verify permanent drainage facilities are provided by Fresno Metropolitan Flood Control District (FMFCD). Contact Jason Clark at (559) 456-3292 for additional information.
<input type="checkbox"/>	<p>10. Fresno Irrigation District Comply with the requirements outlined in the attached fee estimate letter dated August 18, 2021.</p>
<input type="checkbox"/>	<p>11. Land Division Impact Fees Comply with the requirements outlined in the attached fee estimate letter dated August 17, 2021.</p>
<input type="checkbox"/>	<p>12. Department of Public Works (Street Trees) Comply with the requirements outlined in the conditions letter dated August 13, 2021.</p>
<input type="checkbox"/>	<p>13. PG&E The proposed P21-01833 is within the same vicinity of PG&E's existing facilities that impact this property.</p> <p>PG&E holds an easement for the transmission of electric energy across APN: 505-070-44 in Fresno County. The proposed plans do not directly interfere with PG&E's use of the easement area; however, PG&E must be able to access its electric facilities at all times. If possible, avoid parking directly underneath the electric line to allow PG&E free and clear access to its facilities. PG&E requests that no lighting or light poles be placed within the easement area as they are not movable structures. PG&E's easement does not allow for the construction of any structure within its boundaries. Lastly, please see the below landscaping guidelines for any landscaping within PG&E's easement. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.</p> <p>Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and 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.</p> <p>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</p>

to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

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

Justin Newell
Land Management
916-594-4068

PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards: Compliance with the conditions of approval included in Parts A and B above will result in modifications to the proposed site plan. Should corrections or revisions result in changes to the overall site plan configuration, development shall take place in accordance with FMC Tables 15-1303 (Intensity and Massing Development Standards-Employment Districts)
2. General Site Regulations: Compliance with the conditions of approval included in Parts A and B above will result in modifications to the proposed site plan. Should corrections or revisions result in changes to the overall site plan configuration, development shall take place in accordance with FMC Chapter 15 Article 20 (General Site Regulations)
3. Site Design: Compliance with the conditions of approval included in Parts A and B above will result in a modification to the proposed site plan. Should corrections or revisions result in changes to the site plan configuration, development shall follow FMC Section 15-1304 (Site Design Development Standards).
4. Parking and Loading: All parking shall be provided in accordance with the City of Fresno Parking Manual and per Article 24 of the FMC.
5. Landscaping: All landscaping shall be provided and maintained in accordance with Article 23 of the FMC.
6. Façade: Development shall comply with the façade design development standard under FMC Sections 15-1305.
7. Fencing: All Fencing, Walls, and Hedges shall be provided and installed per FMC Section 15-2006.
8. Special use Requirements: Development shall comply with Section 15-2710 (Automobile/Vehicle Service and Repair, Major and Minor), Section 15-2711 (Automobile Washing), and Section 15-15-2721 (Storage yards)..

PART D – PLANNING – OTHER REQUIREMENTS

1. The development shall follow the policies of the Fresno General plan and the Business Park planned land use designation.
2. The development shall follow the BP/UGM/cz (*Business Park /Urban Growth*

Management/conditions of zoning) zone district and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).

3. Comply with the operational statement submitted for the proposed project dated August 2, 2021.
4. The development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.
5. The development shall take place in accordance with the "General Notes and Requirements for Entitlement Applications" listed below if applicable Property development standards and operational conditions are contained in Articles 13 (Employment Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading), and 25 (Performance Standards). Any project revisions, development, and operation must comply with these property development standards and operational conditions.

APPEALS

Per Table 15-1302 (Land Use Regulations – Employment Districts) the outdoor storage component of the project requires a courtesy notice be sent to all properties within 1,000 feet of the subject property upon an approval.

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

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed, but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld. Please Note: Appeals by the applicant are subject to a fee of \$873.65.

If you wish to appeal the decision, a written request must be received at the Planning and Development Department by **September 20, 2023**. The written request should be addressed to Jennifer K. Clark, Director, include the application number referenced above, and delivered to the Planner.

COMPLIANCE REVIEW PROCESS

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

for final review and approval into the compliance record at least 15 days before applying for building permits.

The compliance record number for this application is **P23-03069**. These documents can be uploaded electronically to the citizen access portal at www.fresno.gov/faaster. Contact Planner once any corrected exhibits are uploaded.

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

Copies of the final approved exhibits stamped by the Development Services Division must be submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION DATES

The exercise of rights granted by this use permit must be commenced within three (3) years or by **September 5, 2026**, pursuant to the FMC Section 15 5013. An extension of up to one additional year may be granted, provided that the findings required under the FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

Our goal is to continuously improve our customer service. Please take a moment to complete a quick survey linked [here](#). If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

Thomas Veatch

Thomas Veatch, Planner

Development Services Division

Enclosures: - Plan Exhibits A-1, A-2, A-3, A-4, L-1, L-2, L-3, and O dated August 2, 2021;
- Department and Agency Comment Letters; and
- General Notes and Requirements for Entitlement Applications

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

PUBLIC AGENCY

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

DEVELOPER

INDERJIT SANGHA, SANGHA CARRIER
5812 W. BEDFORD AVE.
FRESNO, CA 93722

PROJECT NO: **2021-01833**

ADDRESS: **6050 W. BARSTOW AVE.**

APN: **505-070-44**

SENT: **August 27, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AI	\$6,980.00	NOR Review	\$750.00	To be paid prior to release of District comments to Public Agency and Developer.
EM	\$327,377.00	Grading Plan Review	\$3,816.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review		For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$334,357.00		Total Service Charge: \$4,566.00		

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 2/28/22 based on the site plan submitted to the District on 8/02/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

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FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1. a. Drainage from the site shall
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 Drainage Report (to be submitted with tentative map)
 Other
 None Required

4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 d. See Exhibit No. 2.

5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 Does not appear to be located within a flood prone area.

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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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.



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 8/27/2021 12:20:33 PM



Anthony Zaragoza
Engineer II

Digitally signed by Anthony Zaragoza Date: 8/26/2021 10:57:24 AM

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

PETER & KATHRYN BOECK

2550 LAKEWEST DR., #50

CHICO, CA 95928

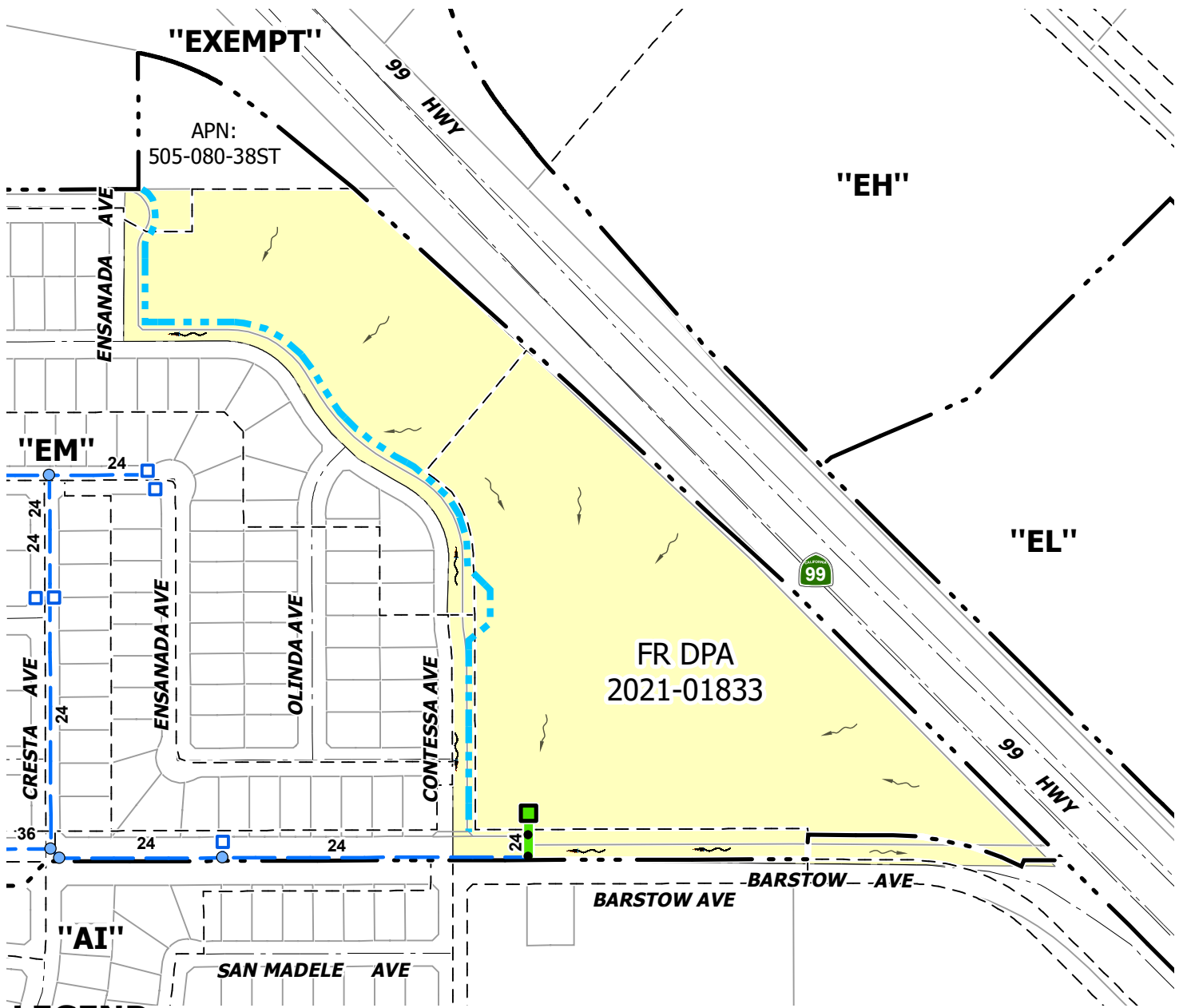
MEGAN & DARREN PATTERSON

5854 N. GARFIELD




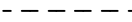


FRESNO, CA 93723

FR DPA No. 2021-01833

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



LEGEND

-  Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
-  Existing Master Plan Facilities
-  Existing Block Wall
-  Inlet Boundary
-  Drainage Area Boundary
-  Direction Of Drainage



FR DPA 2021-01833
DRAINAGE AREAS "AI" & "EM"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

There is an existing block wall that borders the westerly property line of FR DPA 2021-01833 as shown in Exhibit No. 1. Drainage to the Master Plan facilities may be impacted by the existing block wall. The developer of FR DPA 2021-01833 will need to ensure runoff reaches the Master Plan facilities.

FR DPA 2021-01833 is required to grant a drainage covenant for APN 505-080-38ST to allow surface runoff to reach existing Master Plan facilities located on Brent Avenue and Dovewood Lane. FR DPA 2021-01833 shall not block drainage from APN 505-080-38ST. The developer shall verify to the satisfaction of the District that runoff from this area has the ability to surface drain to adjacent streets.

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

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

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

August 25, 2021

Cheryl Aanonson
City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Project: Pre-Application Meeting: P19-04330 –Barstow Truck Parking

District CEQA Reference No: 20210803

Dear Ms. Aanonson:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City) consisting of the construction and development of a truck parking facility with 5,400 sf of Auto/Truck Service Center, and 5,400 sf of truck wash with two tunnels (Project). The Project is located on the northeast corner of W Barstow Avenue and N. Contessa Avenue in Fresno, CA (APN 505-070-44).

Project Scope

The Project consists of a parking facility which will include 374 truck and trailer parking stalls, 59 car parking stalls, 4 electric vehicle changing stations and 3 ADA accessible stalls.

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

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

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: (861) 392-5500 FAX: (861) 392-5585

The associated documents submitted to the District does not provide sufficient information to allow the District to assess the Project's potential impact on air quality. As such, the environmental analysis should include a Project summary detailing, at a minimum, the land use designation, project size, estimates of potential mobile and stationary emission sources, and proximity to sensitive receptors and existing emission sources.

District significance thresholds for annual emissions of criteria pollutants are the following: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

1a) Project Related Construction Emissions

Construction air emissions are short-term emissions generated from construction activities such as mobile heavy-duty diesel off-road equipment, and should be evaluated separately from operational emissions. To reduce impacts from construction emissions sources, the District recommends the below measure be considered for the Project.

1b) Project Related Operational Emissions

Emissions from stationary sources and mobile sources should be analyzed separately. For reference, the District's annual criteria thresholds of significance for operational emissions are listed above.

1c) Recommended Model

Project related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using CalEEMod (**California Emission Estimator Model**), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

1d) Project Related Operational Emissions– Truck Routing

Truck routing involves the path/roads heavy-duty trucks take to and from their destination. The air emissions from heavy-duty trucks can impact residential communities and sensitive receptors.

The District recommends the City consider evaluating heavy-duty truck routing patterns to help limit emission exposure to residential communities and sensitive receptors. More specifically, this measure would assess current truck routes, in consideration of the number and type of each vehicle, destination/origin of each vehicular trip, time of day/week analysis, vehicle miles traveled and emissions. The truck routing evaluation would also identify alternative truck routes and their impacts on VMT, GHG emissions, and air quality.

1e) Project Related Operational Emissions– Cleanest Available Truck

The San Joaquin Valley will not be able to attain stringent health-based federal air quality standards without significant reductions in emissions from heavy-heavy duty (HHD) Trucks, the single largest source of NOx emissions in the San Joaquin Valley. The District recently adopted the 2018 PM2.5 Plan, which includes significant new reductions from HHD Trucks, including emissions reductions by 2023 through the implementation of the California Air Resources Board (CARB) Statewide Truck and Bus Regulation, which requires truck fleets operating in California to meet the 2010 0.2 g/bhp-hr NOx standard by 2023. Additionally, to meet the federal air quality standards by the 2020 to 2024 attainment deadlines, the District's Plan relies on a significant and immediate transition of heavy duty truck fleets to zero or near-zero emissions technologies, including the near-zero truck standard of 0.02 g/bhp-hr NOx established by the California Air Resources Board.

Since the Project consists of the construction of a truck parking facility, the Project has the potential to generate HHD truck trips. Therefore, the District recommends that the following measures be considered by the City for inclusion in the environmental document for project related operational emissions.

- Advise fleets associated with Project operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero (0.02 g/bhp-hr NOx) technologies as feasible.
- Advise all on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) to utilize zero-emissions technologies as feasible.

- Advise fleets associated with future development projects to be subject to the best practices (i.e. eliminating unnecessary idling).

In addition, the District recommends that the City include mitigation measures to reduce project related operational impacts through incorporation of design elements, for example, increased energy efficiency, reducing vehicle miles traveled, etc. More information on mitigation measures can be found on the District's website at: http://www.valleyair.org/transportation/cega_idx.htm.

1f) Project Related Operational Emissions– Reduce Idling of Heavy Duty Trucks

The goal of this strategy is to limit the potential for localized PM2.5 and toxic air quality impacts associated with failure to comply with the state's Heavy Duty anti-idling regulation (e.g limiting vehicle idling to specific time limits). The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance of the anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

1g) Project Related Operational Emissions– Electric On-Site Off-Road and On-Road Equipment

Since the Project consists of a truck parking facility, it may have the potential to result in increased use of off-road equipment (i.e. forklifts) and/or on-road equipment (i.e. mobile yard trucks with the ability to move materials). The District recommends the City advise the project proponent to utilize electric or zero emission off-road and on-road equipment used on-site for this Project.

2) Health Risk Screening/Assessment

The proposed Project is located in a primarily suburban area. There are residential units located adjacent from the facility on North Contessa Avenue. More specifically, there are single family residential units surrounding the located approximately 210 feet west of the Project and additional single family residential units across West Barstow Avenue approximately 320 feet southwest of the Project.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common

source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at: http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

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

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- The District can be contacted at (559) 230-6000 for assistance; or

- Visiting the Districts website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

3) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. The District recommends that an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both Project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

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

4) Voluntary Emission Reduction Agreement

When a project is expected to have a significant impact, the District recommends the environmental document also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA).

A VERA is a mitigation measure by which the project applicant provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project applicant and the District enter into a contractual agreement in which the project applicant agrees to mitigate Project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-specific regional impacts on air quality can be fully mitigated. Types of emission reduction projects that have been funded in the past include replacement of old heavy-duty trucks with new, cleaner, heavy-duty trucks, electrification of stationary internal combustion engines (such as agricultural irrigation pumps), and replacement of older school buses.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is

completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-specific regional emissions have been mitigated to less than significant. To assist the Lead Agency and project applicant in ensuring that the environmental document is compliant with CEQA, the District recommends the [environmental document](#) includes an assessment of the feasibility of implementing a VERA.

Additional information on implementing a VERA can be obtained by contacting District CEQA staff at by email at CEQA@valleyair.org or by phone at (559) 230-6000.

5) Cumulative Air Impacts

In addition to the discussions on the topics identified above, the District recommends the environmental document also include a discussion of whether the Project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. More information on the District's attainment status can be found online by visiting the District's website at: <http://valleyair.org/aqinfo/attainment.htm>.

6) Vegetative Barriers and Urban Greening

The proposed Project is located in a primarily suburban area. There are residential units located adjacent from the facility on North Contessa Avenue. More specifically, there are single family residential units surrounding the located approximately 210 feet west of the Project and additional single family residential units across West Barstow Avenue approximately 320 feet southwest of the Project. The District suggests the City of Fresno consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (i.e. residential units).

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

7) Solar Deployment in the Community

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

8) Charge Up! Electric Vehicle Charger

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

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

9) District Rules and Regulations

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), New and Modified Stationary Source Review (Rule 2201), and implementation of Emission Reduction Credit Banking (Rule 2301).

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 this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

9a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

9b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. The District has already received an AIA application (ISR 20210143) for this project.

9c) 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*.

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

9d) Other District Rules and Regulations

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

10) 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 Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager

APPL. NO. P21-01833	EXHIBIT O-1	DATE 08/02/2021
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Operational Statement

To Whom It May Concern:

Barstow Truck Parking, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Sangha Carriers. The project consists of the construction and development of a truck parking facility with 5,400 sf of Auto/Truck Service Center, and 5,400 sf of truck wash with two tunnels located on the northeast corner of W Barstow Avenue and N Contessa Avenue in Fresno, California. The project would be constructed on approximately 18.87 acre. The Assessor Parcel Numbers (APNs) associated with the project site are 505-070-44.

The project proposes 374 truck parking stalls; 59 parking stalls, of which 4 will be electric vehicle changing station, and 3 are ADA accessible stalls. The project proposes the main access on Barstow Avenue, and a secondary emergency vehicle access onto Barstow.

The proposed project is located at 6050 W. Barstow Avenue, further identified as APN number 505-070-44. The project is within the West Community Plan. There is no Specific Plan for the project area. The property is currently vacant. The current zoning and General Plan Land Use is Business Park (BP). The BP district is intended to provide a campus-type office professional environment that is well suited for large offices or multi-tenant buildings. The proposed uses conforms to the BP zone district by constructing private parking facilities, Auto/Truck Service Center, and truck wash. The proposed uses are permitted by right in the BP zone district. Buildout of the proposed uses conforms to the General Plan and BP Zone District.

The proposed project consists of:

- 5,400 SF Auto/Truck Service Center.
- 5,400 sf of truck wash with two tunnels
374 truck parking stalls; 59 parking stalls, of which 4 will be electric vehicle changing station, and 3 are ADA accessible stalls.

The site will have the required vehicular parking stalls, including ADA stalls, fueling positions, landscaping and irrigation.

The hours of operation are as follows:

- Truck Parking Facility: (Automated Self Serve) 24 hours.
- Auto/Truck Service Center.: (Monday thru Saturday) 8:00 AM to 10:00 PM.
- Truck Wash: (Automated Self Serve) 24 hours.

The users of the truck parking facility, will rent a designated parking stall, and will be provided with a private gate access code/card. The site will have 18 to 20 employees, and approximately 10 service deliveries per week.

Sewer, water and solid waste services will be provided by the City of Fresno. Storm drainage service is provided by FMFCD. Electric and natural gas services will be PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

For security purposes the facility will be completely fenced. Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. In addition, the facilities will be equipped with comprehensive video surveillance/security cameras.

The adjacent northerly parcel is vacant, and but is planned for opens space. The parcel on the south side of Barstow Avenue is developed as a water park. The project is bordered to the east by State Route 99. To the west is residential.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

The project proponent has already conducted a neighborhood meeting to inform the neighborhood, and answer any questions from the public.

The subject parcel APN 505-070-44, was created as part of Tract map 5224. The subject parcel is a remainder parcel of Tract 5224.

The Development Permit application is for entire 18.87 acre parcel. However, the construction and development will be built in 4 phases as indicated below:

Phase 1 being the most southern 7.61 acres portion of the parcel adjoining Barstow Ave, and includes the Barstow Avenue frontage improvements. Total 132 truck stalls will be provided, along with 9 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 2 being the 5.0 acres north of phase 1. Total 270 truck stalls will be provided, along with 14 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 3 being the most northern 5.7 acres portion of the parcel. Total 392 truck stalls will be provided, along with 53 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 4, being the construction of the Truck repair building and truck wash building, within southern most portion of the site. The elevations and floor plans of the proposed future will be submitted at that time.

APPL. NO. P21-01833	EXHIBIT O-2	DATE 08/02/2021
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

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: Truck Parking & Service Center - 6050 W. Barstow Avenue S/A

A.P.N.: 505-070-44

Planned Land Use: Multiple

Current Zoning: BP/UGM

Site Area: +/- 18.87 acres

Building Area: Two structures at 5,400 sq. ft. each.

Entitlement: P21-01833

Estimate Date: August 17, 2021

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Irrigation Service & Meter Charge	1.5"	1	EA.	\$2,508.00	\$2,508.00	[1] [6]
Time & Materials Charge	6"	1	EA.	\$16,600.00	\$16,600.00	[1] [6]
Frontage Charge		1,176	L.F.	\$6.50	\$7,644.00	[1] [6]
Water Capacity Fee	2"	1.00	EA.	\$12,195.00	\$12,195.00	[1] [6]
Water Capacity Fee	1.5"	1.00	EA.	\$6,100.00	\$6,100.00	[1] [6]
Total Water Connection Charges					\$47,718.00	[1]

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		21,800	Sq.Ft.	\$0.10	\$2,180.00	[6]
Oversized Sewer Charge		117,600	Sq.Ft.	\$0.05	\$5,880.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Trunk Sewer Charge	Grantland	STEP		[3]	[3]	[5] [7]
Total Sewer Connection Charges					\$8,060.00	[3]

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Industrial	10,800	Sq.Ft.	\$413.00	\$4,460.40	[7]
Citywide Police Facilities Impact Fee	Industrial	10,800	Sq.Ft.	\$340.00	\$3,672.00	[7]
Citywide Regional Street Charge	Light Indust.	0.62	AC	\$4,661.00	\$2,889.82	[6]
New Growth Area Major Street Charge	Light Indust.	0.62	AC	\$13,281.00	\$8,234.22	[6]
Citywide Traffic Signal Charge	Parking Facility	978	ADT	\$56.00	\$54,768.00	[6]
Citywide Traffic Signal Charge	Truck Service Center	2	Service Bays	\$714.00	\$1,428.00	[6]
Citywide Traffic Signal Charge	Truck Wash	2	Stalls	\$6,188.00	\$12,376.00	[6]
Total Citywide/Regional Impact Fees					\$87,828.44	

Total Fees and Charges **\$143,606.44**

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: August 17, 2021

(559) 621-8797

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



DATE: August 4, 2021

TO: Thomas Veatch, Planner II
Planning and Development Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT
PERMIT APPLICATION P21-0833 REGARDING MAINTENANCE
REQUIREMENTS

LOCATION: 6050 West Barstow Avenue
APN: 505-070-44

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this development as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the Exhibits submitted for this development.

ATTENTION:			
<p>The item below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following item shall be submitted for processing to the Public Works Department, Traffic Operations and Planning Division prior building permit sign off. At that time a HOLD of Occupancy will be placed on the project until the maintenance requirement has been satisfied.</p>			
X	CFD Annexation Request Package	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov

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 and SHALL be submitted 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 and/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:

- Concrete curb, gutters, valley gutter, sidewalks and curb ramps within the City street rights-of-way as associated with this development. (**North Dante Avenues**)
- All costs associated with the street lights (including repair and replacement) within City street rights-of-way as associated with this development. (**North Dante Avenues**)

***The landscaped area between the right of way and the sound wall along N Contessa Ave shall be the responsibility of the property owner to maintain.**

The Property Owner may choose to do one or both of the following:

- a. 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, Traffic and Engineering Services 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, Developer Doorway.
 - **Proceedings to annex the final map, or territory, to CFD No. 9 SHALL NOT commence unless the final map, or 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) and the final map are considered technically correct.**
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **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.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
- b. The Property Owner may provide for Services privately for some of the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be maintained by some other City approved mechanism as approved by the City Engineer.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov



SUBJECT: Conditions of Approval for **P21-01833**

DATE: August 23, 2021

TO: Thomas Veatch, Planner II
Planning and Development Department

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

ADDRESS: 6050 West Barstow Avenue

APN: 505-070-44

ATTENTION:		
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.		
To be completed:	Point of Contact	Department and Contact Information
<p>Traffic Impact Study (TIS) A Traffic Impact Study is required. Comply with the City Traffic Engineer's mitigated measures based on the TIS. https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</p>	<p>Jill Gormley</p>	<p>Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov</p>
<p>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 Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. https://www.fresno.gov/publicworks/engineering-services/#tab-5</p>	<p>Jeff Beck</p>	<p>Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov</p>

<p>Relinquishment of access: Revise existing and proposed locations as shown on Exhibit A-2 thru A-4. Provide a copy of the recorded relinquishment to Traffic Planning prior to the issuance of building permits.</p>	<p>Jason Camit</p>	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>Fresno Metropolitan Flood Control District When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per <i>Public Works Standard P-97</i> for review and approval from Public Works</p>	<p>Francisco Magos Kevin Rein</p>	<p>Public Works Department (559) 621-8679 Francisco.Magos@fresno.gov Planning and Development Department (559) 621-8079 Kevin.Rein@fresno.gov</p>

ATTENTION:

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

1. GENERAL REQUIREMENTS

1. **Address:** Provide a project address with the Planning and Development Department.
2. **Easements:** Identify, revise and dimension easements.
3. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
 - b. Submit street construction plans to the Public Works Department.
 - c. Submit street lighting plans to the Public Works Department. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - d. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - e. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.

2. OFFSITE INFORMATION:

1. **Dedications:** Identify and dimension (from the center lines) street, pedestrian

and trail dedications.

2. **Public Street Improvements:** Identify and dimension existing and proposed public street improvements. Provide the appropriate *City of Fresno Public Works Standard* drawing numbers.
 3. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
 4. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.
3. **ONSITE INFORMATION:**
1. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
 2. **State standard "STOP":** Identify and install a **30"** state standard "STOP" sign at the location shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
 3. **Gates:**
 - Commercial:**
 - a. Provide a minimum of **20'** or length of **largest vehicle** to access site, measured from the gate to the back of walk/right-of-way/pedestrian easement.
 - b. Provide an operational statement to determine if additional comments are needed.

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 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.

Barstow Avenue: 4-Lane Collector

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

1. Dedication and Relinquishment Requirements:
 - a. Dedicate **47'** of property, from center line, for public street purposes, within the limits of this application, per *Public Works Standard P-53*.
 - b. Relinquish direct vehicular access rights to a portion of Barstow Avenue as shown on Exhibit A-2 to A-4.
2. Construction Requirements:
 - a. Construct **20'** of permanent paving per *Public Works Standard P-50*, within the limits of this application and transition paving as necessary.
 - b. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
 - c. The proposed street type approaches shown as **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 approaches.
 - d. Construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **10'** commercial pattern. Construct **5' x 6'** tree wells per *Public Works Standard P-8* (modified.) Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - e. 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* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15*, **E-17** and **E-18** or as approved by the City Engineer.
 - f. Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - g. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Ensanada, Dovewood and Contessa Avenue: Local

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

Local Streets on the western border are not a part, reference T-5224

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Francisco.Magos@fresno.gov 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 and P-23) and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates.

1. Relinquish direct vehicular access rights to the eastern property line, as shown on Exhibit A-2 to A-4.

Specific mitigated requirements:

1. Traffic Operations and Planning staff will review the Traffic Impact Study (TIS) for this project. Contact Harmanjit Dhaliwal, Supervisor Professional Engineer at 559-621-8694 for additional conditions of approval.

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



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: August 18, 2021

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

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

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

**SUBJECT: DPU CONDITIONS OF APPROVAL P21-01833 BARSTOW TRUCK
PARKING 6050 WEST BARSTOW AVENUE**

Water Requirements

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

1. On-site water facilities shall be private.
2. Installation of water service(s) and meter box(es) shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
4. The water supply requirements for this project are as follows:
5. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

August 18, 2021

DPU CONDITIONS OF APPROVAL P21-01833 BARSTOW TRUCK PARKING 6050 WEST BARSTOW AVENUE

Page 2 of 3

- c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
6. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

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

1. Existing 8-inch sewer main is located at the westerly side of the property.
2. Installation of sewer house branch(s) shall be required.
3. Street work permit is required for any work in the Right-of-Way.
4. On-site sanitary sewer facilities shall be private.
5. Abandon any existing on-site private septic systems.
6. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Sewer Facility Charge (Non-Residential)

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

August 18, 2021

DPU CONDITIONS OF APPROVAL P21-01833 BARSTOW TRUCK PARKING 6050
WEST BARSTOW AVENUE

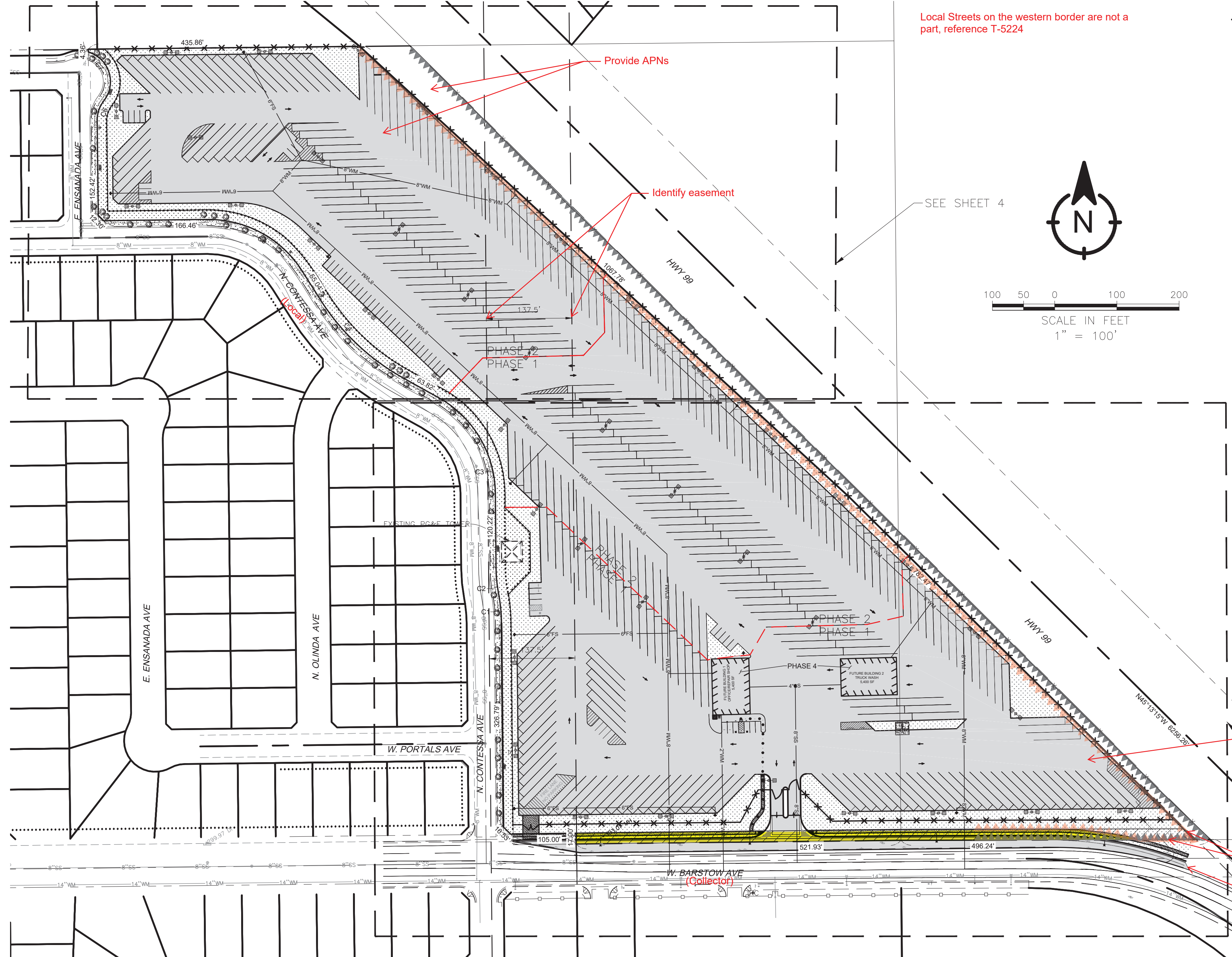
Page 3 of 3

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

Solid Waste Requirements:

Location will be serviced by Allied Waste. Please contact at 559-275-1551 or 1-800-493-4285 for servicing.

1. This location will require a one, 2-cell trash enclosure, designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection to be constructed to current Solid Waste standards (P-33, P-34 and P-95) to be serviced weekly.
2. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

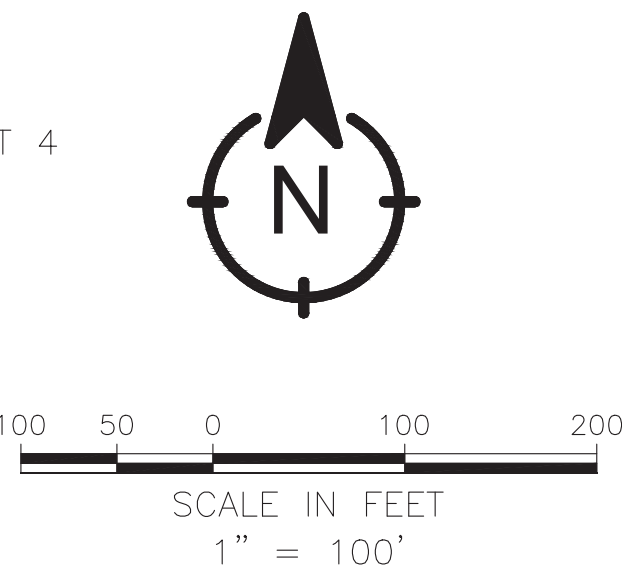


Local Streets on the western border are not a part, reference T-5224

Provide APNs

Identify easement

SEE SHEET 4



LEGEND

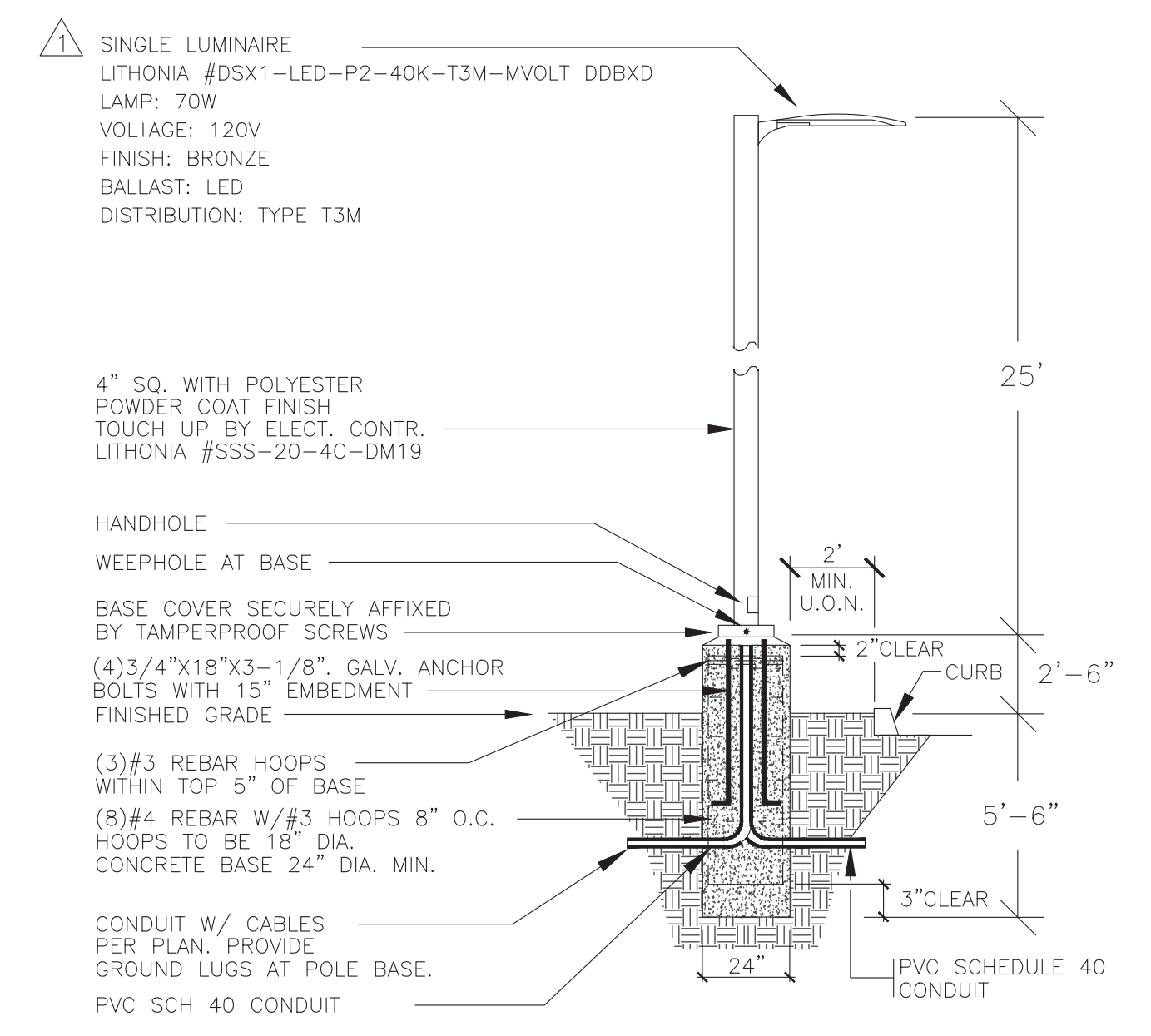
- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPING & IRRIGATION
- PROPOSED ONSITE LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING 6" HIGH CURB
- EXISTING 6" HIGH CURB & GUTTER
- EXISTING CONCRETE
- EXISTING RIGHT OF WAY
- EXISTING 8" HIGH BLOCK WALL
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED CHAINLINK FENCE

CURVE DATA			
SEGMENT	RADIUS	DELTA	LENGTH
C1	278.00'	10°15'47"	49.80'
C2	222.00'	10°15'47"	39.77'
C3	178.00'	60°27'27"	187.82'
C4	372.00'	28°34'26"	185.52'
C5	178.00'	58°14'28"	180.94'
C6	50.00'	38°44'22"	33.81'
C7	50.00'	111°16'55"	97.11'

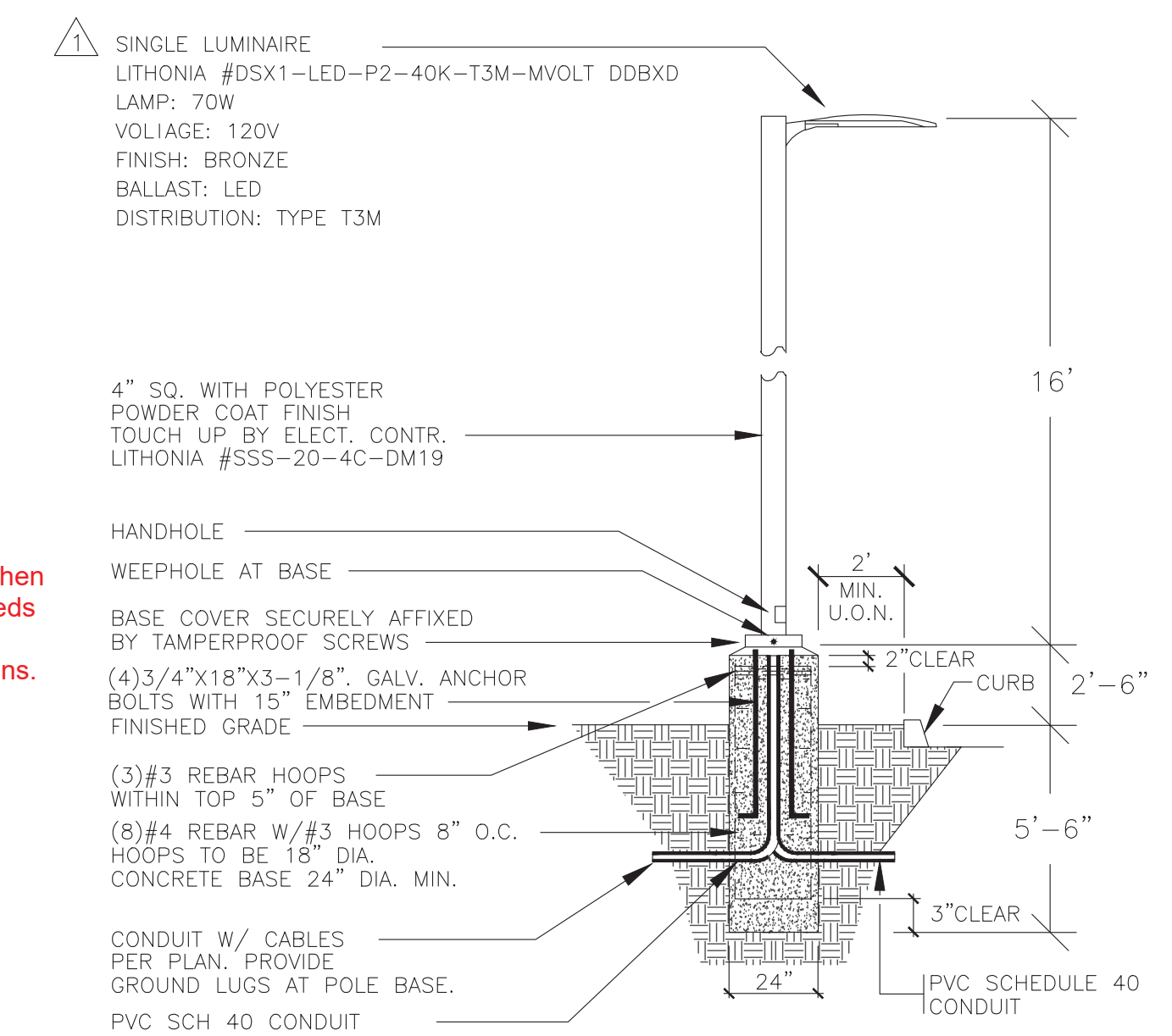
Identify site drainage
Surface Drainage over driveway approaches and sidewalks is not permitted when the area to be drained exceeds 1/4 acre, per PVW STD. Coordinate with Grading Plans.

Additional process required. Revise relinquishment of access. Contact Jason Camit 621-8681 prior permit.

Identify how this ties into (E) curb.



F PARKING LOT LIGHTING LUMINAIRE 25' TYP. NOT TO SCALE



G PARKING LOT LIGHTING LUMINAIRE 16' TYP. NOT TO SCALE

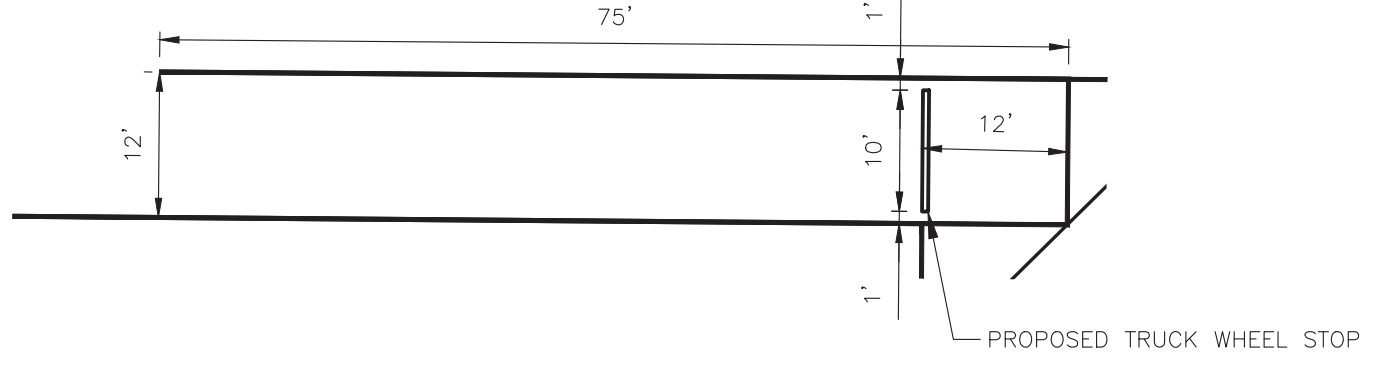
APPL. NO. P21-01833 EXHIBIT A-2 DATE 08/02/2021

PLANNING REVIEW BY _____ DATE _____

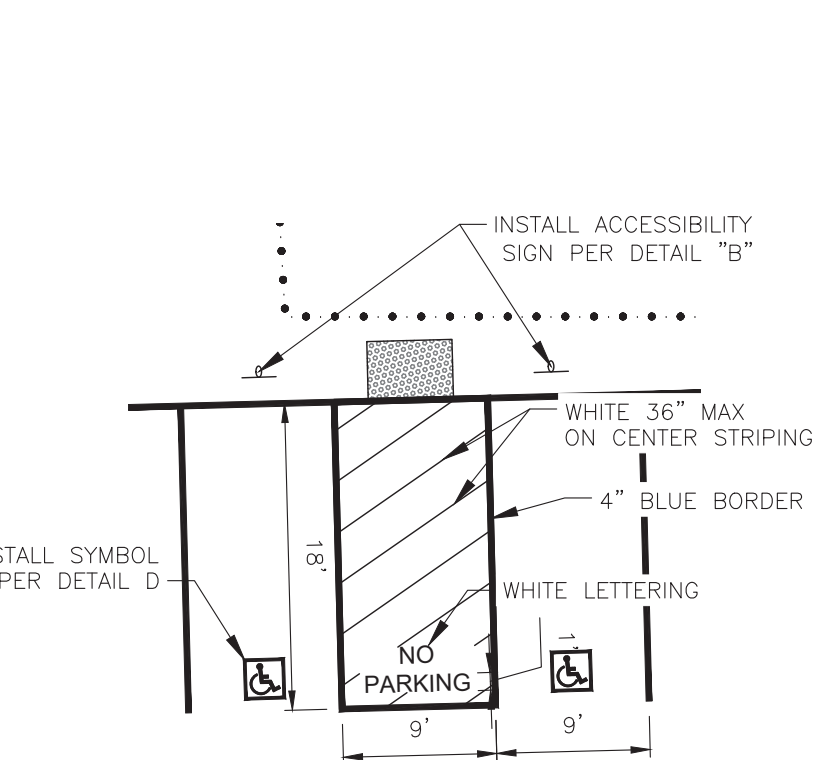
TRA MAKE CORRECTIONS PER TRAFFIC ENGR. REVIEW #1 REVIEWED BY LA DATE: 08/17/2021

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT
On site parking to be reviewed by Planning Department



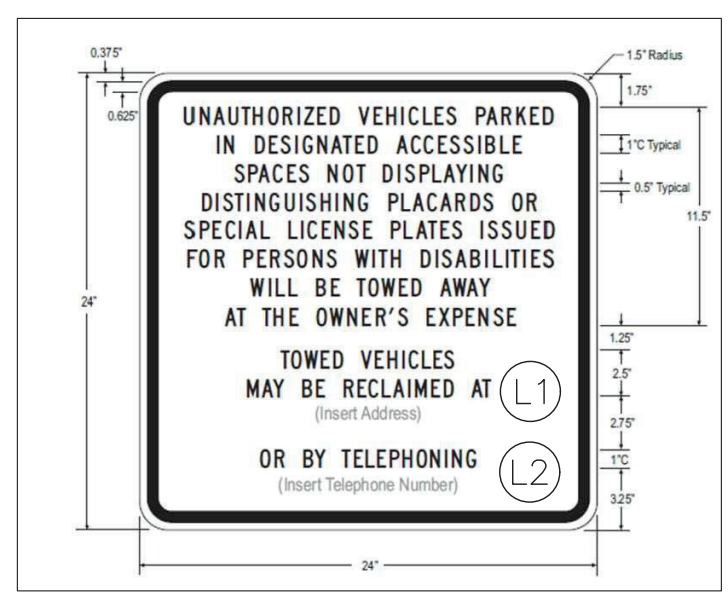
E TYPICAL TRACTOR/TRAILER PARKING STALL NOT TO SCALE



A TYPICAL VAN CCESSIBLE PARKING STALL NOT TO SCALE



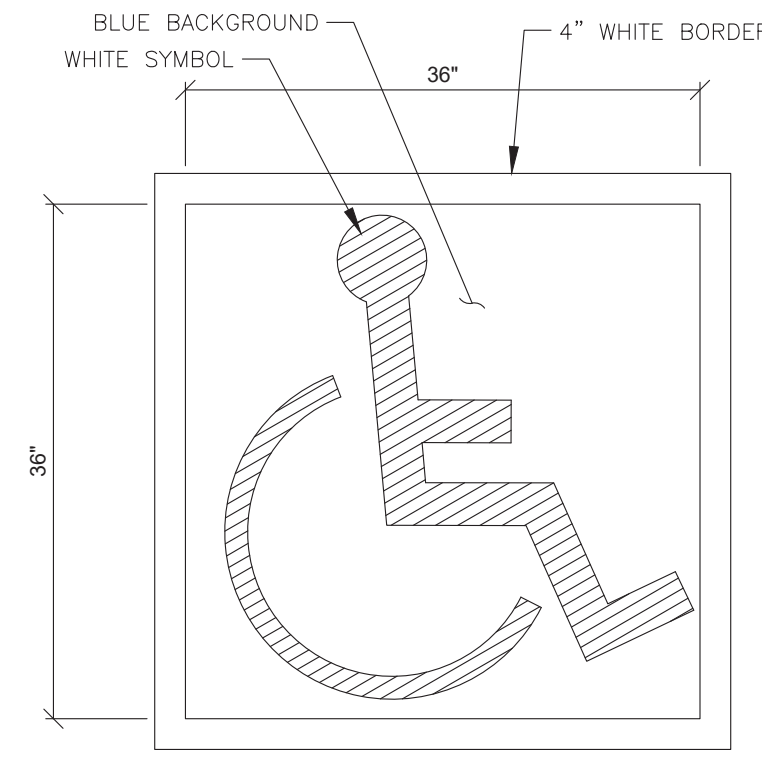
B SIGN AND SYMBOLS OF ACCESSIBILITY NOT TO SCALE



(L1) TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF FRESNO POLICE DEPARTMENT, 2323 MARIPOSA STREET

(L2) OR BY TELEPHONING 559-621-7000.

C ACCESSIBLE ENTRY SIGN



D INTERNATIONAL SYMBOL OF ACCESSIBILITY

- NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 2. THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
 3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 5. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2019 CBC, 2018 MUTCD CALIFORNIA SUPPLEMENT.

REVISIONS

NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VICE INC. CONSULTING ENGINEERS
CALIFORNIA

BARSTOW TRUCK PARKING
SITE PLAN
Provide Address

CITY OF FRESNO

DATE: 5/6/2021

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:
INDY SANGHA
5812 BEDFORD AVE
FRESNO, CA 93722

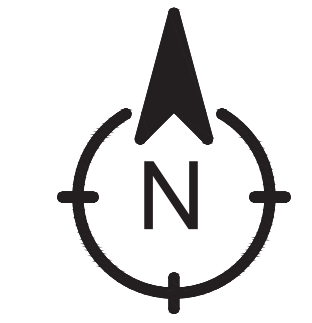
REGISTERED PROFESSIONAL ENGINEER
INDY SANGHA
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NO.
2 / 4

PROJECT NUMBER
20-003 **CP1**

MATCH LINE SEE SHEET 4

- 22 MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING REF: PW STD DWG P-28 & P-32
- 23 INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN(S) SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
- 24 CONSTRUCT 20' OF PERMANENT PAVEMENT per PW STD P-50
- 25 CONSTRUCT CURB, GUTTER AND 10' COMMERCIAL SIDEWALK PER P-5.



SCALE IN FEET
1" = 40'

KEYNOTES

- 1 PROPOSED 6" CHAIN LINK FENCE
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED SWING GATE WITH FIRE X-1 PADLOCK
- 4 PROPOSED MODIFIED REFUSE CONTAINER ENCLOSURE PER CITY OF FRESNO STD. P-33 & 34
- 5 TRUCK WHEEL STOP SEE DETAIL E
- 6 PROPOSED LIGHT POLE SEE DETAIL F
- 7 PROPOSED LIGHT POLE SEE DETAIL G
- 8 PROPOSED PAINTED DIRECTIONAL ARROW
- 9 INSTALL VAN ACCESSIBLE PARKING STALL SEE DETAIL A, B, C, & D
- 10 PROPOSED DRIVE APPROACH PER CITY OF FRESNO STD. P-2
- 11 PROPOSED STREET LIGHT, per PW STD E-1, E-7A, E-15, E-17 AND/OR E-18.
- 12 PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-9 (on site)
- 13 PROPOSED EVA DRIVE APPROACH PER CITY OF FRESNO STD. P-3
- 14 EXISTING FIRE HYDRANT
- 15 12' VISIBILITY TRIANGLE **Revise location**
- 16 EXISTING 8' HIGH BLOCK WALL
- 17 PROPOSED BICYCLE LOCKERS
- 18 PROPOSED LOADING ZONE
- 19 PROPOSED FIRE ACCESS LANE PER CITY OF FRESNO STD. P-67
- 20 PROPOSED 6" HIGH VINYL PRIVACY FENCE PAINTED BLACK ALONG BARSTOW AVE
- 21 PROPOSED PAVEMENT PER PW STD P-21, P-22 AND P-23

Delete

Revise, street type approach PW STD P-77?

LEGEND

- PROPOSED 10' commercial sidewalk
- PROPOSED CONCRETE SIDEWALK, per PW STD P-5
- PROPOSED AC PAVEMENT, per PW STD P-50
- PROPOSED LANDSCAPING & IRRIGATION
- PROPOSED ONSITE LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING 6" HIGH CURB
- EXISTING 6" HIGH CURB & GUTTER
- EXISTING CONCRETE
- EXISTING RIGHT OF WAY
- EXISTING 8' HIGH BLOCK WALL
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED CHAINLINK FENCE

Identify the proposed curb and gutter per PW STD P-5

GATES: ADD A DETAILED OPERATIONAL STATEMENT FOR THE PROPOSED GATE(S) IDENTIFYING THE WIDTH, HEIGHT & MATERIAL TYPE OF THE GATE(S), THE HOURS TO REMAIN OPEN & CLOSED, STACKING LENGTH FROM GATE TO BACK OF WALK, ETC. FOR REVIEW AND APPROVAL. IF THE GATE IS TO REMAIN CLOSED DURING BUSINESS HOURS, PROVIDE VEHICLE TURNAROUND. ALL GATES MUST BE THE SAME WIDTH AS THE DRIVEWAY APPROACHES.

Revise, typ.

Limit of relinquishment?

APPL. NO. P21-01833 EXHIBIT A-3 DATE 08/02/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC MAKE CORRECTIONS PER TRAFFIC ENGR. REVIEW #1 REVIEWED BY LA DATE: 08/17/2021

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT
On site parking to be reviewed by Planning Department

SEE TRAFFIC IMPACT STUDY (TIS) FOR ADDITIONAL CONDITIONS OF APPROVAL.

NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



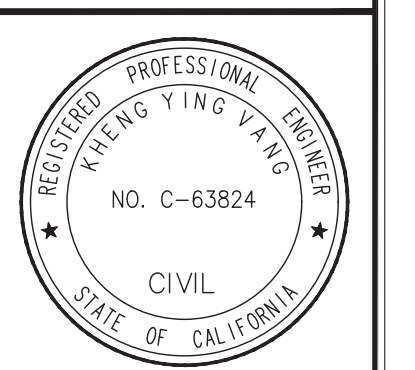
BARSTOW TRUCK PARKING
SITE PLAN
Provide Address

DATE: 5/6/2021

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:
INDY SANGHA
SANGHA CARRIERS
5812 BEDFORD AVE
FRESNO, CA 93722



SHEET NO.
3 / 4

PROJECT NUMBER
20-003 CP1

DEPARTMENT OF PUBLIC WORKS

TO: Thomas Veatch, Planner III
DARM, Planning Division

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

DATE: August 13, 2021

SUBJECT: **P21-01833, 6050 W. Barstow Ave.** (APN: 505-070-44) located on the northeast corner of W. Barstow and N. Contessa Ave. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage (on both W. Barstow and N. Contessa Avenues) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer:
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The existing PG&E buffer located between the sidewalk and the CMU Wall is on private property and requirements will be addressed through the Planning Department.
2. Landscape and irrigation plans for the right-of-way shall be submitted to: dpwplansubmittal@fresno.gov to the scale of 1"=20'.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

August 18, 2021

Thomas Veatch
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application No. P21-01833
N/E Barstow and Bryan avenues

Dear Mr. Veatch:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P21-01833 for which the applicant proposes the construction and development of a truck parking facility, APN: 505-070-44. FID has the following comment:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Epstein No. 48 runs northerly, crosses Barstow Avenue approximately 2,785 feet west of the subject property and continues north along the west side of Bryan Avenue approximately 1,400 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Barstow Avenue, Bryan Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

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

Sincerely,

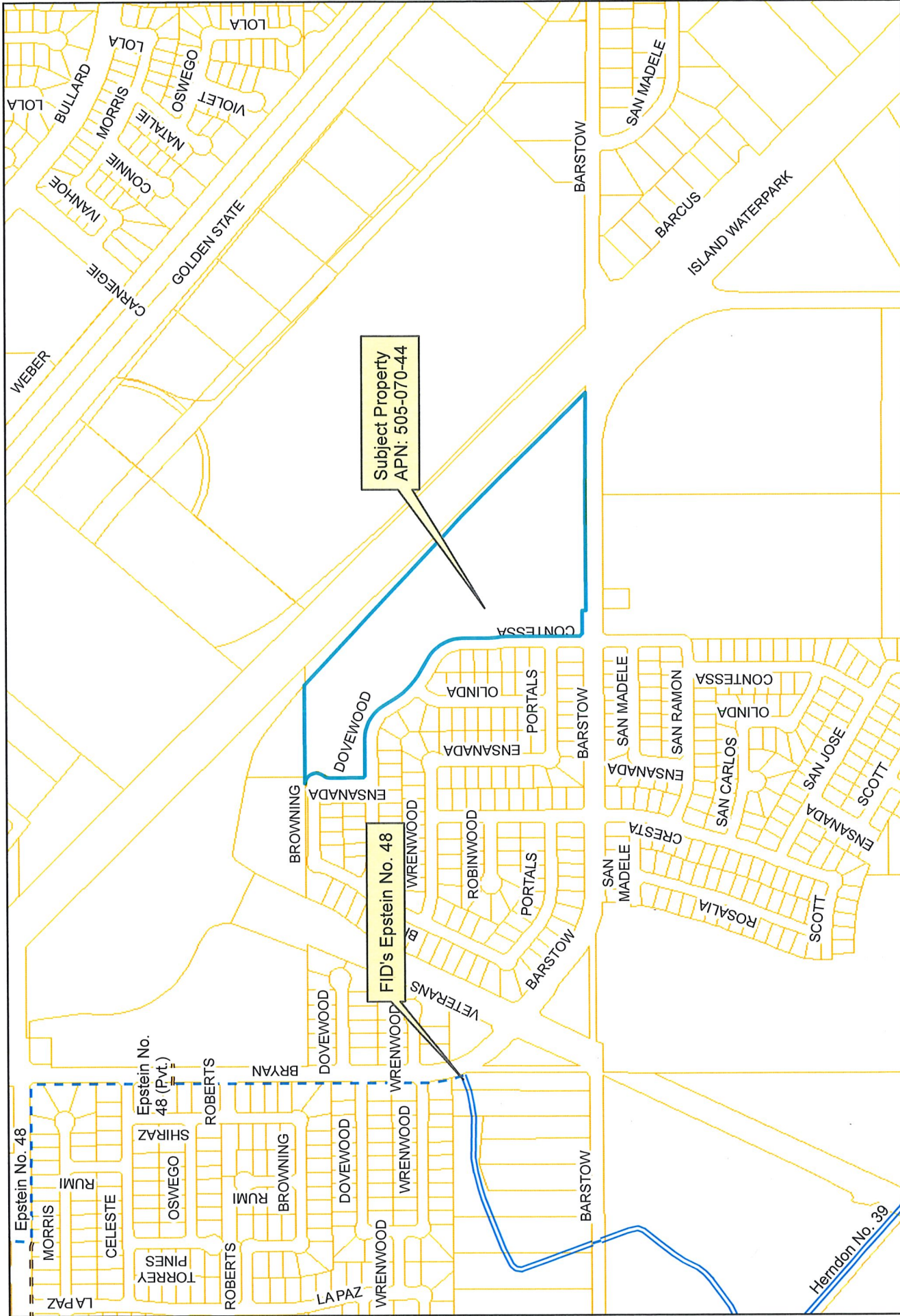
Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Development Permit Application\P21-01833\P21-01833 FID Comment.doc

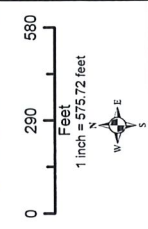
BOARD OF DIRECTORS

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



Subject Property
APN: 505-070-44

FID's Epstein No. 48



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

Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404 Path: G:\Figs\20210727 FID Master.mxd

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



Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Monday, August 16, 2021 8:44 AM
To: Engineering Review
Subject: Planning Application P21-01833 - Revisions Received

A new document has been uploaded to planning application P21-01833. You can review the document online.

Address: 6050 W BARSTOW AVE , S/A FRESNO, CA 93723

Description: Development Permit Application No. P21-01833 was filed by Ken Vang of Vang Incorporated Consulting Engineers, on behalf of Sangha Carriers, and pertains to the 18.87 acres located at 6050 W. Barstow. The applicant proposes the construction and development of a truck parking facility with 5,400 sq. ft. of Auto/Truck Service Center, and 5,400 sq. ft. of truck wash with two tunnels. The parcel is zoned BP/UGM/cz. DRC Application: P19-04330.

Doe 8/23

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

December 3, 2021

Thomas Veatch, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED OCTOBER 11, 2021, FOR THE PROPOSED BARSTOW TRUCK PARKING LOCATED AT 6050 WEST BARSTOW AVENUE.
TIS 21-012, P21-01833**

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Study (TIS) prepared by Vang Inc. Consulting Engineers (VICE) for the Barstow Truck Parking located at 6050 West Barstow Avenue, “project”, which plans to develop a truck parking facility with 5,400 square foot of Auto/Truck Service Center, 5,400 square foot truck wash with two tunnels, and 374 truck parking stalls. The subject property is currently zoned as Business Park (BP).

The TIS evaluated the operational impacts of the project by analyzing two (2) intersections in the vicinity of the project during the weekday AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. The table below includes the weekday and Saturday daily (ADT), weekday AM and PM peak hour trips, and Saturday peak hour trips projected to be generated by proposed project as shown in the TIS.

Table 1 – Project Trip Generation

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Industrial Park (ITE Code 130)	18.31 ac	1,121	125	26	151	32	125	157

ac = acres

GENERAL COMMENTS and CONDITIONS

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

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

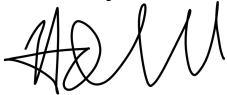
For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result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

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$525 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic Operations and Planning Division.
5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed project analyzed the subject property under ITE Code 130 (Industrial Park). The City of Fresno allows analysis for Truck Parking Facility's to use the gross acreage under ITE Code 110 (General Light Industrial). ITE Code 130 generated higher AM and PM peak hour trips than ITE Code 110 and was allowed to be used for the analysis.

7. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8694 or harmanjit.dhaliwal@fresno.gov.

Sincerely,



Harmanjit Dhaliwal, PE
Supervising Professional Engineer
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study
Jill Gormley, Traffic Operations & Planning Services Manager
Louise Gilio, Traffic Planning Supervisor
Andrew Benelli, Assistant Director
Francisco Magos, Engineering Services Manager
Jason Camit, Chief Surveyor

City of Fresno Notes and Requirements for Entitlement Applications

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

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Citywide Development Code, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operational Statement provided by the applicant. The Operational Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operational Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operational Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property.
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardSpecifications2016January.pdf>

City of Fresno Notes and Requirements For Entitlement Applications

Page 2 of 11

5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form are available at the following website:
<http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplicaiton.htm>
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to Section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the

City of Fresno Notes and Requirements For Entitlement Applications

Page 3 of 11

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

15. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met: **a)** The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal. **b)** The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services. **c)** The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Current Planning Division. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.

City of Fresno Notes and Requirements For Entitlement Applications

Page 4 of 11

23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications* (<https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/Parking-Manual.pdf>). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

City of Fresno Notes and Requirements For Entitlement Applications

Page 5 of 11

31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at <https://www.fresno.gov/darm/planning-development/applications-forms-fees/#tab-14>
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: **a)** Operational windows signs shall not be mounted or placed on windows higher than the second story. **b)** The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.

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39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code (FMC) Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

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

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

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

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

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

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**

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43. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development Department when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from

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

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

FEES

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

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

54. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

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

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

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56. FRESNO COUNTY FACILITY IMPACT FEE

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

57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. The RTMF form shall be signed by a Building and Safety Services staff member prior to issuance of building permits. Proof of payment shall be provided prior to issuance of occupancy.

58. SCHOOL FEES

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

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

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

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

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

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- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Wastewater Division - Environmental Services Section at (559) 621-5153.

- 61. WATER CONNECTION CHARGES: (FMC Sections 6-501 to 6-507). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.
 - a) Frontage Charge (based on property frontage)
 - b) Service Charges (based on service size required by applicant)
 - c) Meter Charges (based on service need)
 - d) Water Capacity fee (based on size of meter)
- 62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

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

- 63. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
- 64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- 65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
- 66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.

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

Updated: 9/14/2020