Exhibit L

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: Medical Office - 3147 E. Gettysburg Avenue S/A

A.P.N. 427-261-25, 26

Planned Land Use: Employment - Office

Current Zoning: O/cz

Site Area: +/- 1.96 acres

Building Area: +/- 11,360 sq. ft.

Entitlement: P23-00186

Estimate Date: April 17, 2023

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" Fire	1	EA.	$15,000.00	$15,000.00	[1] [6]
Frontage Charge		150	L.F.	$6.50	$975.00	[1] [6]
Water Capacity Fee	2"	0.50	EA.	$14,206.00	$7,103.00	[1] [6]
Water Capacity Fee	1.5" irr.	0.50	EA.	$7,106.00	$3,553.00	[1] [6]
	Total Water Connection Charges				**$31,810.00**	**[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		15,000	Sq.Ft.	$0.10	$1,500.00	[6]
Oversized Sewer Charge		15,000	Sq.Ft.	$0.05	$750.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
	Total Sewer Connection Charges				**$2,250.00**	**[3]**

CITYWIDE/REGIONAL IMPACT FEES

	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm. Office	11,360	Sq.Ft.	$688.00	$7,815.68	[7]
Citywide Police Facilities Impact Fee	Comm. Office	11,360	Sq.Ft.	$844.00	$9,587.84	[7]
Citywide Regional Street Charge	Comm. Office	1.48	AC	$16,517.00	$24,445.16	[6]
New Growth Area Major Street Charge	Comm. Office	1.48	AC	$47,189.00	***n/a***	
Citywide Traffic Signal Charge	Comm. Retail	11,360	Sq.Ft.	$2,809.00	$31,910.24	[6]
	Total Citywide/Regional Impact Fees				**$73,758.92**	

Total Fees and Charges	***$107,818.92***

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 representitive 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 City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).

[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: April 17, 2023 (559) 621-8797

City of Fresno Public Works Department
Land Division & Engineering

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: April 21, 2023

TO: MICHAEL TRAN – Planner II
Planning & Development Department – Current Planning

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

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P23-00186 MEDICAL OFFICE FACILITY – APNs 427-261-25 AND 427-261-26

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.

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

3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

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

5. All underground utilities shall be installed prior to permanent street paving.

Water Service Requirements

The nearest water main to serve the proposed Project is a 12-inch water main located in East Gettysburg Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall be private.

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

3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.

4. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract, including any subsequent phases thereof. The two-source requirement may be accomplished through any

combination of water main extensions, construction of water supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Director or designee.

5. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, Fresno County standards, and City of Fresno standards. Applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

The existing property is not currently served with City water services or meters.

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

    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 Project.

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

    c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it 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.

2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and FMC.

Sewer Requirements

The nearest sanitary sewer main to serve the Project is a 10-inch sewer main in East Gettysburg Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. Installation of new sewer service branch(es) shall be required.

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

3. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

4. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.

2. Oversize Sewer Charge.

3. Wastewater Facility Sewer Charge (Non-Residential).

4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC 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, based on metered usage (water or sewer effluent). The applicant may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the Project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect at that time, per City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Requirements

The following are Solid Waste Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at (559) 275-1551 or (800) 493-4285.

2. All office/commercial complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or

any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.

3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.

4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per The Public Works Standard Specifications P-33 and P-34.

5. This Project will generate 19.2 cubic yards per week per the proposed use and square footage of the buildings. Therefore, this location will require 1 (one) 2-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4 cu. yd. bins, one for trash and one for recycling collection to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced twice a week.

6. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.

7. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

8. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

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

Fresno Unified School District

Achieving our Greatest Potential!

MEASURE M

Facilities Management & Planning

BOARD OF EDUCATION
Genoveva Islas, President
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Claudia Cazares
Valerie F. Davis
Elizabeth Jonasson Rosas
Andy Levine
Keshia Thomas

SUPERINTENDENT
Robert G. Nelson, Ed.D.

March 31, 2023

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

SUBJECT: **APPLICATION NO. P23-00186**
3147 E. GETTYSBURG AVE.

Dear Mr. Tran,

In response to your request for school district information regarding the above planning application for the construction of two medical office buildings, a 11,360 square-foot building and a 5,010 square-foot building to be located at 3147 East Gettysburg Avenue, Fresno Unified School District submits the following.

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

The District levies a commercial/industrial development fee and the current fee rate is $0.78 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

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

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:hh
c: Jared Brandt, Applicant/Agent

DWC

April 24, 2023

City of Fresno
Planning Division
2700 Fresno Street
Fresno, CA 93721

Re: P23-00186 Development
3147 E Gettysburg Avenue, Fresno, CA

Dear City of Fresno,

Thank you for giving us the opportunity to review the subject plans. The proposed P23-00186 Development is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates gas and electric distribution facilities within E Gettysburg Avenue, along the southerly boundary of the subject property. The project plans indicate an existing PG&E power pole and guy wire are to be removed and relocated. You must contact PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require, prior to any proposed demolition or new construction. The Company requests only small trees that will grow no taller than 25-feet a maturity be planted underneath or near PG&E's overhead power line.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

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

Sincerely,

Alexa Gardea
Land Management
916-760-5738

DEPARTMENT OF PUBLIC WORKS

TO: Michael Tran, Planner II
Planning & Development Department

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

DATE: April 17, 2023

SUBJECT: P23-00186; 3147 East Gettysburg Avenue (APN: 427-261-26) located on the north side of East Gettysburg Avenue, east of North First Street. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.

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

    b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works “Standard Specifications.”

    c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

    d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.

    e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

    f. There are no designated street trees for any of the streets on this project. Please choose appropriate trees form the list of Approved Street Trees.

    g. The existing eight-foot sidewalk pattern will not support street trees in tree wells and meet ADA requirements. Therefore, approved onsite trees planted within ten feet of

the back of the sidewalk will count towards the street tree requirement. Please choose and appropriate tree from the List of Approved Street Trees found online at: *fresno.gov/departments/public works/developer doorway/landscape plans*

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

City of FRESNO

SUBJECT: Conditions of Approval for **P23-00186**

DATE: May 17th, 2023

TO: Erik Young, Planner III
Planning and Development Department

FROM: Braulio Flores, Engineer I
Public Works Department, Land Planning Section

ADDRESS: **3147 East Gettysburg Avenue**

APN: **427-261-26 & 427-261-25**

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

To be completed:	Point of Contact	Department and Contact Information
Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

ATTENTION:
Provide corrections as noted on Exhibit "A-2".
Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:

A. GENERAL REQUIREMENTS

1. **Property Lines:** Revise, and dimension existing and proposed property lines.
2. **Legal description:** Provide legal description.
3. **Easements:** Identify, revise and dimension existing and proposed easements.
4. **Scope of work:** Identify all items as existing, proposed, to remain, to be

removed.

5. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
   a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
   b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
   c. Two working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
   d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. https://www.fresno.gov/publicworks/traffic-engineering/#tab-6
   e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
   f. 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.
   g. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
   h. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
   i. All development shall take place in accordance with all city laws and regulations.

B. <u>OFFSITE INFORMATION</u>:

1. **Public Street Improvements:**
   a. **Street pavement**
   b. **Sidewalk drains**
   c. **Streetlights**
2. **Street furniture:** Identify signs, streetlights, guy wire, etc.
3. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. <u>ONSITE INFORMATION:</u>

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.

PUBLIC IMPROVEMENT REQUIREMENTS

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

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

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

New commercial projects, in all parts of the City, are required to have underground service to the meter panel as per ***Fresno Municipal Code*** **Section 15-2017** and ***Public Works Policy No.*** **260.01**.

The construction of any private overhead, surface or sub-surface structures, and appurtenances in the public right of way is prohibited unless an **Encroachment Covenant** is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

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

1. Dedication Requirements:
   a. Dedicate a 2' easement for pedestrian purposes behind the driveway approach.

2. Construction Requirements:
   a. Construct a driveway approach to *Public Works Standards* **P-2** and **P-6,** as approved on the site plan. Construct permanent paving as needed per *Public Works Standard* **P-48.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A-2"**.

b. If the majority of the existing sidewalk is out of compliance, then it shall all be removed and replaced with an 8' solid sidewalk per commercial development public works standard **P-5**.
c. Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
d. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit** **prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

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

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

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559)

233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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

Questions relative to these conditions may be directed to Braulio Flores (559) 621-8806 Braulio.Flores@fresno.gov in the Public Works Department, Land Planning Section.

PROVIDE THE FOLLOWING GENERAL NOTES (AS APPLICABLE):

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.

2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.

4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.

5. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER. S ENGINEER, EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

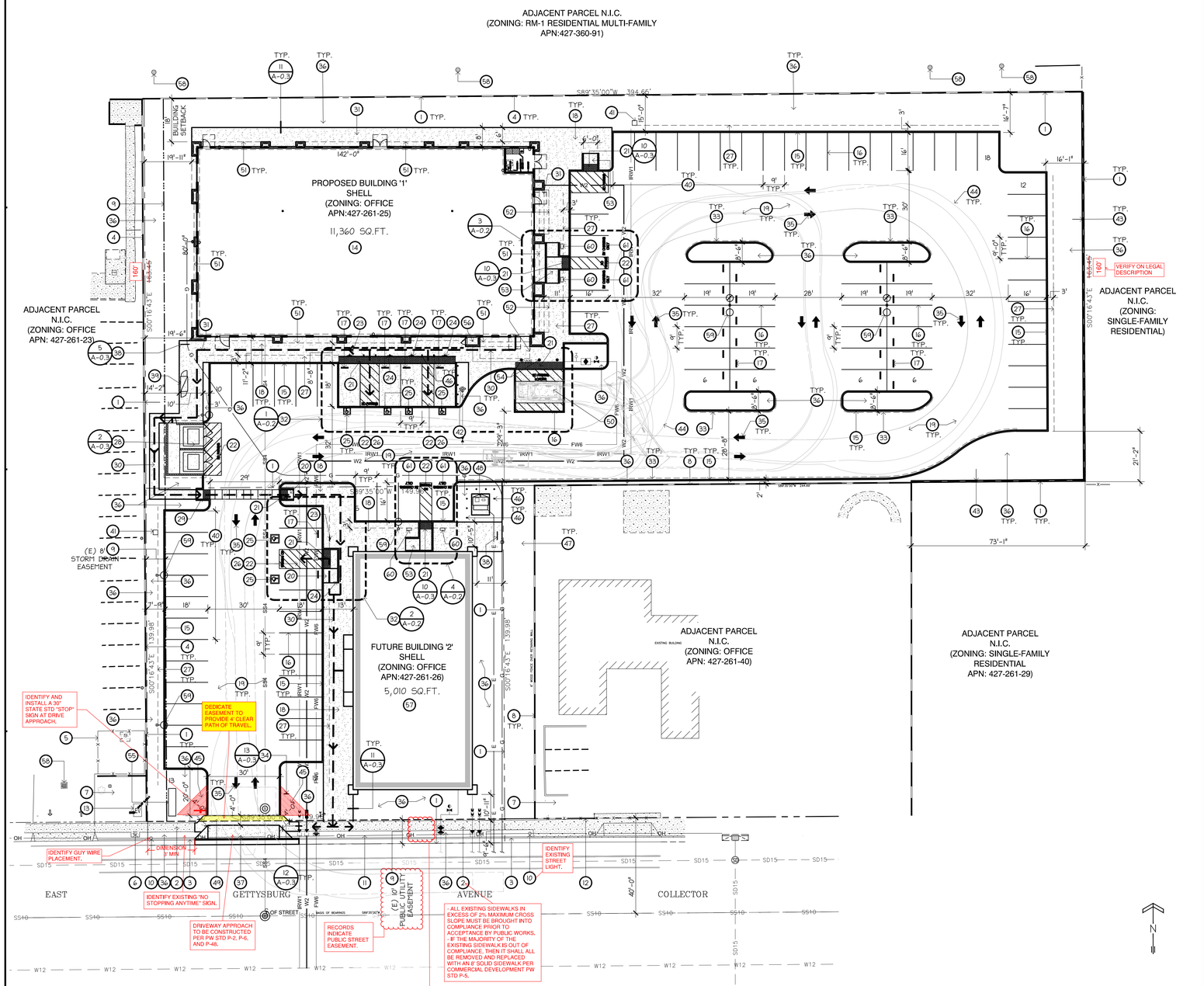
6. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY. TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.

7. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

8. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

9. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

IDENTIFY SIDEWALK DRAINS PER PW STD P-23.



IDENTIFY DIMENSIONS. OUR RECORDS INDICATE 8' PATTERN: FACE OF CURB TO WALK 3.5'. SIDEWALK 4'. BACK OF WALK TO RIGHT-OF-WAY .5'. VERIFY

ALL IDEAS, DESIGNS, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGNS, AND PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THESE IDEAS, DESIGNS, AND PLANS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS.

KEYED NOTES

44. 44 FOOT TURNING RADIUS FOR FIRE TRUCKS WITHIN THE PARKING LOT AND DRIVE AISLES.
45. VISIBILITY OF A DRIVEWAY CROSSING A STREET LOT LINE SHALL NOT BE BLOCKED ABOVE A HEIGHT OF THREE FEET BY VEGETATION OR STRUCTURES EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 12 FEET. STREET TREES SHALL BE PRUNED AT LEAST SEVEN FEET ABOVE THE ESTABLISHED GRADE OF THE CURB SO AS NOT TO OBSTRUCT CLEAR VIEW BY MOTOR VEHICLE DRIVERS ARE PERMITTED - PER FMC 15-2018B.
46. LOCATION OF NEW 6" DIAMETER X 48" TALL CONCRETE FILLED STEEL PIPE DOMED BOLLARD(S) PAINTED YELLOW.
47. LOCATION OF NEW LANDSCAPE BARK ONLY.
48. LOCATION OF NEW ELECTRICAL TRANSFORMER.
49. LOCATION OF NEW PUBLIC IN-FILL SIDEWALK PER ~~CITY STANDARDS~~. — PW STD P-5.
50. LOCATION OF NEW REINFORCED CONCRETE CAMEL HUMP FOR A ZERO CURB LOADING AREA - REFER TO ENLARGED SITE DETAIL FOR ADDITIONAL INFORMATION.
51. DASHED LINE(S) INDICATE LOCATION OF EXTERIOR SOFFIT.
52. DASHED LINE(S) INDICATE LOCATION OF CANOPY.
53. LOCATION OF NEW CURB CUT RAMP.
54. LOCATION OF NEW 12" DIAMETER X 34" HIGH PRE-CAST CEMENT BOLLARD(S).
55. LOCATION OF NEW MONUMENT SIGN.
56. LOCATION OF NEW FIRE SPRINKLER RISER.
57. LOCATION OF FUTURE BUILDING PAD.
58. LOCATION OF EXISTING OFF-SITE STORM DRAIN TO REMAIN.
59. LOCATION OF NEW SITE LIGHTING - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS - NOT ALLOWED IN 3' VEHICULAR OVERHANG.
60. LOCATION OF NEW EVSE CHARGING STATIONS - SHALL CONSIST OF THE CONDUCTORS, INCLUDING THE UNGROUNDED, GROUNDED AND EQUIPMENT GROUNDING CONDUCTORS AND THE ELECTRIC VEHICLE CONNECTORS, ATTACHMENT PLUGS, AND ALL OTHER FITTINGS, DEVICES, POWER OUTLETS OR APPARATUS INSTALLED SPECIFICALLY FOR THE PURPOSE OF CHARGING BETWEEN THE PREMISES WIRING AND THE ELECTRIC VEHICLE - SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
61. LOCATION OF NEW PAVEMENT MARKINGS TO STATE: "EV CHARGING ONLY" AND SHALL BE PAINTED AT THE LOWER END OF EACH EV SPACE IN LETTERS A MINIMUM OF 12 INCHES IN HEIGHT. THE CENTERLINE OF THE TEXT SHALL BE 6 INCHES MAXIMUM FROM THE CENTERLINE OF THE VEHICLE SPACE AND 17'5 LOWER CORNER AT OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE. PER SECTION 11B-812.8.9

1. LOCATION OF EXISTING PROPERTY LINE TO REMAIN.
2. LOCATION OF EXISTING CONCRETE PUBLIC SIDE WALK TO REMAIN.
3. LOCATION OF EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
4. LOCATION OF EXISTING CMU BLOCK WALL TO REMAIN.
5. LOCATION OF EXISTING FENCE TO REMAIN.
6. LOCATION OF EXISTING ELECTRICAL POWER PEDESTAL TO REMAIN.
7. LOCATION OF EXISTING LANDSCAPE AND IRRIGATION TO REMAIN.
8. LOCATION OF WOOD FENCE, FENCE POST ON CMU BLOCK TO REMAIN.
9. LOCATION OF EXISTING PUBLIC UTILITY EASEMENT/STORM DRAIN EASEMENT TO REMAIN.
10. LOCATION OF EXISTING PG&E POWER POLE TO REMAIN. — NEW COMMERCIAL PROJECTS, IN ALL PARTS OF THE CITY, ARE REQUIRED TO HAVE UNDERGROUND SERVICE TO THE METER PANEL.
11. LOCATION OF EXISTING OVERHEAD UTILITIES TO REMAIN.
12. LOCATION OF EXISTING WROUGHT IRON FENCE, FENCE POSTS AND FOOTINGS TO REMAIN.
13. LOCATION OF EXISTING ELECTRICAL VAULT TO REMAIN.
14. LOACTION OF PROPOSED NEW BUILDING.
15. CONSTRUCT NEW 6" HIGH CONCRETE CURB - PER CITY STANDARDS.
16. LOCATION OF NEW 4" WIDE STRIPING - PER CITY STANDARDS.
17. LOCATION OF NEW 6" HIGH WHEEL STOPS (TYP.).
18. LOCATION OF NEW CONCRETE FLATWORK (5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE) - REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
19. LOCATION OF NEW AC PAVING. — PER PW STD P-21, P-22, P-23
20. LOCATION OF NEW CURB CUT RAMP FOR ACCESSIBLE PATH.
21. LOCATION OF NEW TRUNCATED DOMES OVER NEW CONCRETE - 6" FROM FACE OF FLOW LINE BY 36" DEEP BY FULL WIDTH OF ZERO CURB - YELLOW AND APPROXIMATELY F533536 OF FEDERAL STANDARD 595C OR PROVIDE 70% MIN VISUAL CONTRAST WITH ADJACENT WALKING SURFACES.
22. LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
23. NEW POLE MOUNTED VAN ACCESSIBLE PARKING SIGNAGE - SEE DETAILS.
24. NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE - SEE DETAILS.
25. NEW ACCESSIBILITY SYMBOL - SEE DETAILS.
26. NEW 4" WIDE STRIPING PAINTED BLUE AT ACCESS AISLE PERIMETER WITH PAINTED WHITE INFILL STRIPING AT 45 DEGREES AND AT 36" ON CENTER MAXIMUM WITHIN "NO PARKING" ZONE.
27. DASHED LINE INDICATES 3'-0" PARKING OVERHANG.
28. LOCATION OF NEW TWO-CELL TRASH ENCLOSURE - PER CITY STANDARD DRAWINGS.
29. LOCATION OF CURB CUT RAMP FOR ACCESSIBLE PATH TO TRASH ENCLOSURE.
30. DASHED LINES INDICATE LOCATION OF ACCESSIBLE ROUTE FROM BUILDING MAIN ENTRANCE TO PUBLIC WAY - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH CHANGES IN LEVEL BETWEEN 1/4" MIN. AND 1/2" HIGH MAX. AND SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 MAX. SLOPE, - THE CROSS SLOPE SHALL NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2.00%) - THE SURFACE SHALL BE FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE PATH OF TRAVEL SHALL BE FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
31. DASHED LINES INDICATES 5'-0" x 5'-0" (5'-0" x 6'-0" AT DOUBLE DOORS) MINIMUM LEVEL LANDING AT EXTERIOR DOOR LOCATIONS - LEVEL LANDING SHALL EXTEND 24" MINIMUM PAST THE STRIKE EDGE OF DOOR AND SHALL HAVE A 2% MAXIMUM SLOPE IN ANY DIRECTION AND SHALL SLOPE AWAY FROM THE BUILDING.
32. LOCATION OF NEW ACCESSIBLE PARKING, UNLOAD ZONES, AND CURB CUT RAMPS.
33. DASHED LINES INDICATE LOCATION OF NEW FIRE LANES PER CITY STANDARDS - CURB EXPOSED FACES (OR ON PAVING WHERE NO CURB IS SHOWN BUT DASHED LINE IS SHOWN ON PLAN) SHALL BE PAINTED RED WITH WHITE PAINTED TEXT STATING "NO PARKING FIRE LANE" - TEXT TO BE PAINTED WHITE (3" HIGH LETTERING WITH 1" STROKES) OCCURRING APPROXIMATELY EVERY 50'-0" - GENERAL CONTRACTOR SHALL ALSO PROVIDE DRIVEWAY ENTRANCE SIGNAGE IDENTIFYING FIRE APPARATUS ACCESS ROADS.
34. LOCATION OF NEW CVC 22658 FIRE LANE TOW-AWAY WARNING SIGN AT SITE ENTRANCE SIGNAGE.
35. LOCATION OF NEW DIRECTIONAL ARROWS PAINTED TRAFFIC WHITE AT THE BEGINNING AND END OF AISLES (TYP).
36. LOCATION OF NEW LANDSCAPING AND IRRIGATION - SEE LANDSCAPE PLANS.
37. CONSTRUCTION OF NEW DRIVE APPROACH - PER ~~CITY STANDARDS~~. — PW STD P-2, P-6, AND P-48
38. LOCATION OF NEW SHORT TERM BICYCLE RACK - GENERAL CONTRACTOR SHALL PROVIDE NEW "U190-IG-P-BLACK" MADRAX "U" BIKE RACK IN GROUND MOUNT BIKE RACK.
39. LOCATION OF A NEW BICYCLE LOCKER (PARK-A-BIKE: CBV2-GREY) FOR LONG TERM BICYCLE STORAGE - THIS LOCKER ACCOMMODATES TWO BIKES AND IS LOCKABLE - INSTALL PER MANUFACTURES REQUIREMENTS (PARK A BIKE 800-630-7225).
40. LOCATION OF EVCS (ELECTRIC VEHICLE CAPABLE SPACES) - PER 2022 CALGREEN, NON RESIDENTIAL MANDATORY MEASURES, SECTION 5.106.5.3.1, - TYPICAL OF 13 EV CAPABLE SPACES
41. LOCATION OF NEW ELECTRICAL CONDUIT STUB-OUT IN UNDERGROUND BOX FOR FUTURE CAR CHARGING STATIONS. GENERAL CONTRACTOR SHALL PROVIDE A 1" MIN. DIA. RACEWAY FROM SERVICE PANEL OR SUB-PANEL TO TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EVCS AND INTO A SUITABLE LISTED CABINET/BOX - SEE ELECTRICAL PLANS FOR PANEL AND SUB-PANEL REQUIREMENTS SPECIFIC TO FUTURE DETAILED LOAD CAPACITIES FOR EACH EV CAPABLE SPACE. A COMMON RACEWAY MAY BE USED TO SERVE MULTIPLE EV CAPABLE SPACES, PER 2022 CALGREEN, SECTION 5.106.5.3.1
42. LOCATION OF NEW FIRE HYDRANTS AND ALL-WEATHER FIRE ACCESS SHALL BE PROVIDED BEFORE DELIVERY OF COMBUSTIBLE MATERIALS TO JOB SITE.
43. LOCATION OF NEW CMU BLOCK WALL.

PROJECT DATA

SITE DATA:

SITE ADDRESS:	3147 EAST GETTYSBURG AVENUE FRESNO, CALIFORNIA 93726
APN:	427-261-25 - 427-261-26
LAND AREA:	±1.99 ACRES NET (±86,994 SQ. FT.)
ZONING DESIGNATION:	O (OFFICE)

BUILDING 1 DATA :

OCCUPANCY TYPE:	GROUP "B", "I-2.1", & "S-1" (MEDICAL OFFICE)
TYPE OF CONSTRUCTION:	TYPE II-B (SPRINKLERED)
NUMBER OF STORIES:	SINGLE STORY
ALLOWABLE AREA:	44,000 SQ.FT. (I-2.1 MOST STRINGENT)
ACTUAL BUILDING HEIGHT:	+30'-0" MAX.
FIRE SPRINKLERED:	YES (DIFFERED SUBMITTAL)
FIRE ALARM:	YES (DIFFERED SUBMITTAL)
GROSS BUILDING AREA:	±11,360 SQ. FT.
ALLOWABLE VS ACTUAL AREA:	44,000 SQ.FT. > ±11,360 SQ.FT.

BUILDING 2 DATA :

OCCUPANCY TYPE:	GROUP "B" (MEDICAL OFFICE)
TYPE OF CONSTRUCTION:	TYPE V-B (SPRINKLERED)
NUMBER OF STORIES:	SINGLE STORY
ALLOWABLE AREA:	27,000 SQ.FT.
ACTUAL BUILDING HEIGHT:	+30'-0" MAX.
FIRE SPRINKLERED:	YES (DIFFERED SUBMITTAL)
FIRE ALARM:	YES (DIFFERED SUBMITTAL)
GROSS BUILDING AREA:	±5,010 SQ. FT.
ALLOWABLE VS ACTUAL AREA:	27,000 SQ.FT. > ±5,010 SQ.FT.

PARKING DATA:

MEDICAL CLINIC: 1 PER EXAM ROOM; PLUS 1 PER 300 SQ.FT. OF AREA USED FOR OFFICE, CLINIC, TESTING, RESEARCH, ADMINISTRATION, AND SIMILAR ACTIVITIES ASSOCIATED WITH THE PRINCIPAL USE.

BUILDING 1 REQUIRED PARKING STALLS:
35 STATIONS + 1 150 ROOMS = 36 STALLS,
11,360 SQ.FT. / 300 = 38 STALLS,
36 + 38 = 74 PARKING STALLS REQUIRED.

BUILDING 2 REQUIRED PARKING STALLS:
6 EXAM ROOMS = 6 STALLS,
5,010 SQ.FT. / 300 = 17 STALLS,
6 + 17 = 23 PARKING STALLS REQUIRED.

TOTAL PARKING STALLS REQUIRED:	97 STALLS
STANDARD STALLS PROVIDED:	74 STALLS
ACCESSIBLE STALLS:	4 STALLS
ACCESSIBLE VAN STALLS:	2 STALLS
EVCS STALLS (4 EVSE STALLS TO BE INSTALLED):	17 STALLS
TOTAL STALLS PROVIDED:	97 STALLS
PARKING RATIO 97 x 1,000 / 16,370 = 5.92):	5.92/1,000
SHORT-TERM BICYCLE PARKING REQUIRED:	5 SHORT-TERM
SHORT-TERM BICYCLE PARKING PROVIDED:	6 SHORT-TERM
LONG-TERM BICYCLE PARKING REQUIRED:	2 SHORT-TERM
LONG-TERM BICYCLE PARKING PROVIDED:	2 SHORT-TERM

BUILDING COVERAGE:
11,360 SQ.FT. + 5,010 SQ.FT. = 16,370 SQ.FT. OF TOTAL BUILDING AREA
16,370 SQ.FT. / 86,994 SQ.FT. = 18.81% BUILDING COVERAGE.

LANDSCAPED AREA:
TOTAL LANDSCAPE AREA: 18,642 SQ.FT.

PAVED AREA:
TOTAL PAVED AREA: 43,044 SQ.FT.

FLOOR AREA RATIO:
FAR = .18.

APPL. NO. P23-00186 EXHIBIT A-2 DATE 03/30/2023

BRAULIOF
PW LAND PLANNING SECTION
CP1 - REVIEWED REVISIONS REQ'D
BRAULIO.FLORES@FRESNO.GOV
2023.05.17 11:18:14-07'00'

CITY OF FRESNO DARM DEPT

CLOUD REVISIONS WITH EACH RE-SUBMITTAL.

PROVIDE LEGAL DESCRIPTION

CP1

VICINITY MAP

CENTERLINE DESIGN, LLC
PLANNING - DESIGN - CONSULTING
1508 TOLLHOUSE ROAD, SUITE 'C'
CLOVIS, CALIFORNIA 93611
559-298-3060 (OFFICE)
559-298-3267 (FAX)

PROJECT
CONCEPTUAL SITE PLAN FOR:
DDYS FIRST AND GETTYSBURG
3147 EAST GETTYSBURG AVENUE
FRESNO, CA. 93726

STATUS

Current Release Date
01-17-2023
Planning Submittal
01-17-2023
Plan Check Submittal
--

REVISIONS

IDENTIFICATION

Scale
1"=20'-0"
Project Coordinator
BRYAN POK
Project No.
21-159
Sheet
A-0.1

PROPOSED SITE PLAN

April 24, 2023

Michael Tran
City of Fresno
Planning Department
2600 Fresno St. #3043
Fresno, CA 93721

Project: P23-00186 Medical Office Development

District CEQA Reference No: 20230339

Dear Mr. Tran:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the development permit application (PA) from the City of Fresno (City) for the proposed medical office development project. Per the PA, the project consists of two medical office buildings consisting of an 11,360 sq. ft. building and a 5,010 sq. ft. building with 97 new parking stalls (Project). The Project is located at 3147 East Gettysburg Avenue in Fresno, CA.

The District offers the following comments regarding the Project:

1) **Project Related Emissions**

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

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

1a) Construction Emissions

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

2) Clean Lawn and Garden Equipment in the Community

Since the Project consists of commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: http://www.valleyair.org/grants/cgym.htm and http://valleyair.org/grants/cgym-commercial.htm.

3) On-Site Solar Deployment

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

4) Electric Vehicle Chargers

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

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

5) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and

regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

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

5a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

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

5b) District Rule 9510 - Indirect Source Review (ISR)

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 20,000 sq. ft. for a medical office development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

5c) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings.

In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: http://www.valleyair.org/rules/currntrules/r4601.pdf

5d) District Regulation VIII (Fugitive PM10 Prohibitions)

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

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx

Information about District Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

5e) Other District Rules and Regulations

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

6) District Comment Letter

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

If you have any questions or require further information, please contact Jacob Torrez by e-mail at Jacob.torrez@valleyair.org or by phone at (559) 230-6558.

Sincerely,

Brian Clements
Director of Permit Services

For: Mark Montelongo
Program Manager

File No. 210.412

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

MICHAEL TRAN
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

JARED BRANDT, CENTERLINE DESIGN
1508 TOLLHOUSE ROAD, SUITE #C
CLOVIS, CA 93611

FR DPA No. 2023-00186

PROJECT NO: **2023-00186**

ADDRESS: **3147 E. GETTYSBURG AVE.**

APN: **427-261-25, 42, 23, 427-261-26**

SENT: **April 25, 2023**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
B	$16,784.00	NOR Review	$74.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$376.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $16,784.00	**Total Service Charge: $450.00**		

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 3/07/24 based on the site plan submitted to the District on 3/31/23 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

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

e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1.

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

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

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

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

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

_X_ None required.

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

_X_ Grading Plan

___ Street Plan

___ Storm Drain Plan

___ Water & Sewer Plan

___ Final Map

___ Drainage Report (to be submitted with tentative map)

___ Other

___ None Required

4. Availability of drainage facilities:

_X_ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

___ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

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

___ **d.** See Exhibit No. 2.

5. The proposed development:

___ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

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

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

FR DPA No. 2023-00186

5469 E. OLIVE - FRESNO, CA 93727 - (559) 456-3292 - FAX (559) 456-3194

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. **X** See Exhibit No. 2 for additional comments, recommendations and requirements.

Debbie Campbell

Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 4/25/2023 3:58:51 PM

Rick Lyons

Rick Lyons
Engineering Tech III

Digitally signed by Rick Lyons Date: 4/25/2023 9:38:29 AM

CC:

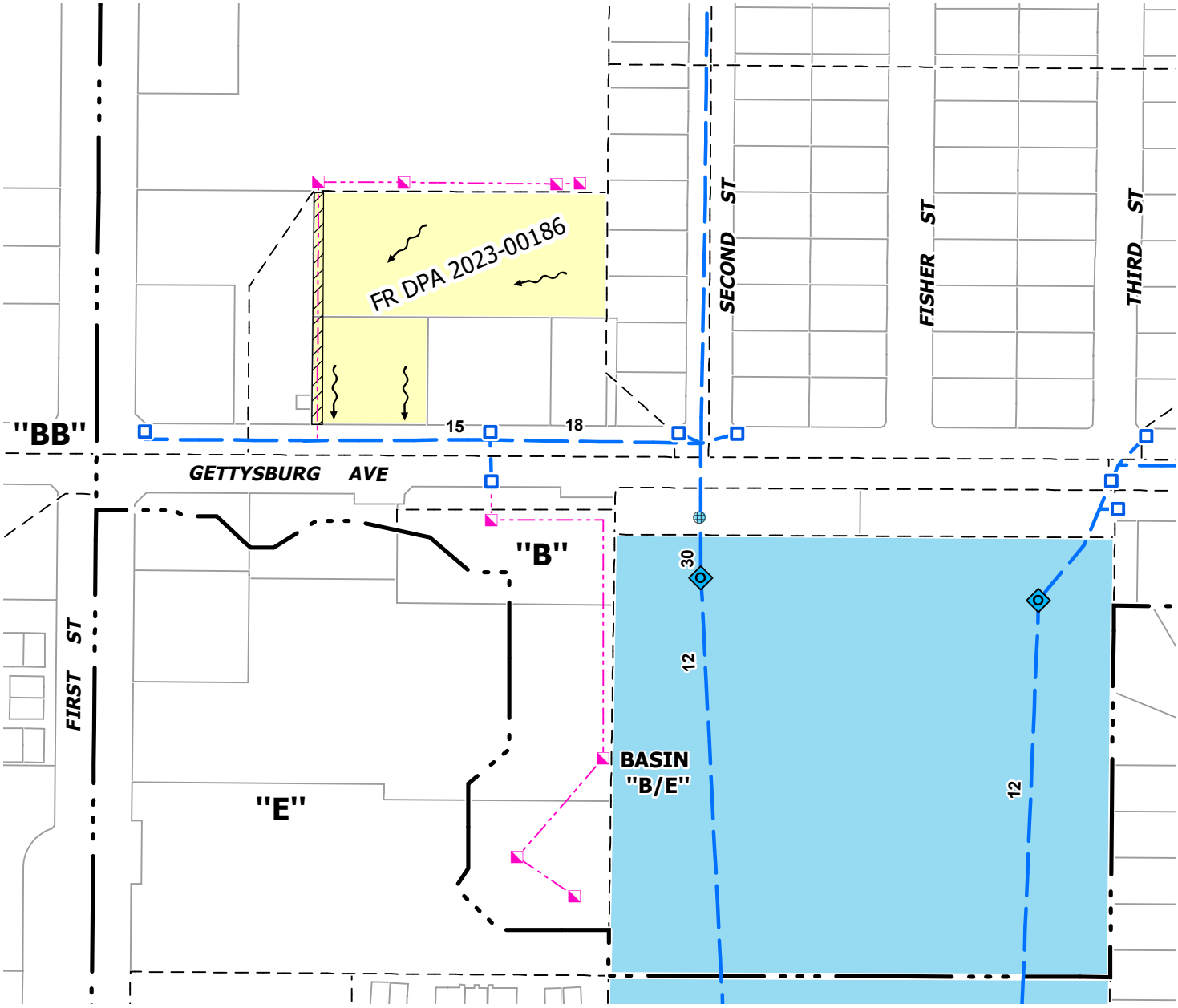
BRAD MORRIS, DDYS INVESTMENTS GRANITE PARK LLC

9036 N. BURGAN

CLOVIS, CA 93619

FR DPA No. 2023-00186

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



LEGEND

- Existing Master Plan Facilities
- Private Facilities
- Existing Temporary Inlet
- Existing Master Plan Outfall
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Private 8' Wide Storm Drain Easement
- Existing Basin
- Limits Of FR DPA 2023-00186

1 " = 200 '

FR DPA 2023-00186

DRAINAGE AREA "B"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: davide
Date: 4/25/2023
Path: K:\Autocad\DWGS\0EXHIBIT\CITYDPA\2023-00186.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

There is an existing eight-foot (8') wide private storm drain easement along the westerly property line of FR DPA 2023-00186 as shown on Exhibit No. 1.

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

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

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

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.

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

April 26, 2023

Michael Tran
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit No. P23-00186
N/E Gettysburg Avenue and First Street

Dear Mr. Tran:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application NoP23-00186 for which the applicant proposes to build two medical office buildings with 97 new parking stalls, APN: 427-261-25 and 26. 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.

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 Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

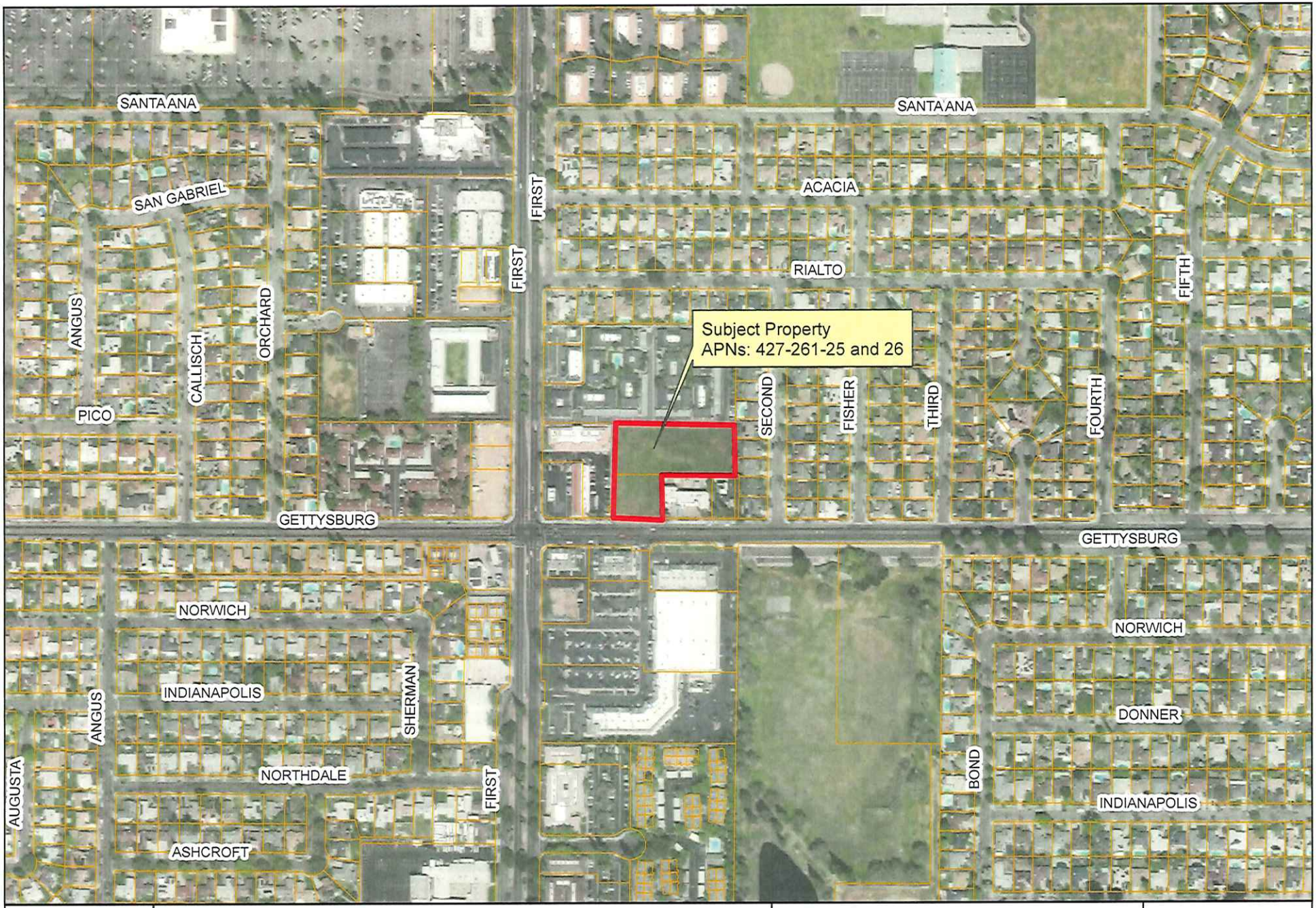
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Development Permit Application\P23-00186\P23-00186.doc

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



FRESNO IRRIGATION DISTRICT

Legend

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

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

Path: G:\Fidgis\20230223 FID Master.mxd
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404

0 200 400
Feet
1 inch = 399.88 feet