

Meeting Minutes 012

State Center West Campus



State Center Community College District

SIM-PBK Project Number: 18-14 (PBK 18165)

Date and Time 09/05/2018 at 3:00
Meeting Subject City of Fresno Pre-Development
Meeting Location Fresno City Hall
Meeting Facilitator Raleigh Sullivan
Attachments: Site Plan 2A Markup

Attendees:

Jim Polsgrove	City of Fresno- Capital Management Division
M. Scott Tyler	City of Fresno- Engineering
Sophia Pagoulatos	City of Fresno- Long Range Planning
Laura Gloria	City of Fresno- Deputy City Manager
Andrew Benelli	City of Fresno- Assistant Director/City Engineer
Jeff Brians	Blair, Church & Flynn- JBrians@bcf-engr.com
Raleigh Sullivan	rsullivan@sim-pbk.com

Distribution:

Attendees listed with e-mail, Kiesha Oliver, Brian Speece, Cliff Whittingstall, Scott Adams, Becky Barabe, John Smith, Alan Stilts
Submitted By: Raleigh Sullivan

Items Discussed

- 1) Raleigh Presented the current status of the plans and shared the outcomes of the prior days meeting with the MLK 2500 developers.
- 2) The City reiterated the following requests which were made the day before:
 - a. Pedestrian connection from college to proposed city park.
 - b. Alignment of access Street with Fairview.
 - c. 2 lane road straddling property line.
 - need for wet utilities under the road, and who pays for them TBD.) First person to develop the street pays for 2/3 of cost because needs to be wide enough to allow cars to pass one another until the remaining part is complete.
 - George Stated that the college doesn't want to pay for water under street. City stated that a deal needs to be worked out.
 - d. Parking access for city park during college's non-peak hours.
- 3) City will be "under grounding" the power lines as part of the overall neighborhood improvement program which they have planned.
 - a. PG&E has stated that the overall process of design through construction will take forty (40) months to complete.
 - b. Existing areal power lines will be functional until in ground power is available.
 - c. Conduit will be placed between the face of curb ad 10'-0" back from street. So, city doesn't recommend placing sidewalk or landscaping in this space, because the electrical lines will likely go in after the landscape (40 months VS 3 years, and any landscaping placed in this zone is likely to be destroyed.
 - d. To help with the landscaping issue the city might be able to place the conduit in advance but then it would have to pay.

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- e. PG&E Rule 20 people need to be involved in this discussion.
 - f. SIM-PBK to provide anticipated loading for fully built out site to Jim Polsgrove at the capital management division within the 1-2 months to keep overall progress going. Engineer recommends a number approximately 3x the phase 1 power needs.
 - g. Points of service/transformer locations also need to be provided to the city.
 - h. The limits of the PG&E district are between church and Jensen, and between MLK and walnut.
- 4) Built out project natural gas loads are needed by the city to make sure the distribution grid is adequate.
- 5) New drawings of the city's plans for Church, Walnut, and MLK street improvements will be available sometime after February.
- a. The street will be a three lane street- two directions with a center turn lane.
 - b. City is considering to allow parking along road side to alleviate student parking in neighborhoods like they do around other campuses.
 - c. City suggests that if parking is free (instead of charging like on other campuses) on campus then students will opt to park on campus instead of in the neighborhoods.
 - d. Scott noted that the street improvements were dependent on SB1 funding, but SB1 might get repealed by the California State, so they are thinking of alternative funding options.
 - e. The entire street is going to need to be replaced- its in bad shape now and will be even worse once all cutting and patching for utilities is done.
 - f. City will send public street concept drawings to design team when complete.
 - g. City to send cross section drawings of the development streets when those are available.
- 6) Grant funding is paying for some of the city's planned improvements in the area. The college and the city need to coordinate how the money is spent, and on what. Right now there is some overlap. Laura Gloria noted that there might be some ability to flex the rules of the grant, this will be known soon.
- 7) Sophia noted that the city has no jurisdiction over the property as an FYI is zoned Public and Institutional, the height and setback info associated with that are available on the city website.
- 8) The adjacent property is zoned RS-5 and Medium density residential.
- 9) The city did an initial CEQA analysis when planning the district. They anticipated 5,000 students on the site but didn't have any specific use or function assigned. Other than that the city will not be doing any further CEQA work. This will be for the college to do.
- a. The streets and surroundings will be designed per the South West Fresno district plan
 - b. The streets are expected to be congested once the campus is built out but congestion is considered to be better than taking away valuable space from the surrounding sites to make a larger road; which is less neighborhood friendly.
 - c. The city noted that State Center most likely did a CEQA analysis before buying the property but that it might want to re-visit it now that two of the buildings use an function are known.
 - d. There may be some kind of CEQA threshold for the landscape grant which needs to be addressed.
- 10) Raleigh Noted that State Center would like a city bus to drop off at the front door of the campus. The city is currently re-routing the busses so this might be possible. There are already a few stops near the campus, but a route might be looped through campus- the city doesn't like to route busses through campuses but will look at it.

Raleigh Sullivan SIM-PBK

END OF MINUTES

cc: File (012)

