

CITY OF FRESNO

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

FEBRUARY 20, 2019

CONDITIONAL USE PERMIT APPLICATION NOS.

P18-03222 AND P18-03223

4151 East Tulare Street (APN: 460-296-09)

The Planning Commission will consider Conditional Use Permit Application Nos. P18-03222 and P18-03223 at a noticed public hearing on February 20, 2019 at 6:00 p.m. or thereafter. Staff recommends that these special permit applications be recommended for approval, subject to the conditions listed in this document.

Project Description: Terri Dickerhoff of CGR Development has filed two applications:

1. Conditional Use Permit Application No. P18-03222 requests authorization to develop a 3,052-square-foot convenience store and service station with eight fueling positions on approximately ±0.56 acres located on the northwest corner of North Cedar Avenue and East Tulare Streets.
2. Conditional Use Permit Application No. P18-03223 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 (Package Store - sale of beer and wine for consumption off the premises where sold) license for the proposed convenience store.

Conditional Use Permit Application No. P18-03223 is recommended for denial.

The proposed project was determined to be exempt from the California Environmental Quality Act by the Planning Commission on February 20, 2019 through a Section 15332/Class 32 Categorical Exemption.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

Planner to check when completed		
The following items are required prior to issuance of building permits and/or certificate of occupancy:		
<input type="checkbox"/>	1.	Development shall take place in accordance with Exhibit A, E-1, E-2, F, and L dated February 20, 2019. Transfer all red line notes, comments, conditions, etc. to the corrected exhibit(s) and submit to planner <i>at least</i> 15 days prior to sign off of the site plan.
<input type="checkbox"/>	2.	Comply with the mixed-use 12-foot wide sidewalks and associated treatments as required per Fresno Municipal Code (FMC) Section 15-1104-F.

Conditions of Approval

Conditional Use Permit Application No. P18-03223 and P18-03223

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<input type="checkbox"/>	3.	Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through. (FMC Section 15-2419-D and 15-2422-C-2)
<input type="checkbox"/>	4.	Significant architectural or landscape features shall be provided at the corner of intersecting streets to enhance the streetscape. (FMC Section 15-2755-A-3)
<input type="checkbox"/>	5.	Solid waste enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc. (FMC Section 15-2016-D-6)
<input type="checkbox"/>	6.	Parking lots to have minimum 50% area with Surface Reflectivity Index (SRI) of ≥ 29 (FMC Section 15-2421-A)
<input type="checkbox"/>	7.	Air separator tanks shall be laid horizontally (FMC Section 15-2755-A-5)
<input type="checkbox"/>	8.	Relocate bicycle stalls to comply with FMC Section 15-2429-A-6.
<input type="checkbox"/>	9.	On-site lighting shall comply with FMC Section 15-2015. Demonstrate compliance by providing a photometric site plan.
<input type="checkbox"/>	10.	Fuel canopy shall be designed to be architecturally compatible with the proposed building (FMC Section 15-2755-C)
<input type="checkbox"/>	11.	IF ALCOHOL APPROVED: Development and use of the property shall comply with the (attached) Standard Fresno Police Department ABC CUP Conditions of Approval. Submit a copy of the Security Plan, as approved by the Fresno Police Department prior to commencement of land use activity. Please contact Detective Danny Kim at (559) 621-6529 regarding compliance with the conditions.
<input type="checkbox"/>	12.	Along Cedar Avenue, dedicate a 2' easement , for public pedestrian purposes, within the limits of this application. If needed, dedicate a corner cut for public street purposes at the intersection of Cedar Avenue and Tulare Street for ramp. 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.
<input type="checkbox"/>	13.	Along Tulare Street, dedicate a 4' easement for public pedestrian purposes, within the limits of this application.
<input type="checkbox"/>	14.	Modify south elevation of ground floor street-facing façade to include windows, doors, or other openings with transparent glazing for at least 50 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings

		fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)
<input type="checkbox"/>	15.	All street-facing windows shall be made transparent and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)
<input type="checkbox"/>	16.	All entry doors shall be unlocked during all hours of business.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Development and operation shall take place in accordance with the attached “Notes and Requirements for Entitlement Applications” as applicable.
- b) Development shall take place in accordance with the policies of the Fresno General Plan and the Downtown Neighborhoods Community Plan.
- c) Development shall take place in accordance with the NMX (*Neighborhood Mixed Use*) zone district and all other applicable sections of the FMC.
- d) All street-facing windows shall be made transparent and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)

2) IF ALCOHOL APPROVED: Alcohol Sales Use Requirements

- a) Verification of compliance with the conditions of Conditional Use Permit Application No. P18-03223 shall be demonstrated on annual basis. Cost of verification shall be
- b) Contact the California Alcoholic Beverage Control Department for the license to sell alcoholic beverages.
- c) Exercise of the special permit shall take place in accordance with all city, county, state, and federal laws and regulations, including ABC licensing requirements.
- d) Operations and development of the subject property shall occur in accordance with all requirements included within Section 15-2706 of the FMC pertaining to uses with Alcohol Sales, including but not limited to, the following:
 - i) Lighting. The exterior of the premise, including adjacent public sidewalks and all parking lots under the control of the establishment, shall be illuminated during all hours of darkness during which the premises are open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, required illumination shall be placed and/or shielded in a way that minimizes interference with the neighboring residences.

ii) Litter and Graffiti.

- Trash and recycling receptacles shall be provided by public entrances and exits from the building.
- The owner or operator shall provide for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises.
- The owner or operator shall remove graffiti within 48 hours.

iii) Pay Phones and Vending Machines. External pay phones and snack vending machines are prohibited.

iv) Video Surveillance.

- Establishments must equip a fully functional color digital video camera system.
- The system must continuously record, store, and be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The system must be maintained in a secured location inside of the business.
- The system shall have the correct date and time stamped onto the image at all times.
- The camera storage capacity should be for at least two weeks (14 calendar days). Such cameras must be capable of producing a retrievable and identifiable image that can be made a permanent record and that can be enlarged through projection or other means.
- If utilizing a digital video recorder, it must be capable of storing at least 14 days of real-time activities.
- The system shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a criminal investigation only.
- The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area.
- There shall be four exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot.
- All interior cameras shall record in color.
- All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

v) Signage.

- The provisions specified under Article 26, Signs and this subsection shall apply. Where conflict may occur between the provisions of Article 26 and this subsection, the

more restrictive provisions shall govern.

- The following copy is required to be prominently posted in a readily visible manner on an interior wall or fixture and not on windows:

"California State Law Prohibits the Sale of Alcoholic Beverages to Persons Under 21 Years of Age."

"No Loitering is Allowed On or In Front of These Premises."

"No Open Alcoholic Beverage Containers are Allowed on These Premises."

- No more than 15 percent of the square footage of each window and clear door that is visible to the public from a public thoroughfare, sidewalk, or parking lot of an off-sale alcohol retail outlet shall bear advertising, signs, or other obstructions of any sort.

The area covered by signs or advertising includes all clear areas within signs or advertising, such as the clear area within neon signs.

Signage, advertising, or other obstructions inside or outside the establishment that are not physically attached to the windows or doors, but are visible from a public thoroughfare, sidewalk, or parking lot in the same manner as if they were physically attached is included in the 15 percent limitation.

Any signage required by law shall not count towards the 15 percent limitation, but shall nonetheless follow rules related to visual obstruction.

- Advertising and signage on windows and clear doors shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlets, including the area in which the cash registers are maintained, from exterior public sidewalks, parking lots, or entrance to the outlets.
- Any establishment located within 250 feet of a sensitive use may not advertise alcohol sales in a manner visible from the outside of the establishment, such as from a public thoroughfare, sidewalk, or parking lot.

vi) Loitering and Other Nuisance Activities. The operation of the establishment shall not result in repeated nuisance activities on the property, which may include, but are not limited to, repeated disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, alcoholic beverage and tobacco sales to minors, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, graffiti, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or other violations of City, State, or federal laws, especially when contributing to a proportionally high rate of police reports and arrests to the area.

vii) Training. The owners and all employees of the establishment who are involved in the sale of alcoholic beverages must complete approved course(s) in training of liquor sales and handling within sixty days after approval of the Conditional Use Permit becomes final, or for employees hired after the approval of the Conditional Use Permit, within sixty days from the date of hire. To satisfy this requirement, a certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service

(CCC/RBS) or other certifying or licensing body designated by the State of California.

- viii) Compliance with Laws. The establishment must remain in compliance with all local, State, and federal laws, regulations, and orders, as well as all conditions of approval imposed on the use. This includes compliance with annual City business license fees.
- ix) Posting of Conditions. A copy of all conditions of approval and training requirements shall either be posted in a conspicuous and unobstructed place near the entrance, cashier counter, or customer service area of the establishment or posted in an employee area and provided upon request (e.g. via flyer or brochure) to patrons and enforcement officials.
- x) Prohibited Products. The sale or distribution of one or more of the following shall be prohibited.
 - Wine in containers of less than 750 milliliters.
 - Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of four-packs or greater.
 - Distilled spirits in containers of less than 375 milliliters.
 - Paper or plastic cups in quantities less than their usual and customary packaging.

3) City and Other Services

- a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies:
 - Fresno Unified School District dated December 19, 2018
 - Traffic Engineering dated December 27, 2018
 - Fresno Metropolitan Flood Control District dated January 10, 2019
 - Fresno Area Express
 - Need to ensure the sidewalk does not exceed a slope of 2% to maintain ADA accessibility at the stop. Currently the slope is not in compliance.
 - Need a minimum of 8' of sidewalk from back of curb for stop amenities. FAX requests Standard E-35 be applied to the project, with the box to be located at a location determined by FAX Capital Developments Specialist. This stop is programmed to receive new upgraded amenities. An additional 2' x 25' of concrete behind the bus top location would enhance the accessibility of the area. FAX staff can share the stop plans to ensure a great project.
 - Police Department
 - Per Alcohol Beverage Control Form 245 (see attached), the location (premises) is located in a High Crime reporting District. The reporting district average a number of criminal offenses is 543. The total number of Crime Offenses in that reporting district is 1,044 offenses which are more than that allowed. Furthermore, Roosevelt High School is directly across the street from this

location. For these reason, the Fresno Police Department OPPOSES the application of a new Type 20 Alcohol Beverage Conditional Use Permit.

- Please consider combating crimes through the implementations of Crime Prevention Through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days (14) of recordings has the ability to play back and is downloadable.
- Solid Waste Division
 - General Findings: This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.
 - General Requirements:
 - 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 serviced weekly.
 - 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.
- Sewer Division
 - The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in the alley between East Iowa and East Tulare Avenues. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:
 - Installation of sewer house branch(s) shall be required.
 - Street work permit is required for any work in the Right-of-Way.
 - On-site sanitary sewer facilities shall be private.
 - Abandon any existing on-site private septic systems.
 - The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 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:

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

- 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 charges.
- Water Division
 - On-site water facilities shall be private.
 - Installation of water meter shall be required.
 - 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.
 - 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.
 - The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - 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.
 - 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.
 - 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.
- Fresno County Department of Public Health
 - Prior to issuance of building permits, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
 - Prior to operation, the applicant shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
 - Prior to alcohol sales, the applicant shall obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
 - Prior to the issuance of building permits, the applicant shall submit three (3) sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health,

Environmental Health Division. Contact the Certified Unified Program Agency (CUPA), at (559) 600-3271 for more information.

- o Prior to occupancy, the applicant shall apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- o Facilities proposing to 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. Any business that handles a hazardous material or hazardous waste may 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 Certified Unified Program Agency at (559) 600-3271 for more information.

4) Miscellaneous Requirements

- a) 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:
 - (i) 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;
 - (ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - (iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b) Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management 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.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Jarred Olsen in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

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 the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans 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 special permit must be commenced by within three years from the date of Planning Commission approval, pursuant to FMC Sections 15-5013-A, C, D and E. An extension of up to one additional year may be granted, provided that the findings required under 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.

Enclosures: Exhibits
Comments from Partner Agencies & Departments
Notes and Requirements for Entitlement Applications
Landscape Certification Form



SUBJECT: Conditions of Approval for **P18-03222**

DATE: December 27, 2018

TO: Jarred Olsen
Development and Resource Management Department

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

APN: 460-296-09

ADDRESS: 4151 East Tulare Avenue

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
X	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. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information on the site plan:

A. GENERAL REQUIREMENTS

1. Properly identify and dimension property lines and easements.

B. OFFSITE INFORMATION:

1. Identify existing and proposed curb, gutter, sidewalks (provide width), accessibility ramps (provide radius), street lights (specify if wood or metal pole), traffic signals, utility poles, boxes, guy wires, signs, bus stop benches, trash receptacles, etc.
2. Identify the required 4' minimum path of travel along the public sidewalk adjacent to property. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. ONSITE INFORMATION:

1. Identify a 12' visibility triangle at all driveways and points of ingress/egress into public right of way per Fresno Municipal Code (FMC) 15-2018B.
2. **Parking Lot:**
 - a. **Stalls:** Identify the 3' vehicular overhang adjacent to continuous curbing,
 - b. Identify directional arrows at beginning and end of aisles.
 - c. Identify lighting and accessibility signage.

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.

Repair all damaged and/or off grade off-site concrete street and alley 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 in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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

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

Cedar Avenue: Arterial

1. Dedication Requirements
 - a. Dedicate a **2'** **easement**, for public pedestrian purposes, within the limits of this application.
 - b. If needed dedicate a corner cut for public street purposes at the intersection of Cedar Ave and Tulare Street for ramp.
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**.
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A2"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - d. Where missing construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern.
 - e. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - f. If not existing 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-7** for Arterials.
 - g. Modify or replace the 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. Reference Public Works Standards **P-24 thru P-27, P-28, P-30 thru P-32**.

Tulare Street: Collector

1. Dedication Requirements
 - a. Dedicate a **4' easement** for public pedestrian purposes, within the limits of this application.
2. Construction Requirements:
 - a. Construct driveway approaches 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**. **Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A2"**.
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A2"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - d. Where missing construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern.
 - e. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).

Alley:

1. Construct a concrete alley approach to Public Works Standard **P-13**.
2. Construct alley paving per Public Works Standard **P-12**.
3. Provide a **12'** visibility triangle at all points of ingress/egress, per Fresno Municipal Code (FMC) 15-2018B.

Street and Alley Construction Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Harmanjit Dhaliwal) at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.
2. If Electric Vehicle Charging Stations are required per DARM, provide a detail for the proposed/future equipment to verify sufficient space is available.
3. Install **30"** state standard "STOP" signs at locations shown. A "right turn only" sign is also required, at the same location; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. 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.
4. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A1 and A2"**. No obstructions shall be within the **3'** overhang.

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.

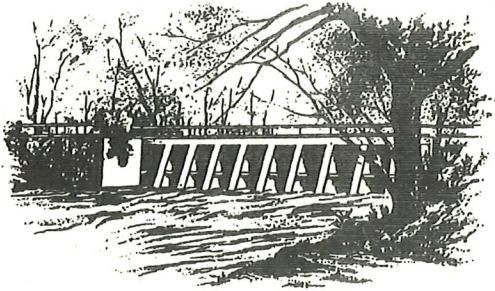
Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

Cedar Avenue: Arterial

1. Where missing construct a raised concrete median with a 250' left turn pocket and construct pavement as needed. Details of said street shall be depicted on the approved street plans. Construct concrete median cap per Public Works Standard **P-62**.

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.

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.



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

December 28, 2018

Mr. Jarred Olsen
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit, Planning Application No. P18-03223
N/W Tulare and Cedar avenues

Dear Mr. Olsen,

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P18-003223 for which the applicant proposes the construction of a convenient store and gas station, APN: 460-496-09. FID has the following comments:

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

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

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

PUBLIC AGENCY

JARRED OLSEN
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

TERRI DICKERHOFF, SKW CAPITAL
2100 SANDERS RD
NORTHBROOK, IL 66062

PROJECT NO: **2018-03223**

ADDRESS: **4151 E. TULARE AVE**

APN: **460-296-09**

SENT: *1/19/19*

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
I13	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$150.00		

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 2/28/19 based on the site plan submitted to the District on 12/13/18 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.

FR CUP No. 2018-03223

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

1. a. Drainage from the site shall BE DIRECTED TO CEDAR AVENUE AND/OR TULARE AVENUE.
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

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

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

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

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

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

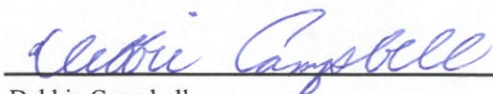
FR
CUP No. 2018-03223

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

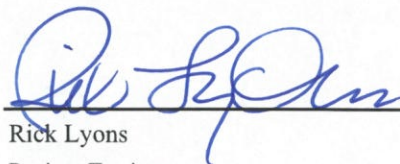
Page 3 of 4

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.

FR
CUP
No. 2018-03223



Debbie Campbell
Design Engineer



Rick Lyons
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

SHEHADEY PROPERTIES, LTD

144 E. BELMONT AVE.

FRESNO, CA 93701

FR CUP No. 2018-03223

OTHER REQUIREMENTS
EXHIBIT NO. 2

No surface runoff shall be directed towards the alley.

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.

Development No. CUP 2018-03223



Fresno Unified School District

Preparing Career Ready Graduates



Facilities Management & Planning

BOARD OF EDUCATION

Claudia Cazares, President
Carol Mills, J.D., Clerk
Valerie F. Davis
Genoveva Islas
Elizabeth Jonasson Rosas
Major Terry Slatik USMC (Retired)
Keshia Thomas

SUPERINTENDENT

Robert G. Nelson, Ed.D.

December 18, 2018

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

Re: **APPLICATION NO. P18-03222**
4151 E. TULARE AVE.

Dear Mr. Olsen,

In response to your request for school district information regarding the above planning application for the proposed construction of a 3,000 square-foot '7-Eleven' convenience store with gas station to be located at 4151 East Tulare 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 \$0.61 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.

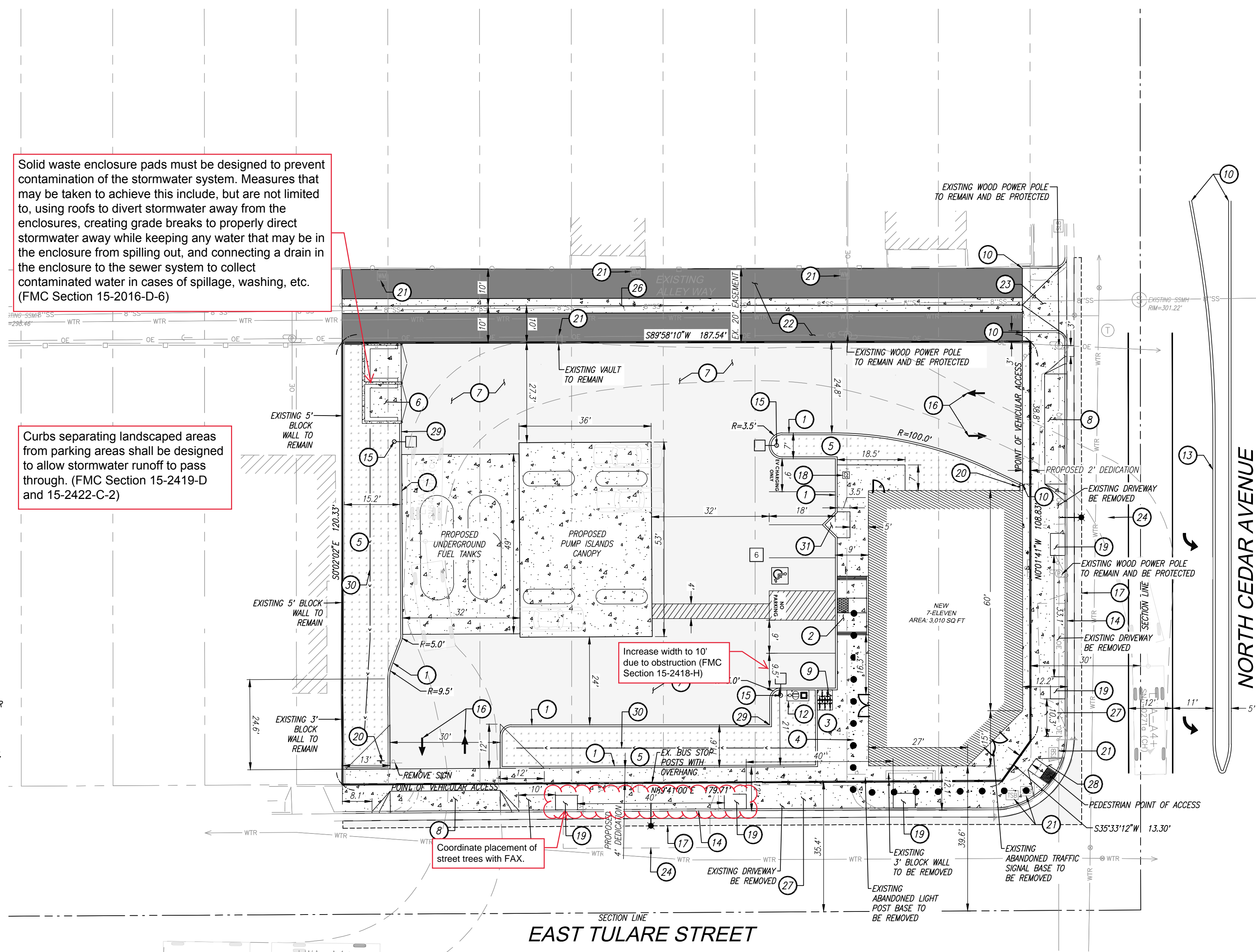
Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

c: Terri Dickerhoff, Applicant/Agent



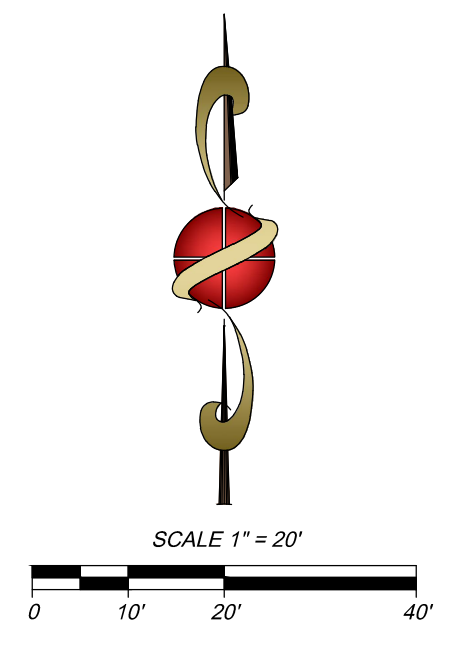
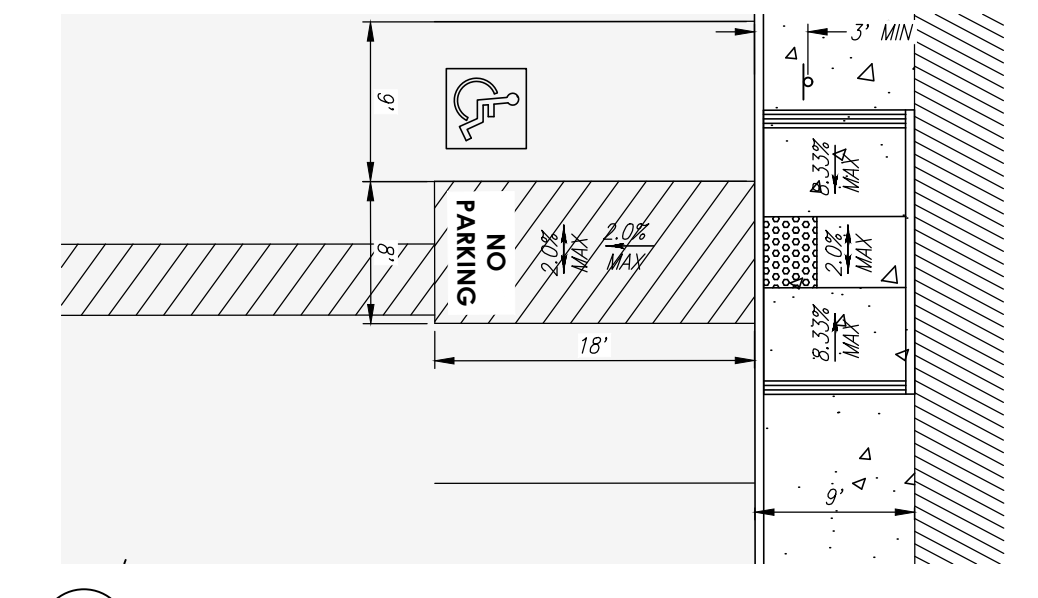
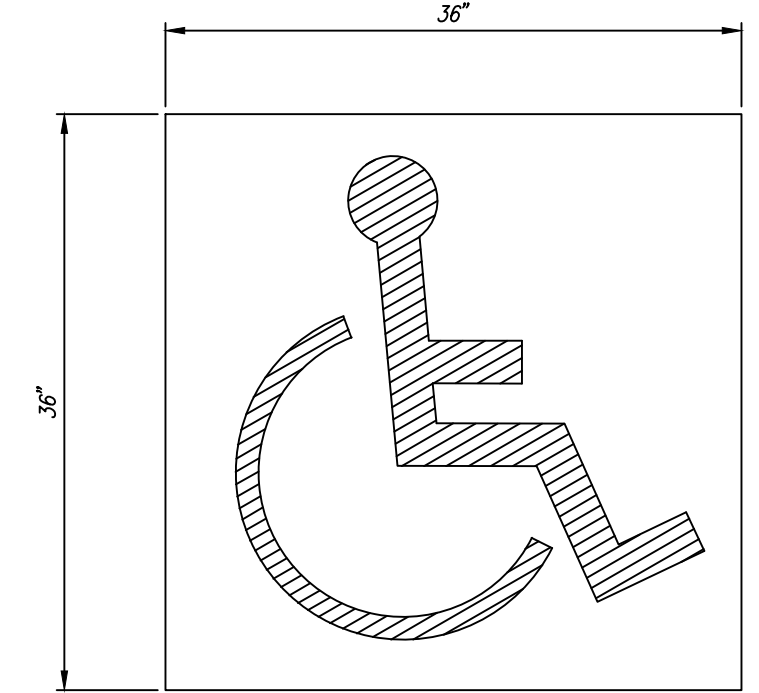
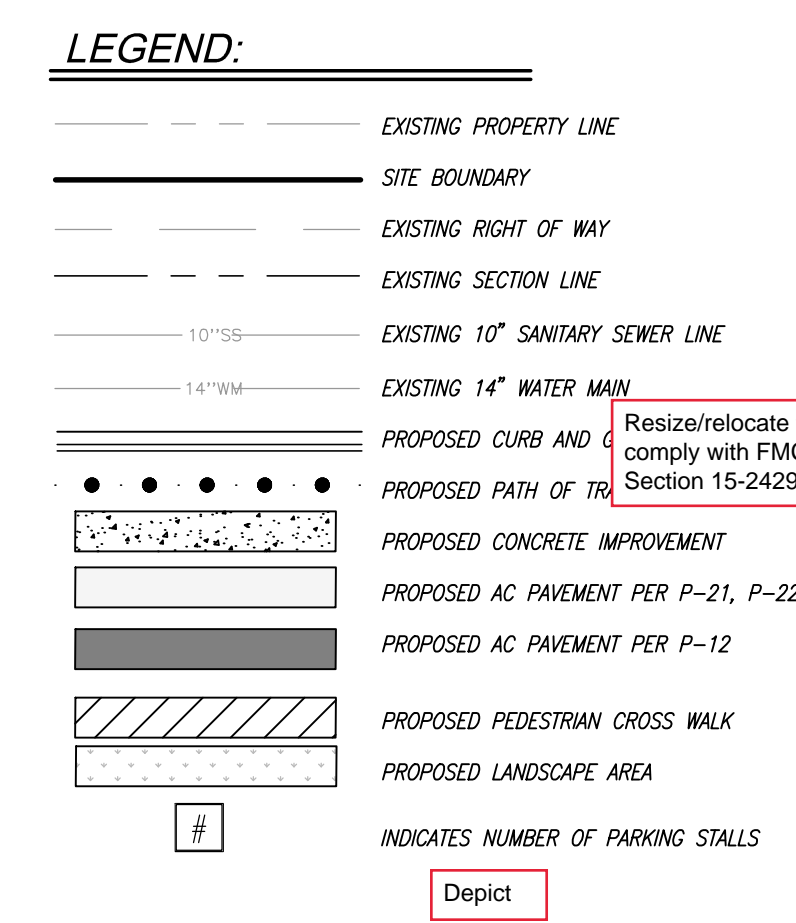
- GENERAL NOTES**
- REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
 - WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-442-2444
 - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA
 - DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS
 - UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE DIRECTOR
 - ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8900, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
 - ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS. 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-29, P-30, P-31 & P-32
 - CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

Solid waste enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc. (FMC Section 15-2016-D-6)

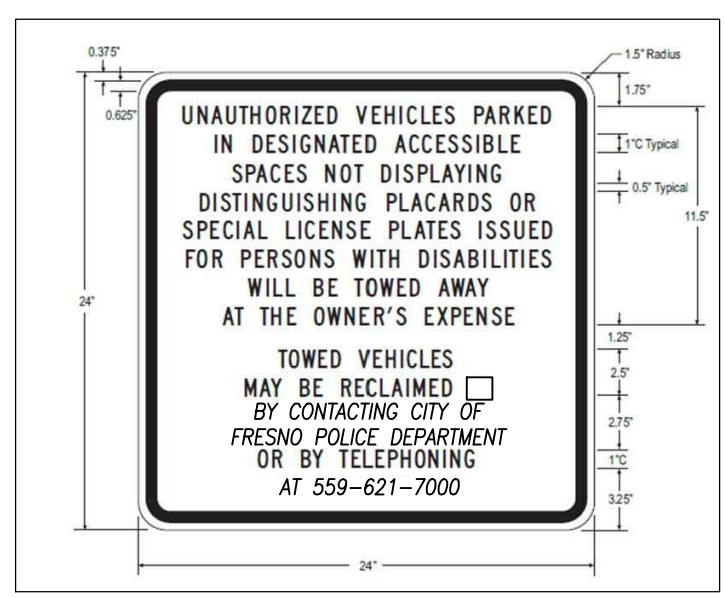
Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through. (FMC Section 15-2419-D and 15-2422-C-2)

Increase width to 10' due to obstruction (FMC Section 15-2418-H)

Coordinate placement of street trees with FAX.



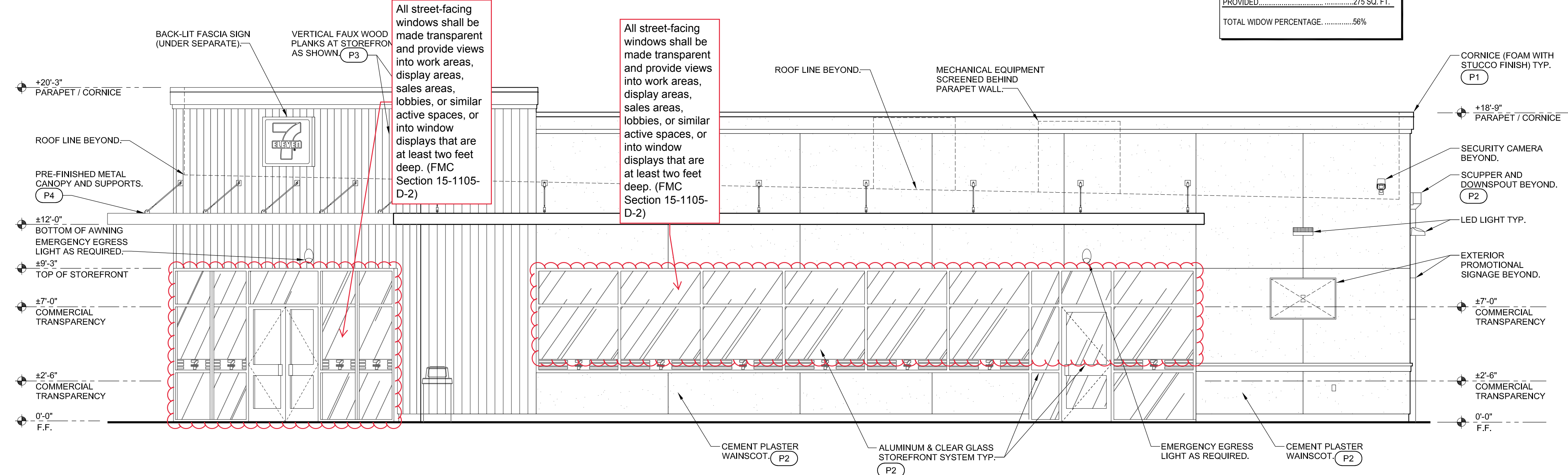
- KEYNOTES**
- PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
 - PROPOSED ACCESSIBLE RAMP PER DETAIL THIS SHEET
 - PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5
 - PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL SPACES AISLE TO MAIN ENTRANCE OF TENANT SPACE
 - PROPOSED LANDSCAPE AREA
 - PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
 - PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21, P-22, & P-23
 - PROPOSED 30' DRIVEWAY APPROACH PER CITY OF FRESNO STANDARD P-2, P-6 & P-48. PROVIDE 10' OF RED CURB ON EITHER SIDE OF APPROACH
 - PROPOSED BICYCLE PARKING
 - PROPOSED CURB TAPER
 - PROPOSED HEAVY TANK
 - PROPOSED AIR/WATER STATION
 - PROPOSED MEDIAN PER CITY OF FRESNO STD. P-62 AND MEDIAN CURB PER CITY OF FRESNO STD. P-9. TO BE SUBMITTED ON STREET PLANS FOR REVIEW
 - PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
 - PROPOSED SITE LIGHT
 - PROPOSED PAINTED DIRECTIONAL ARROWS
 - PROPOSED LIMIT OF SAWCUT
 - PROPOSED EV CHARGER
 - PROPOSED 4'x6' TREE WELL PER CITY OF FRESNO STD. P-8
 - INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R5-5 (RIGHT) DIRECTLY BELOW
 - ADJUST UTILITY BOX TO GRADE
 - CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
 - CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
 - PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
 - PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
 - CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
 - PROPOSED 12" SIDEWALK PER CITY OF FRESNO STD. P-5
 - PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
 - PROPOSED CURB CUT
 - PROPOSED SWALE
 - PROPOSED TREE WELL



- NOTES:**
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - 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.
 - THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 - THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 - EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.
- D** ACCESSIBLE ENTRY SIGN
 NOT TO SCALE

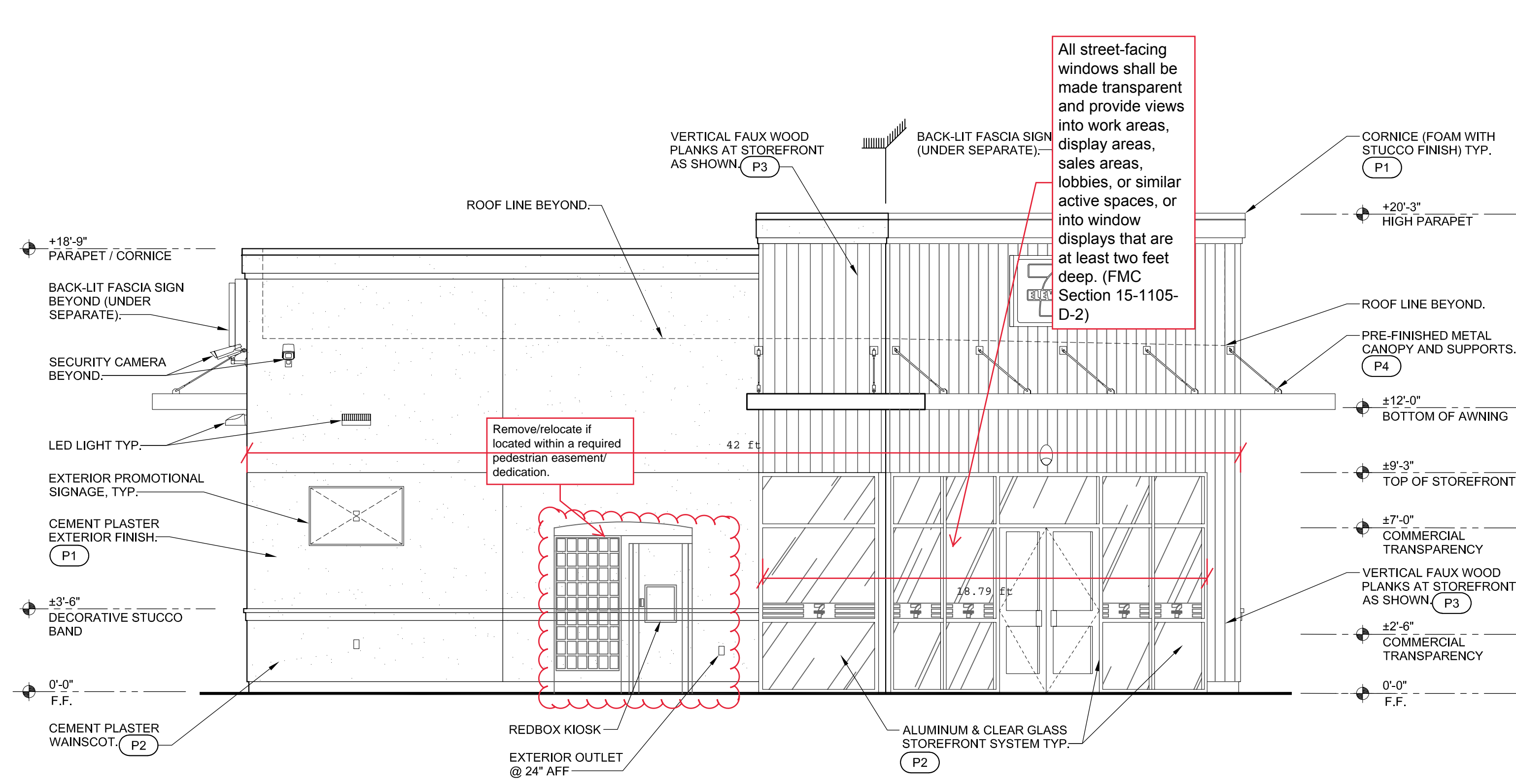
APPL NO. P18-03222 EXHIBIT A DATE 2/20/2019
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GROUND FLOOR COMMERCIAL TRANSPARENCY TABLE, REQUIRED	50% WALL AREA BETWEEN 2.5' A.F.F. TO 7'-0" A.F.F.	487 SQ. FT.
WINDOW SQ. FOOTAGE PROVIDED	275 SQ. FT.
TOTAL WINDOW PERCENTAGE	56%



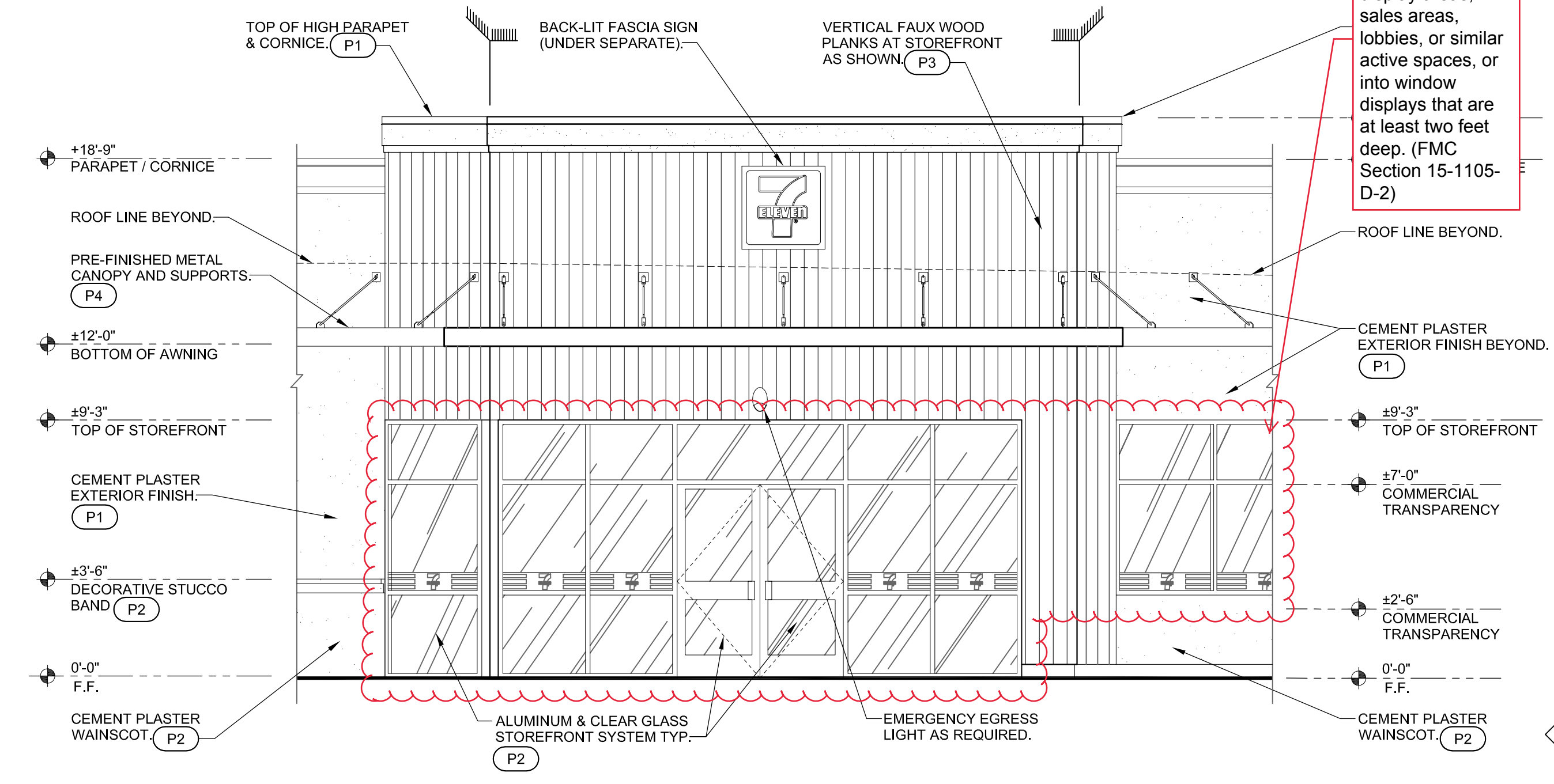
EXTERIOR ELEVATION EAST
(NORTH CEDAR AVENUE BUILDING SIDE)

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION SOUTH
(EAST TULARE AVENUE BUILDING SIDE)

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION SOUTH EAST CORNER
(ANGLE WALL FACING INTERSECTION)

SCALE 1/4" = 1'-0"

All street-facing windows shall be made transparent and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)

All street-facing windows shall be made transparent and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)

All street-facing windows shall be made transparent and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)

Remove/relocate if located within a required pedestrian easement/dedication.

Modify south elevation of ground floor street-facing façade to include windows, doors, or other openings with transparent glazing for at least 50 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. (FMC Section 15-1105-D-2)

PRELIMINARY
NOT FOR CONSTRUCTION



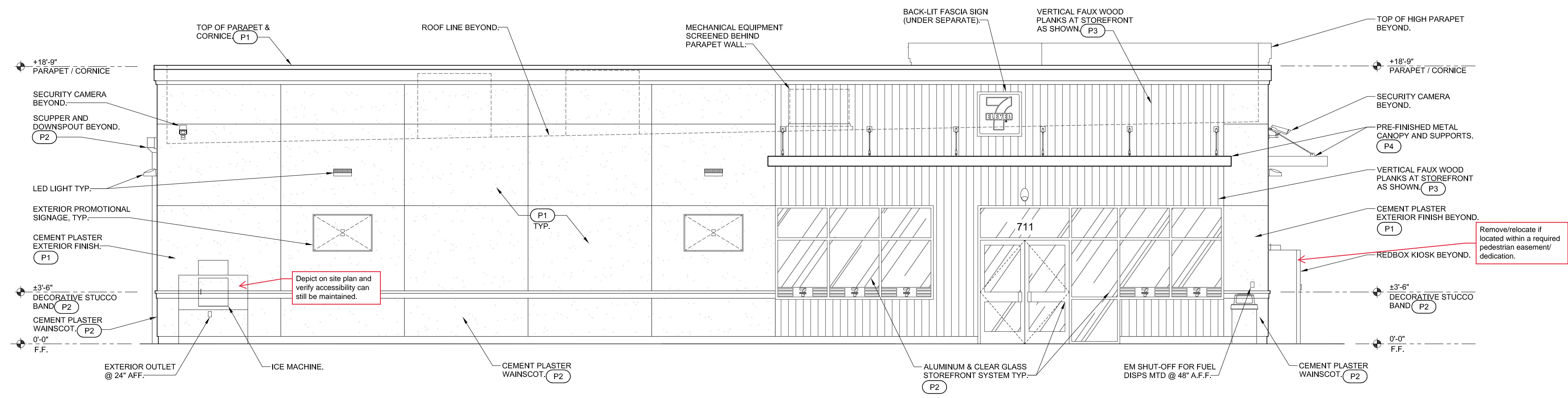
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

7-ELEVEN #—
W/GAS STATION
Cesar & Tabor
Fresno, CA

APPL NO. P18-03222 EXHIBIT E-1 DATE 2/20/2019
 PROJ ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

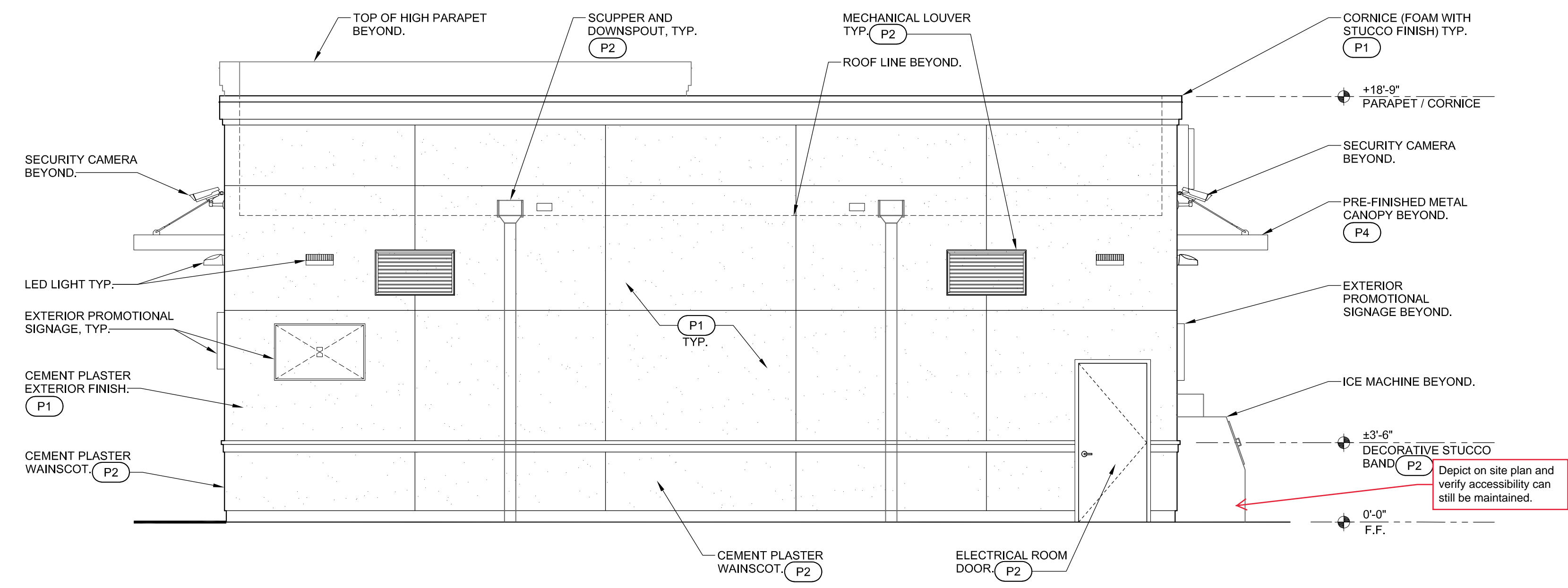
TITLE
EXTERIOR ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234



EXTERIOR ELEVATION WEST

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION NORTH

SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

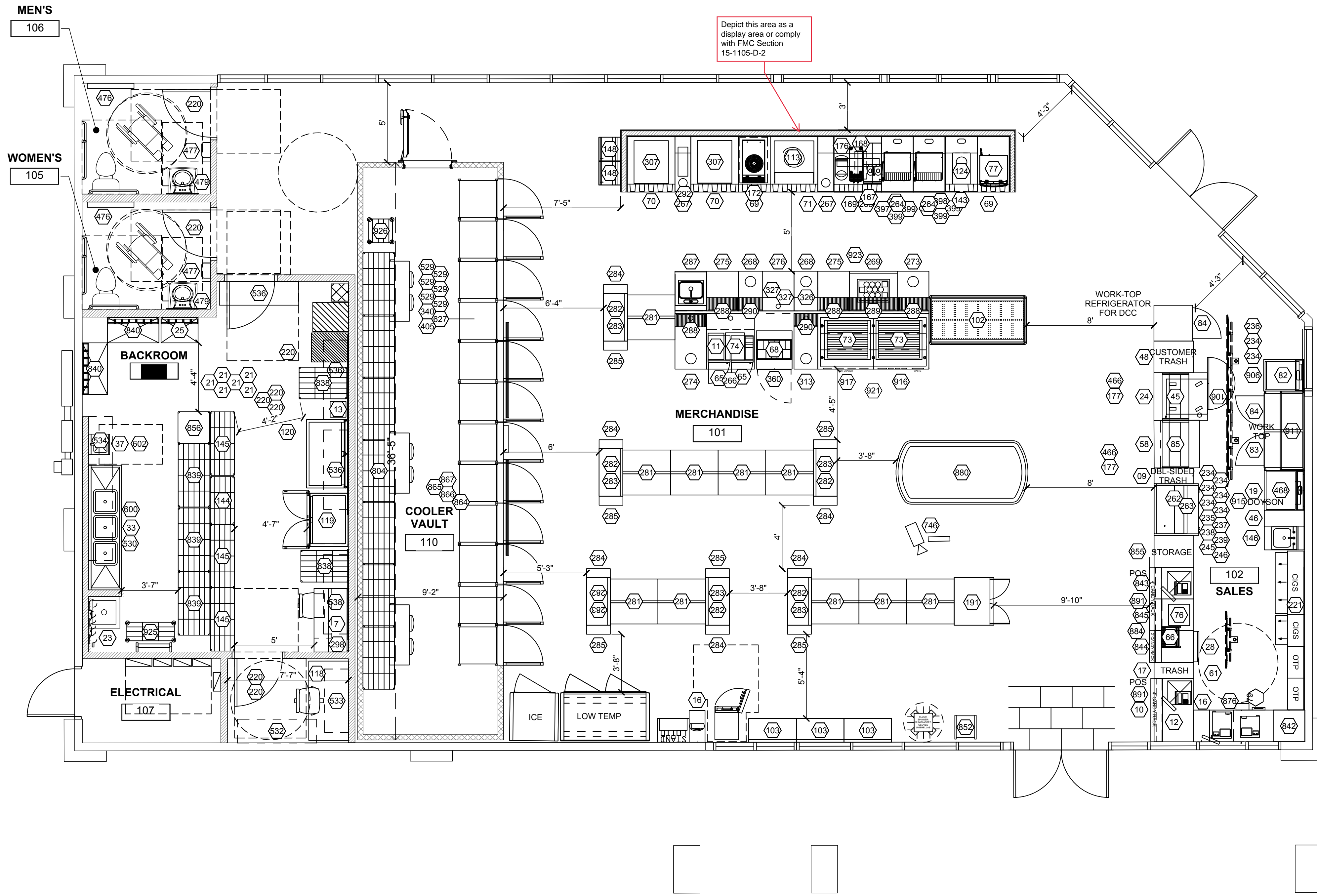
7-ELEVEN #—
W/GAS STATION
Cesar & Tabor
Fresno, CA

APPL NO. P18-03222 EXHIBIT E-2 DATE 2/20/2019
 PROJ ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

TITLE
EXTERIOR ELEVATIONS

DATE
 09.24.18
 PROJECT NO.
 18-234

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LAYOUT INFORMATION

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERCH. DOORS	1
NOVELTY CASE	1
BAKERY CASE	1 (LG)
SLURPEE BARRELS	8

GONDOLA UNITS (60"H)	20
END CAPS (60"H)	06
POWER WINGS	(12) - NOT IN TOTAL
LOW WALLS (36"H)	03
HIGH WALLS (72"H)	00
TOTAL	29

TOTAL SQ FT	= 3,202 SF
SALES FLOOR AREA	= 2,114 SF

GAS: YES LIQUOR: NO
BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 68
TRAVEL DISTANCE (<200) = 100'
COMMON PATH OF TRAVEL (<75) = 40'
RESTROOMS REQUIRED = 2
EXITS REQUIRED = 2

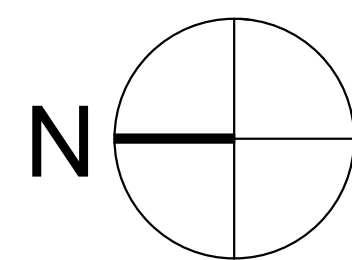
OVERHEAD SHELVES = 38 FT
FLOOR SHELVES = 35 FT

WALL TYPE LEGEND

EXISTING WALL	
EXISTING COLUMN	
NEW WALL	
NEW PARTIAL HEIGHT WALL	
NEW COOLER WALL	

OCCUPANCY CALCULATION

MERCHANDISE	1835 SF	/	30	=	62 PEOPLE
KITCHEN / SALES	279 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	840 SF	/	300	=	3 PEOPLE
OFFICE	48 SF	/	100	=	1 PERSON
RESTROOM	200 SF	/	N/A	=	0 PEOPLE
TOTAL				=	68 PEOPLE



1042810 - FRESNO, CA - LAYOUT 5

4151 E. TULARE
FRESNO, CA

SCALE: 1/4"=1'-0"

APPROVED: YES NO
00/00/00

11/12/18

APPL NO. P18-03222 EXHIBIT F DATE 2/20/2019
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

Description	
Date	
Rev. #	
7-ELEVEN, INC. 3200 Hackberry Rd., Irving, Texas 75063 7-11 #1042810 4151 E. TULARE FRESNO, CA	
 520 South Main Street, Suite 2531 Akron, OH 44311 330.572.2100 Fax: 330.572.2102	
Job#: 2018111.33	Scale: AS NOTED
Date: 11/12/18	Drawn By: TB
Checked By: PO	
<small>Documents prepared by GPD Group are to be used only for the specific project and specific use for which they are intended. Any extension or use by any other party without the expressed, written consent of GPD Group is done at the user's own risk. GPD Group makes no warranty, specifically intended, user will hold GPD Group harmless from all claims and losses.</small>	
SHEET: _____	

SOIL REPORT NOTES

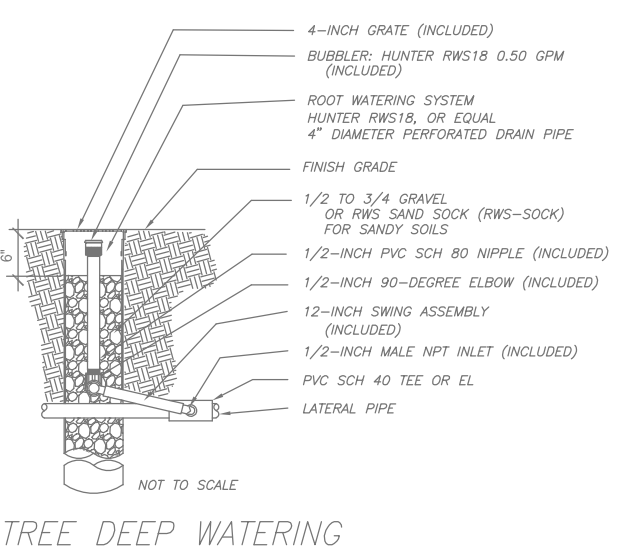
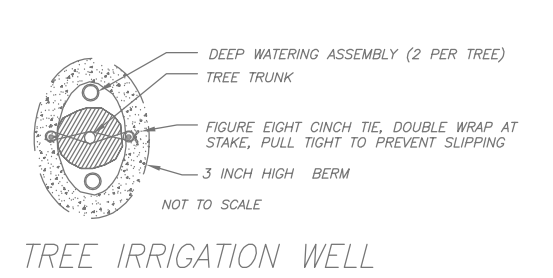
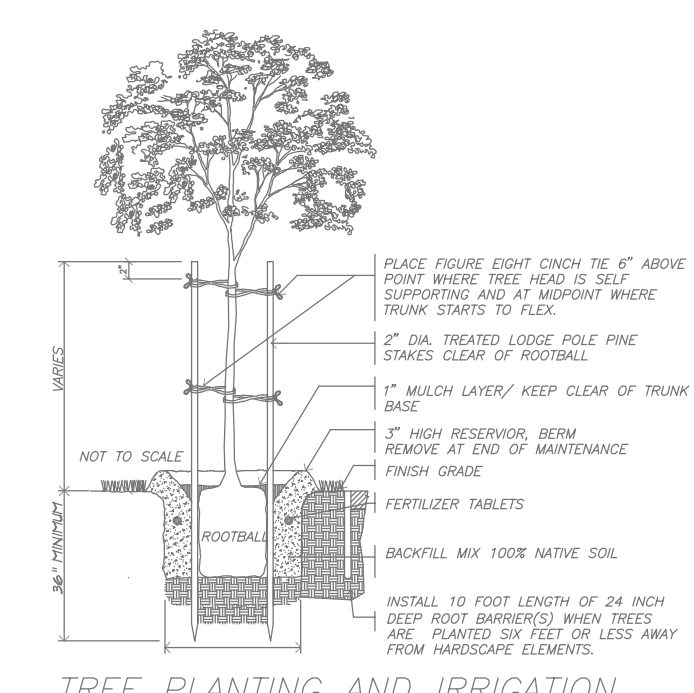
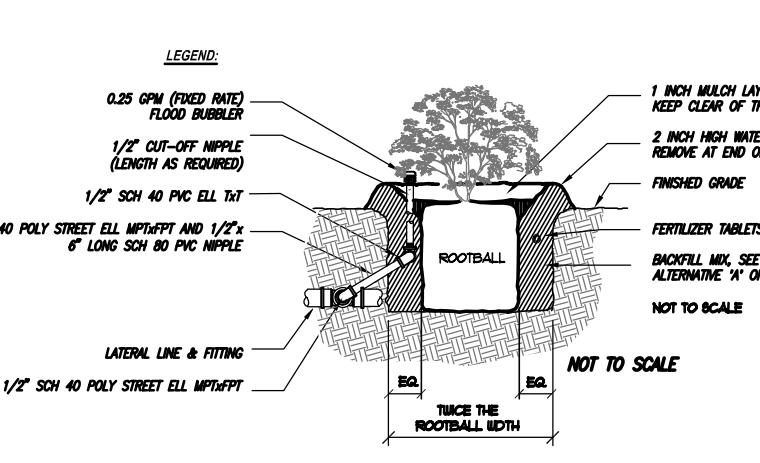
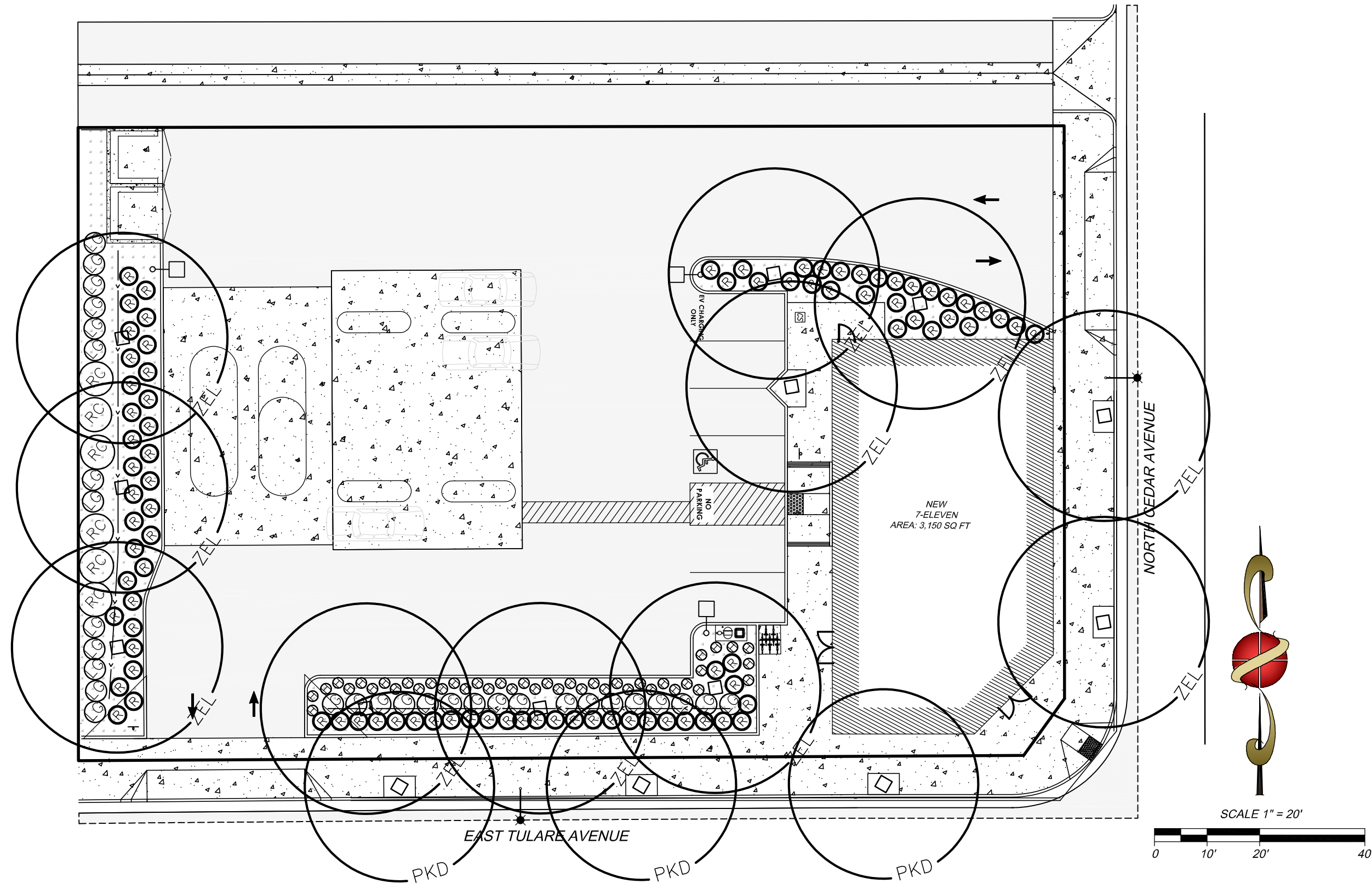
1. AFTER THE SITE HAS BEEN CLEARED OF DEBRIS AND PRIOR TO CONSTRUCTION BEGINNING, A SOILS SAMPLE IS TO BE OBTAINED TO DETERMINE SOIL FERTILITY. THE SOIL SAMPLE IS TO BE OBTAINED PER THE RECOMMENDATIONS OF THE SOIL TESTING LABORATORY. THE SOIL FERTILITY RESULTS ARE TO BE MADE AVAILABLE TO THE LANDSCAPE CONTRACTOR PRIOR TO WORK BEGINNING. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT OR PROJECT ACCEPTANCE, THE PROJECT APPLICANT OR DESIGNEE SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF THE SOIL ANALYSIS REPORT RECOMMENDATIONS WITHIN THE LANDSCAPED AREA TO THE CITY WITH THE CERTIFICATE OF COMPLETION.

PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK, MATERIALS, EQUIPMENT AND SERVICES FOR PERFORMING THE PLANTING, APPEARING ON THE CONSTRUCTION DRAWINGS FOR THE INSTALLATION OF THIS PROJECT.
 2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CLIENT REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
 4. SEE DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS.
 5. THE CONTRACTOR SHALL REFER TO THE PLANS AND SPECIFICATIONS WHEN PREPARING THE BID. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF THE PLANT MATERIAL IMMEDIATELY AFTER THE SIGNED OF THE CONTRACT WITH THE OWNER. PLANTS SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID NAME AS SPECIFIED IN THE PLANT LEGEND. CONTRACTOR SHALL REFER TO THE SUNSET WESTERN GARDEN BOOK FOR COMPLETE DESCRIPTIONS OF PLANT MATERIALS. SUBSTITUTIONS OF PLANT TYPES AS SPECIFIED IN THE DRAWINGS ARE NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE CITY OF FRESNO AND/OR LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL BE SUBMITTED IN WRITTEN FORM. CONTRACTOR SHALL CONTACT CLIENTS REPRESENTATIVE IMMEDIATELY WITH ANY DISCREPANCY OR UNAVAILABILITY ISSUES. FAILURE TO MAKE SUCH CONTACTS KNOWN TO CLIENTS REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE INAPPROPRIATE MATERIALS AT NO EXPENSE TO OWNER.
 6. ALL PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS SHALL BE OF ADEQUATE SIZE AS SPECIFIED ON THE PLANS AND BE IN GOOD CONDITION UPON ARRIVAL AT THE PROJECT SITE. THEY SHALL BE FREE OF BROKEN LIMBS, CUTS OR ABRASIONS TO ITS TRUNK AND LIMBS, SUN SCALDED LEAVES, INSECT INFESTATIONS, DISEASES, FUNGI AND SHOW NO SIGNS OF DISTRESS FROM LACK OF WATERING. ALL SUBSTANDARD PLANT MATERIAL WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 7. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
 8. NO PLANTING WORK SHALL BEGIN UNTIL THE FOLLOWING HAS BEEN COMPLETED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO: DRAINAGE SYSTEM, IRRIGATION SYSTEM, FINAL GRADES HAVE BEEN ESTABLISHED, SOIL PREPARATION AND PLANTING AREAS HAVE BEEN PROPERLY GRADED.
 9. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT THE CLIENTS REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO PRECISION CIVIL ENGINEERING WILL RESULT IN CONTRACTOR'S RESPONSIBILITY TO RELOCATE THE MATERIALS AT NO EXPENSE TO OWNER.
 10. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. PROVIDE

PROTECTIVE BARRIER THROUGHOUT CONSTRUCTION.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING REQUIRED ROOT BARRIERS WHEN TREES ARE FIVE FEET OR LESS FROM HARDSCAPE AREAS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE DAMAGED BY THIS CONSTRUCTION CONTRACT. REPLACEMENT AND RECONDITIONING WILL INCLUDE BUT NOT BE NECESSARILY LIMITED TO: RIPPING, SOIL PREPARATION, SOIL CONDITIONING, FINE GRADING AND SEEDING). TREE, SHRUB AND GROUND COVER REPLACEMENTS, ETC.
 13. LANDSCAPE AREAS TO BE ROUGH GRADED TO 4" BELOW SURROUNDING HARDSCAPE FINISHED SURFACE TO ALLOW FOR 3" MULCH LAYER.
 14. THE CONTRACTOR SHALL USE THE FOLLOWING PROCEDURES TO PREPARE BACKFILL PLANTING SOIL:
 CONTAINER BACKFILL METHOD
 MIX THE FOLLOWING MATERIALS TOGETHER ON-SITE. USE THIS AS BACKFILL MIX FOR ALL CONTAINER PLANTINGS. TO ONE CUBIC YARD ON SITE SOIL, ADD THE FOLLOWING:
 • 8 CU. FEET 4-10 MELLOCO'S "NITRO-HUMUS" OR EQUAL COMPOSTED MATERIAL
 • 3 POUNDS "JOHN & BOBS" SOIL OPTIMIZER, WITH 14% HUMIC ACID
 • INSTALL AGRIFORM "LOW RELEASE" 20-10-5 FERTILIZER PELLETS AS PER RECOMMENDATIONS SEE STANDARD PLANTING DETAIL.
 15. PRIOR TO TOP DRESSING, USE PRE-EMERGENT HERBICIDE, "MONISTAR" OR EQUAL AT A RATE SPECIFIED BY THE MANUFACTURER FOR ALL SHRUB PLANTING AREAS. AVOID PRE-EMERGENT HERBICIDE IN TURF AND ANNUAL COLOR AREAS.
 16. THE CONTRACTOR SHALL GUARANTEE THE PLANTING AND ALL ITS COMMENTS FOR THE TIME PERIOD SPECIFIED IN THE CONTRACT. THE GUARANTEE SHALL BEGIN AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE DURING THAT TIME PERIOD.
 17. CONTROLLED RELEASE FERTILIZER TABLETS TO BE ADDED PER MANUFACTURERS RECOMMENDATIONS.

18. PRIOR TO BUILDING FINAL (OR FINAL ACCEPTANCE OF THE TRACT), ALL DOCUMENTS REQUIRED BY MWELD SHALL BE SUBMITTED IN AN ACCEPTABLE FORM TO THE CITY ENGINEERING DIVISION:
 • IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER
 • LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
 • IRRIGATION AUDIT REPORT
 • SOIL ANALYSIS REPORT
 • DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS
 • AS-BUILTS OF THE LANDSCAPE PLANTING AND IRRIGATION PLANS WHICH SHALL BE SUBMITTED THROUGH THE ENGINEER OF RECORD, AND NOT THE LANDSCAPE CONTRACTOR, OR WRITTEN CERTIFICATION BY THE LANDSCAPE ARCHITECT/CONTRACTOR THAT THE PROJECT HAS BEEN INSTALLED PER PLAN.



PLANT LEGEND					
CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.					
SYMBOL	SIZE	QTY	SCIENTIFIC NAME COMMON NAME	COMMENTS	WUCOLS VALUE
TREES					
TREES SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD					
TREE ROOT BARRIERS SHALL BE INSTALLED AS PER CITY OF FRESNO STANDARD					
PKD	15 GAL	2	PISTACHE X 'KEITH DAHEY' / HYBRID PISTACHE	STANDARD	LOW
PKD	15 GAL	11	ZELKOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELKOVA	STANDARD	LOW
SHRUBS					
SHRUBS SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD					
⊙	1 GAL	43	HESPERALOE PARVIFLORA / BRAKELIGHTS RED YUCCA		MED
⊙	5 GAL	82	ROSA 'FLOWER CARPET RED'		LOW
⊙	1 GAL	30	LIGUSTRUM 'EXANUM' / WAXLEAF PRIVET		LOW
⊙	5 GAL	6	ROMNEYA COULTERI / MATILIA POPPY		LOW
GROUND COVER					
	SQ. FT.	2963	3 INCHES ± OF MULCH IN ALL PLANTERS - WALK-ON DECO BARK	1000 CFB	* +

**CITY OF FRESNO
TREE, LANDSCAPE & SHADE REQUIREMENTS**

(A) PROVIDE ONE MEDIUM SIZE TREE FOR EVERY TWO PARKING SPACES

SPACES PROVIDED: 6
 TREES REQUIRED: 3
 TREES PROVIDED: 9

(B) DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS.

PARKING LOT / PAVED AREA = 10,453 SQ FT
 50% SHADE REQUIRED = 5,226 SQ FT

9 ZELKOVA 40' DIA. = 1,257 SF EA.
 OVERHEAD SHADED AREA OVER PAVING ONLY = 3,828 SF
 1 CANOPY STRUCTURE = 1,908 SF

TOTAL AREA SHADED = 5,736 SF
 PERCENT SHADE COVERAGE PROVIDED = 55%

(C) A MINIMUM OF (1) TREE FOR EVERY 2,000 SQ FT OF LOT COVERAGE

PROJECT SITE LOT AREA = 21,796 SQ FT
 ONE TREE PER 2,000 SQ. FT. = 11 TREES

TREES PROVIDED = 9 TREES

(D) A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED

PARKING LOT AREA = 10,313 SQ FT
 10% LANDSCAPED REQUIRED = 1,031 SQ FT

PROPOSED LANDSCAPED AREA = 3,010 SQ FT
 = 29% LANDSCAPED

APPL NO. P18-03222 EXHIBIT L DATE 2/20/2019
 PROJ ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PRECISION CIVIL ENGINEERING, INC.
 1234 O STREET, FRESNO, CALIFORNIA 93731
 TEL: 559-449-4500 FAX: 559-449-4515
 WWW.PRECISIONENG.NET

PROJECT TITLE: 7-ELEVEN GAS STATION
 SHEET DESCRIPTION: LANDSCAPE PLAN
 COUNTY OF: FRESNO

PREPARED FOR: SKW CAPITAL
 2100 SANDERS ROAD
 NORTHBROOK, IL 60062

REVISIONS:

DRAWN BY: DHL
 CHECKED BY: MLB
 DATE: 1/10/2019

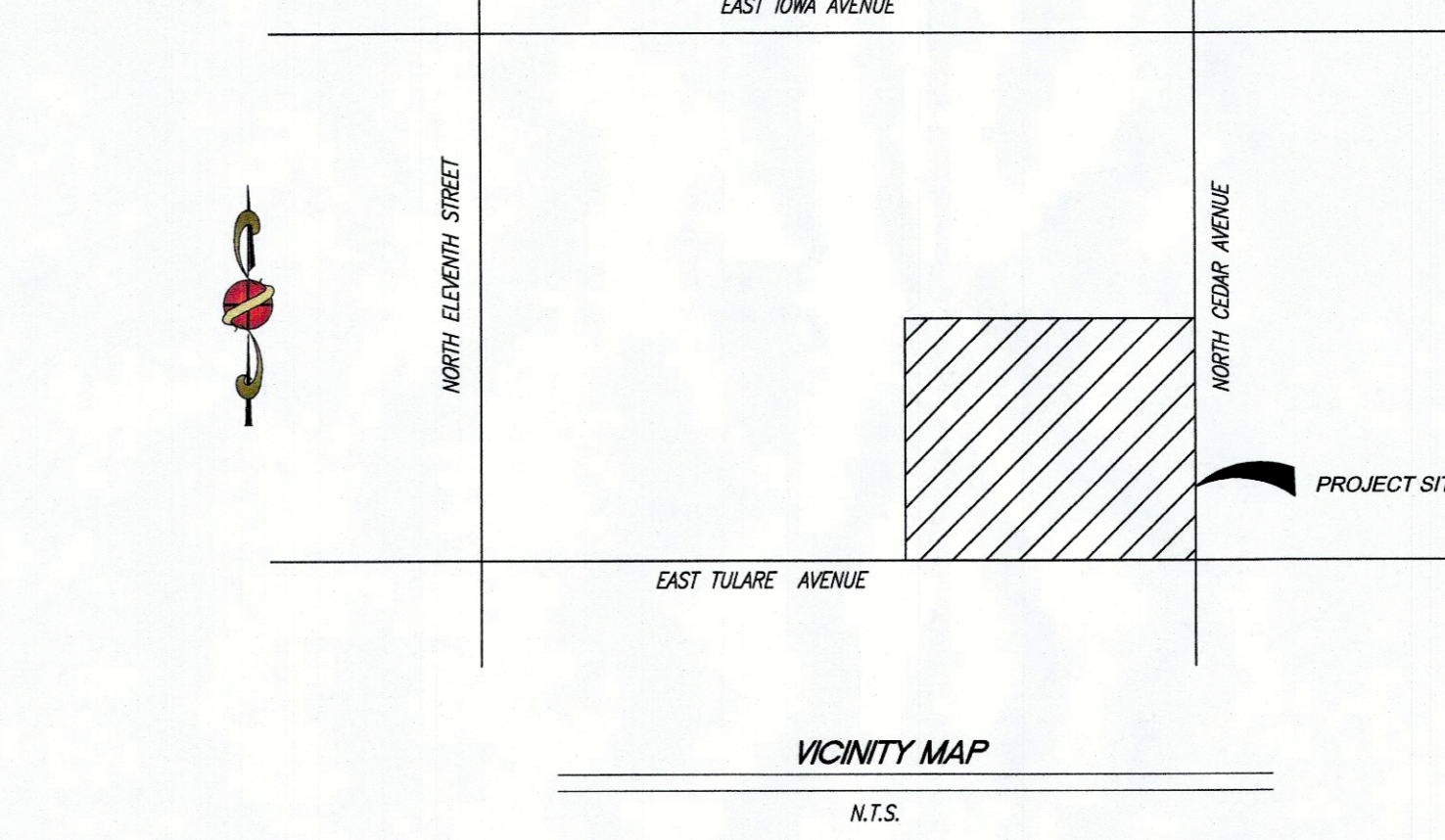
LICENSED LANDSCAPE ARCHITECT
 MICHAEL J. BERNHARD
 CERTIFICATE NO. 4415
 STATE OF CALIFORNIA

SHEET NUMBER: 1 OF 1
 JOB NUMBER: 18-169

GENERAL NOTES:

- 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...
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...
3. NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT...
4. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED...
5. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT...
6. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS...
7. OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO...
8. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVALENT CALIFORNIA BUILDING CODE STANDARDS...
9. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT...
10. FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION...
11. NOTHING IN THIS DEVELOPMENT CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FENCING AROUND CONSTRUCTION SITES...
12. ALL PLANTING AND OTHER LANDSCAPE ELEMENTS SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITIONS...
13. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED...
14. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT...
15. FENCES, HEDGES, AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR...
16. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS...
17. PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING...
18. DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING...
19. TREES SHALL BE MAINTAINED IN GOOD HEALTH HOWEVER TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN...
20. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY...

- 21. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR...
22. NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED...
23. THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET...
24. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED...
25. THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES...
26. PARKING LOTS, INCLUDING LANDSCAPED AREAS, DRIVEWAYS, AND LOADING AREAS...
27. A MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PROVIDED...
28. ALL ACCESSIBLE SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL...
29. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS...
30. ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS...
31. ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FMC SHALL APPLY...
32. BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 108 OF THE AUTOMOBILE SPACES PROVIDED...
33. ALL GENERAL PROVISIONS OF SECTION 15-2403 OF THE FMC SHALL APPLY...
34. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE...
35. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED...
36. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE...
37. WINDOW SIGNS ARE LIMITED TO HOURS OF OPERATION, ADDRESS, OCCUPANCY...
38. BANNERS, STREAMERS, MOVING SIGNS, AND INFLATABLES...
39. EVERY SIGN DISPLAYED WITHIN THE CITY, INCLUDING EXEMPT SIGNS...
40. LIGHTS SHALL BE PLACED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES...
41. NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE...
42. PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA...
43. NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC...
44. NO VIBRATION SHALL BE PRODUCED THAT IS TRANSMITTED THROUGH THE GROUND...
45. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET...
46. THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE 'OFFICIAL ADDRESS'...
47. ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE...
48. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY...
49. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED...
50. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER...
51. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY...
52. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES...
53. CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES...
54. CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS...
55. OPEN STREET CUTS ARE NOT PERMITTED...
56. CROSS-CONNECTION CONTROL, A BACKFLOW PREVENTION DEVICE...
57. THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT...
58. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED...
59. NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(1)...
60. TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103)...
61. CITYWIDE DEVELOPMENT IMPACT FEES
A) TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103)...
B) FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906)...
C) POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806)...
D) PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706)...
E) STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE...
F) STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.



LEGAL DESCRIPTION:

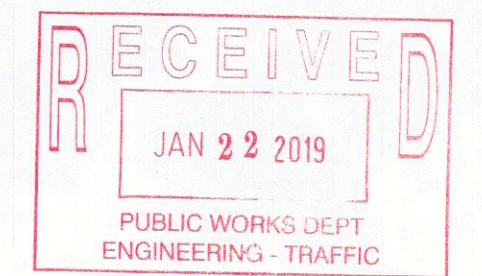
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 49 THROUGH 56, INCLUSIVE, IN BLOCK 5 OF ROOSEVELT HEIGHTS TRACT, ACCORDING TO THE MAP THERE RECORDED IN BOOK 11 PAGE 48 OF PLATS, FRESNO COUNTY RECORDS.

PROJECT DATA:

PROJECT LOCATION: 4151 TULARE AVENUE, FRESNO, CA
OWNER: SID WEINER
A.P.N. #: 460-296-09
GENERAL PLAN DESIGNATION: NEIGHBORHOOD MIXED USE
ZONING: NMX
PROJECT SITE AREA = 21,796 S.F. = 0.50 AC
EXISTING BUILDING AREA = N/A
PROPOSED BUILDING AREA = 3,010 S.F.
PAVED AREA = 10,453 S.F.
LOT COVERAGE CALCULATIONS:
BUILDING: 3,010 SF 14% BUILDING AREA / PROJECT SITE AREA
LANDSCAPE: 3,009 SF 29% LANDSCAPE AREA / PAVEMENT AREA
PAVEMENT: 10,453 SF 47%

PARKING CALCULATION:

PARKING SPACES PROVIDED= 6 STALLS
PARKING SPACES REQUIRED= 5 STALLS
HANDICAP PARKING SPACES PROVIDED= 1 STALLS
BICYCLE PARKING SPACES PROVIDED= 1 PARKING AREA



APPL. NO. P18-0522
DATE 1/19/19
REVISION: MAKE CORRECTIONS PER TRAFFIC ENGR
DATE 2/18/19
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

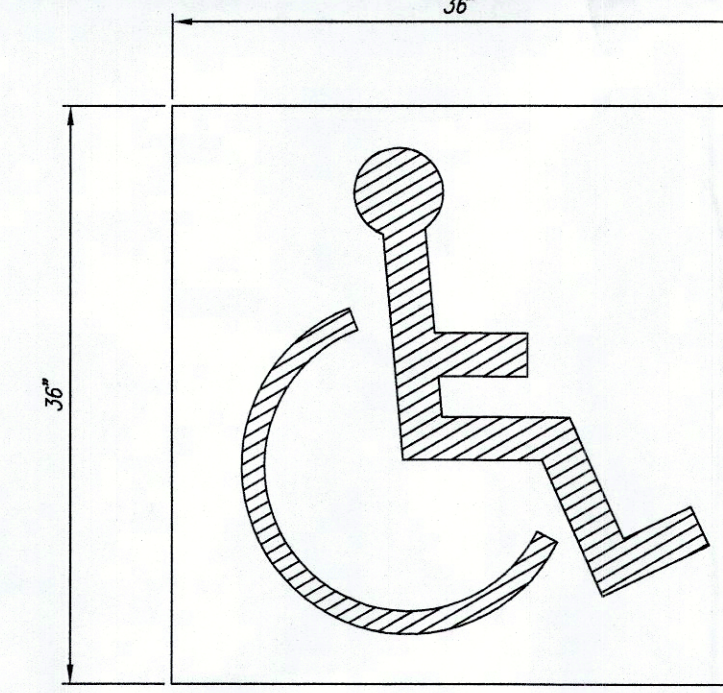
PRECISION CIVIL ENGINEERING, INC.
PROJECT TITLE: F-LEVEL GAS STATION
SHEET DESCRIPTION: SITE PLAN
CITY OF: FRESNO
DRAWN BY: CPG
CHECKED BY: KV
DATE: 1/10/2019
SHEET NUMBER: 1 OF 2
JOB NUMBER: 18-169

KEYNOTES

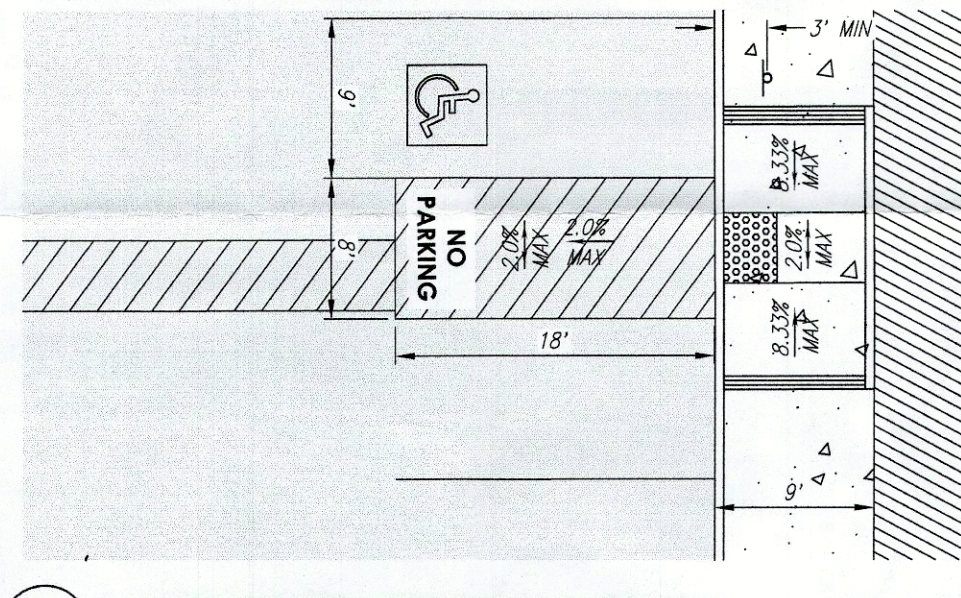
- 1 PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
- 2 PROPOSED ACCESSIBLE RAMP PER DETAIL THIS SHEET
- 3 PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5.
- 4 PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL SPACES ASLE TO MAIN ENTRANCE OF TENANT SPACE
- 5 PROPOSED LANDSCAPE AREA
- 6 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- 7 PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21, P-22, & P-23
- 8 PROPOSED 30' DRIVEWAY APPROACH PER CITY OF FRESNO STANDARD P-2, P-6 & P-48. PROVIDE 10' OF RED CURB ON EITHER SIDE OF APPROACH
- 9 PROPOSED BICYCLE PARKING
- 10 PROPOSED CURB TAPER
- 11 PROPOSED HEAVY TANK (Identify)
- 12 PROPOSED AIR/WATER STATION
- 13 PROPOSED MEDIAN PER CITY OF FRESNO STD. P-62 AND MEDIAN CURB PER CITY OF FRESNO STD. P-9. TO BE SUBMITTED ON STREET PLANS FOR REVIEW
- 14 PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
- 15 PROPOSED SITE LIGHT
- 16 PROPOSED PAINTED DIRECTIONAL ARROWS
- 17 PROPOSED LIMIT OF SAWCUT
- 18 PROPOSED EV CHARGER
- 19 PROPOSED 24" TREE WELL PER CITY OF FRESNO STD. P-8
 INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R3-3 (RIGHT) DIRECTLY BELOW
- 20
- 21 ADJUST UTILITY BOX TO GRADE
- 22 CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
- 23 CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
- 24 PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
- 25 PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32 Identify
- 26 CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-28 12
- 27 PROPOSED 12" SIDEWALK PER CITY OF FRESNO STD. P-5
- 28 PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
- 29 PROPOSED CURB CUT ?
- 30 PROPOSED SWALE
- 31 PROPOSED TREE WELL

LEGEND:

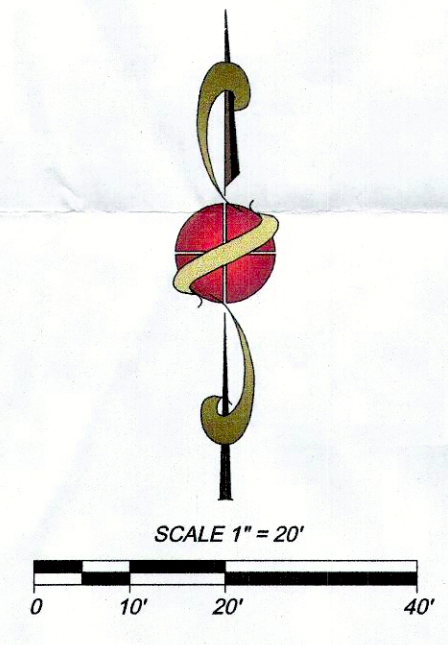
- EXISTING PROPERTY LINE
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- 10" SS EXISTING 10" SANITARY SEWER LINE
- 14" W/M EXISTING 14" WATER MAIN
- PROPOSED CURB AND GUTTER
- PROPOSED PATH OF TRAVEL
- PROPOSED CONCRETE IMPROVEMENT
- PROPOSED AC PAVEMENT PER P-21, P-22, & P-23
- PROPOSED AC PAVEMENT PER P-12
- PROPOSED PEDESTRIAN CROSS WALK
- PROPOSED LANDSCAPE AREA
- # INDICATES NUMBER OF PARKING STALLS



B INTERNATIONAL SYMBOL OF ACCESSIBILITY
 NOT TO SCALE



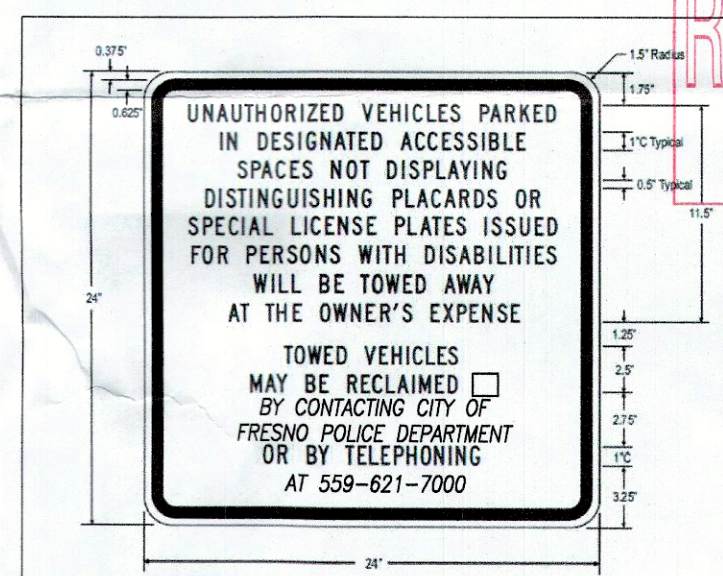
A TYPICAL VAN ACCESSIBLE PARKING STALL
 NOT TO SCALE
 NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE



SCALE 1" = 20'



C SIGN AND SYMBOLS OF ACCESSIBILITY
 NOT TO SCALE



- 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 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

D ACCESSIBLE ENTRY SIGN
 NOT TO SCALE

GENERAL NOTES

1. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
2. WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444
3. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA
4. 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
5. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE, MAP AS PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE DIRECTOR
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
7. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
8. 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 PER F.M.S.D. DIV. P-28, P-29, P-30, P-31 & P-32
9. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

DONOT RESUBMIT WITHOUT DEDICATION PAPERWORK BEING ON FILE
 IDENTIFY TO BE UNDERGROUND OR PROVIDE WAIVER PRIOR TO RESUBMITTING

IDENTIFY

SEE NOTE 5

EAST TULARE STREET

NORTH CEDAR AVENUE

CP2