

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

Return Completed Form to:

Joann Zuniga, Development Services/Planning
Email Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the C-P (*Administrative and Professional Office*) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 East Mono Avenue

DATE ROUTED: October 20, 2014

COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

See Attached

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

See Attached

REQUIRED CONDITIONS OF APPROVAL:

See Attached

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

None

REVIEWED BY:

Jarred S. Garza

559-621-4527

11/07/2014

Name and Title

Telephone Number

Date

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

Building & Safety Services

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Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the C-P (*Administrative and Professional Office*) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 South Mono Avenue

DATE ROUTED: October 20, 2014

COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

No comments

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:

Uyler D. D. M.
Name and Title

8256
Telephone Number

10-20-14
Date



November 7, 2014

TO: JOANN ZUNIGA, Planner III – DARM

FROM: JARRED GARZA, Senior Engineering Technician – Airports

SUBJECT: A-14-007 Plan Amendment Application, R-14-011 Rezone Application,
and S-14-060 Site Plan Application Review
5046 EAST MONO AVENUE (APN: 463-232-03)

The proposed project involves the amendment of the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation, as well as amend the Official Zone Map to reclassify the property from an R-1 zone district to the C-P zone district. Then proceed with construction of a 2,061 square-foot medical office building, at the corner of East Mono Street and South Adler Avenue. The site is approximately 12,981 feet southwest of runway 11R-29L of the Fresno Yosemite International Airport.

The following policy criteria in the Fresno Yosemite International Airport Land Use Compatibility Plan apply to the subject application:

NOISE COMPATIBILITY

Located outside the 65 CNEL contour

- Compatible for proposed uses

OVERFLIGHT COMPATIBILITY

Located outside the Airport Influence Area

- Compatible for proposed uses

SAFETY COMPATIBILITY

Located outside all Safety Compatibility Zones

- Compatible for proposed uses

AIRSPACE PROTECTION

All structures (permanent or temporary) must comply with the Federal Aviation Administration's (FAA) Part 77 Objects Affecting Navigable Airspace.

- Compatible for proposed uses
- 100:1 Surface - Submit Form 7460 "Notice of Proposed Construction or Alteration" to the FAA at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> for any temporary or permanent structures greater than 129 feet in height at this location (including construction cranes)

In consideration of the Fresno Yosemite International Airport Land Use Compatibility Plan and the information provided in the subject application, the City of Fresno Airports Department anticipates no adverse impacts on the Fresno Yosemite International Airport from the proposed project.

McKencie Contreras

From: Padilla, Dave@DOT <dave.padilla@dot.ca.gov>
Sent: Tuesday, November 18, 2014 4:32 PM
To: McKencie Contreras
Cc: Bryan-Sanchez, Jennifer@DOT
Subject: RE: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

Hello McKenzie,

This project must have slipped through the cracks. We reviewed the GPA, RZ, site plan, and limited traffic study and determined that we have no concerns with the project, however we do expect the project proponent to pay into the TSMI and RTMF to offset cumulative impacts. A more formal response will be forward to you ASAP.

Thank you

David Padilla

Office: (559) 444-2493, Fax: (559) 445-5785



From: McKencie Contreras [mailto:McKencie.Contreras@fresno.gov]
Sent: Tuesday, November 18, 2014 4:18 PM
To: Padilla, Dave@DOT; Bryan-Sanchez, Jennifer@DOT
Subject: FW: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

Good Afternoon—Please let me know status of comments. If comments have already been sent to Joann then please disregard.

Thank you

McKencie Contreras, Planner III
City of Fresno
Development and Resource Management Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3076
Fresno, CA 93721

Office: 559-621-8066

Fax: 559-498-1026

McKencie.Contreras@fresno.gov

From: Joann Zuniga
Sent: Monday, October 20, 2014 6:29 PM
To: Louise Gilio; Ann Lillie; Hilary Kimber; Michael Carbajal; Robert Diaz; Doug Hecker; Kevin Gray; Mikeal Chico; Darla Scott; Michelle Santellano; Daniel Yrigollen; John Downs; developmentreview@fresnofloodcontrol.org; Engineering Review (Engr-Review@fresnoirrigation.com); ceqa@valleyair.org; Padilla, Dave@DOT; Bryan-Sanchez, Jennifer@DOT; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; Tsuda, Kevin; ajs4@pge.com; D3P4@pge.com; vivian.Bourbonnais@fresnounified.org; heidi.Heltne@fresnounified.org; Gilles, Cathy S - Fresno, CA;

cega@valleyair.org; Sal Quintero; Brenda Rapada; Israel Trejo

Cc: McKencie Contreras

Subject: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

Commenting Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click the following link and download an electronic copy of the project package for review.

Project Address: 5046 East Mono Avenue (southwest corner of South Adler and East Mono)
APN: 463-232-03

<http://m3.fresno.gov/upload/files/1509907/S-14-060electronicrouting.pdf> (click on bookmarks to navigate).

We look forward to receiving your responses electronically and any comments you may have by the November 7, 2014, comment deadline. If you do not have any comments, please communicate a "No Comment" response. Please email your comments directly to the Development Services/Planning, attention Joann.Zuniga@fresno.gov. The planner assigned to this project is McKencie Contreras (McKencie.Contreras@fresno.gov)

Thank you.

If you experience difficulty opening the document, please call or email Joann (Joann.Zuniga@fresno.gov) and a copy of the request for comments will be sent to your mailing address.

McKencie Contreras

From: Ann Lillie
Sent: Thursday, October 23, 2014 11:33 AM
To: Joann Zuniga
Cc: Mario Rocha; Jairo Mata; McKencie Contreras
Subject: RE: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

No CFD comments!

Best Regards

Ann Lillie
Senior Engineering Technician
Traffic and Engineering Services Division
(559) 621-8690
Ann.lillie@fresno.gov

From: Joann Zuniga
Sent: Monday, October 20, 2014 6:29 PM
To: Louise Gilio; Ann Lillie; Hilary Kimber; Michael Carbajal; Robert Diaz; Doug Hecker; Kevin Gray; Mikeal Chico; Darla Scott; Michelle Santellano; Daniel Yrigollen; John Downs; developmentreview@fresnofloodcontrol.org; Engineering Review (Engr-Review@fresnoirrigation.com); ceqa@valleyair.org; Padilla, Dave@DOT; Bryan-Sanchez, Jennifer@DOT; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; Tsuda, Kevin; ajs4@pge.com; D3P4@pge.com; vivian.Bourbonnais@fresnounified.org; heidi.Heltne@fresnounified.org; Gilles, Cathy S - Fresno, CA; ceqa@valleyair.org; Sal Quintero; Brenda Rapada; Israel Trejo
Cc: McKencie Contreras
Subject: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

Commenting Partners:

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APN: 463-232-03

<http://m3.fresno.gov/upload/files/1509907/S-14-060electronicrouting.pdf> (click on bookmarks to navigate).

We look forward to receiving your responses electronically and any comments you may have by the November 7, 2014, comment deadline. If you do not have any comments, please communicate a "No Comment" response. Please email your comments directly to the Development Services/Planning, attention Joann.Zuniga@fresno.gov. The planner assigned to this project is McKencie Contreras (McKencie.Contreras@fresno.gov)

Thank you.

If you experience difficulty opening the document, please call or email Joann (Joann.Zuniga@fresno.gov) and a copy of the request for comments will be sent to your mailing address.



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

October 24, 2014

Joann Zuniga
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

LU0017814
2602

Dear Ms. Zuniga:

PROJECT NUMBER: A-14-007, R-14-011 & S-14-060

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. **Plan Amendment Application No. A-14-007** proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. **Rezone Application No. R-14-011** proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the C-P (*Administrative and Professional Office*) zone district. **Site Plan Review Application No. S-14-060** proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 East Mono Avenue

Information contained in our records indicates that this site is a former contaminated underground fuel storage tank site. Should any petroleum impacted soil be discovered during the construction process, the Environmental Health Division shall be notified immediately. Contact Vince Mendes, Supervising Environmental Health Specialist, at (559) 600-3271.

Recommended Conditions of Approval:

- Prior to occupancy, the applicant may be required to obtain a medical waste management permit issued by the California Department of Public Health. For more information on the Medical Waste Management Program contact:

California Department of Public Health
Medical Waste Management Program
1616 Capitol Avenue, MS 7405
P.O. Box 997377
Sacramento, CA 95899-7377
(916) 449-5671

- The applicant may be required to complete the online Hazardous Materials Business Plan submittal (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ❖ www.co.fresno.ca.us ❖ www.fcdph.org

Equal Employment Opportunity ❖ Affirmative Action ❖ Disabled Employer

- All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

REVIEWED BY:

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

kt

cc: Vince Mendes- Environmental Health Division (CT 29.02)
Dr. Tajinder Randawa, Applicant (tejindermd@gmail.com)
Narinder Sahota, Designer (nsahota@cveas.com)



DISTRICT 5 ADVISORY COMMITTEE

MEETING ACTION AGENDA/MINUTES

Monday, December 1, 2014 -- 4:00 P.M.

Room 3054, Third Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

AGENDA

1. ROLL CALL

This meeting was called to order at 4:00 p.m.

2. APPROVAL OF AGENDA/MINUTES

- a. Agenda for December 1, 2014
- b. Minutes for October 13, 2014

Present: Barraza (vice chair), Gonzales, Kiran, Medina and Rabara (chair)

Absent: Nachtigal, Pattanumotana

Staff: Israel Trejo

Barraza moved and Medina seconded the motion to approve the minutes for October 13, 2014, and agenda for December 1, 2014, motion carried (vote 6-0).

3. PROJECT REVIEW

- a. Conditional Use Permit Application No. C-14-097 was filed by R. Brent Looney of LRB Architecture on behalf of Sequoia Community Church, and pertains to 6,480 square feet of tenant space at Sunnyside Marketplace Shopping Center located on the southeast corner of East Kings Canyon Road and South Fowler Avenue. The applicant proposes interior improvements to vacant tenant space and requests authorization to establish a religious facility for worship and Sunday school use. The property is zoned C-1 (Neighborhood Shopping Center).

Applicant representative Brent Looney explained the project. He explained that this location was chosen because it is an existing building and it is cheaper than to construct a new building. He explained services will be on Sunday when parking is ample and on Wednesday when the services are much smaller and use less parking.

The committee asked various questions, including: using a commercial shopping center for a church, parking issues with the existing GB3, proximity to two liquor stores, and homeless people hanging out in shopping center.

Medina moved and Kiran seconded the motion to recommend denial of the project; motion passed (vote 3 yes, 1 no, 1 abstention) for denial.

- b. Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R 14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (Single Family Residential) zone district to the C P (Administrative and Professional Office) zone district. Site Plan Review Application No. S 14 060 proposes the construction of a 2,061 square-foot medical office building.

The applicant and representative explained the project, including the need for parking.

The committee asked questions including: cameras, security and lights flashing onto adjacent property.

Gonzales moved and Medina seconded the motion to recommend approval of the project with the recommendation that it be explored whether a fence or wall can be constructed in an east/west direction (along Kings Canyon) of the existing medical building at the NWC of Kings Canyon/Adler to prevent kids from running onto Kings Canyon; motion passed (vote 5 yes, 0 no).

4. **COMMITTEE COMMENTS**
5. **PUBLIC COMMENTS**
6. **UNSCHEDULED MATTERS**
7. **ADJOURNMENT**

McKencie Contreras

From: John Downs
Sent: Tuesday, November 18, 2014 4:47 PM
To: McKencie Contreras
Subject: RE: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

McKencie,

Fax does not have any comments on this project.

Thanks,

John Downs
Planning Division Manager
Department of Transportation/FAX
2223 G Street, Fresno CA 93706

Phone: 559.621.1502
Email: john.downs@fresno.gov

From: McKencie Contreras
Sent: Tuesday, November 18, 2014 4:18 PM
To: John Downs
Subject: FW: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

Good Afternoon—Please let me know status of comments. If comments have already been sent to Joann then please disregard.

Thank you

McKencie Contreras, Planner III
City of Fresno
Development and Resource Management Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3076
Fresno, CA 93721

Office: 559-621-8066
Fax: 559-498-1026
McKencie.Contreras@fresno.gov

From: Joann Zuniga
Sent: Monday, October 20, 2014 6:29 PM
To: Louise Gilio; Ann Lillie; Hilary Kimber; Michael Carbajal; Robert Diaz; Doug Hecker; Kevin Gray; Mikeal Chico; Darla Scott; Michelle Santellano; Daniel Yrigollen; John Downs; developmentreview@fresnofloodcontrol.org; Engineering

Review (Engr-Review@fresnoirrigation.com); ceqa@valleyair.org; Padilla, Dave@DOT; Bryan-Sanchez, Jennifer@DOT; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; Tsuda, Kevin; ajs4@pge.com; D3P4@pge.com; vivian.Bourbonnais@fresnounified.org; heidi.Heltne@fresnounified.org; Gilles, Cathy S - Fresno, CA; ceqa@valleyair.org; Sal Quintero; Brenda Rapada; Israel Trejo

Cc: McKencie Contreras

Subject: Request for Comment - Plan Amendment A-14-007, Rezone R-14-011, Site Plan Review Application No. S-14-060, Medical Office Building in SouthEast

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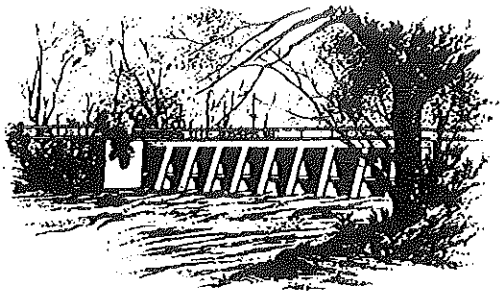
Project Address: 5046 East Mono Avenue (southwest corner of South Adler and East Mono)
APN: 463-232-03

<http://m3.fresno.gov/upload/files/1509907/S-14-060electronicrouting.pdf> (click on bookmarks to navigate).

We look forward to receiving your responses electronically and any comments you may have by the November 7, 2014, comment deadline. If you do not have any comments, please communicate a "No Comment" response. Please email your comments directly to the Development Services/Planning, attention Joann.Zuniga@fresno.gov. The planner assigned to this project is McKencie Contreras (McKencie.Contreras@fresno.gov)

Thank you.

If you experience difficulty opening the document, please call or email Joann (Joann.Zuniga@fresno.gov) and a copy of the request for comments will be sent to your mailing address.



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

October 23, 2014

Ms. Joann Zuniga
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011,
and Site Plan Review Application No. S14-060
N/E Kings Canyon Road and Willow Avenue

Dear Ms. Zuniga:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S14-060 pertaining to 0.57 acre of property located northeast of Kings Canyon Road and Willow Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (Single Family Residential) zone district to the C-P (Administrative and Professional Office) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building, APN: 463-232-03. FID has the following comments:

1. FID does not operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's Ventura No. 13 runs westerly crossing Adler Avenue approximately 150 feet south of the subject property, as shown on the attached FID exhibit map. FID records indicate the segment of pipeline west of Alder Avenue was abandoned and is no longer in use. However, the pipeline may still remain and the City may consider having the pipeline removed and plugged.

G:\Agencies\FresnoCity\Plan Amendment\A-14-007.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President STEVEN BALLS
GEORGE PORTER, GREGORY BEBERIAN, JERRY PRIETO JR. General Manager GARY R. SERRATO

Ms. Joann Zuniga
Re: A-14-007, R-14-011, & S-14-060
October 23, 2014
Page 2 of 2

3. For informational purposes, a privately owned canal known as the St. George – Beverridge Br. No. 12 runs westerly crossing Adler Avenue approximately 970 feet north of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of users for this private line upon request.

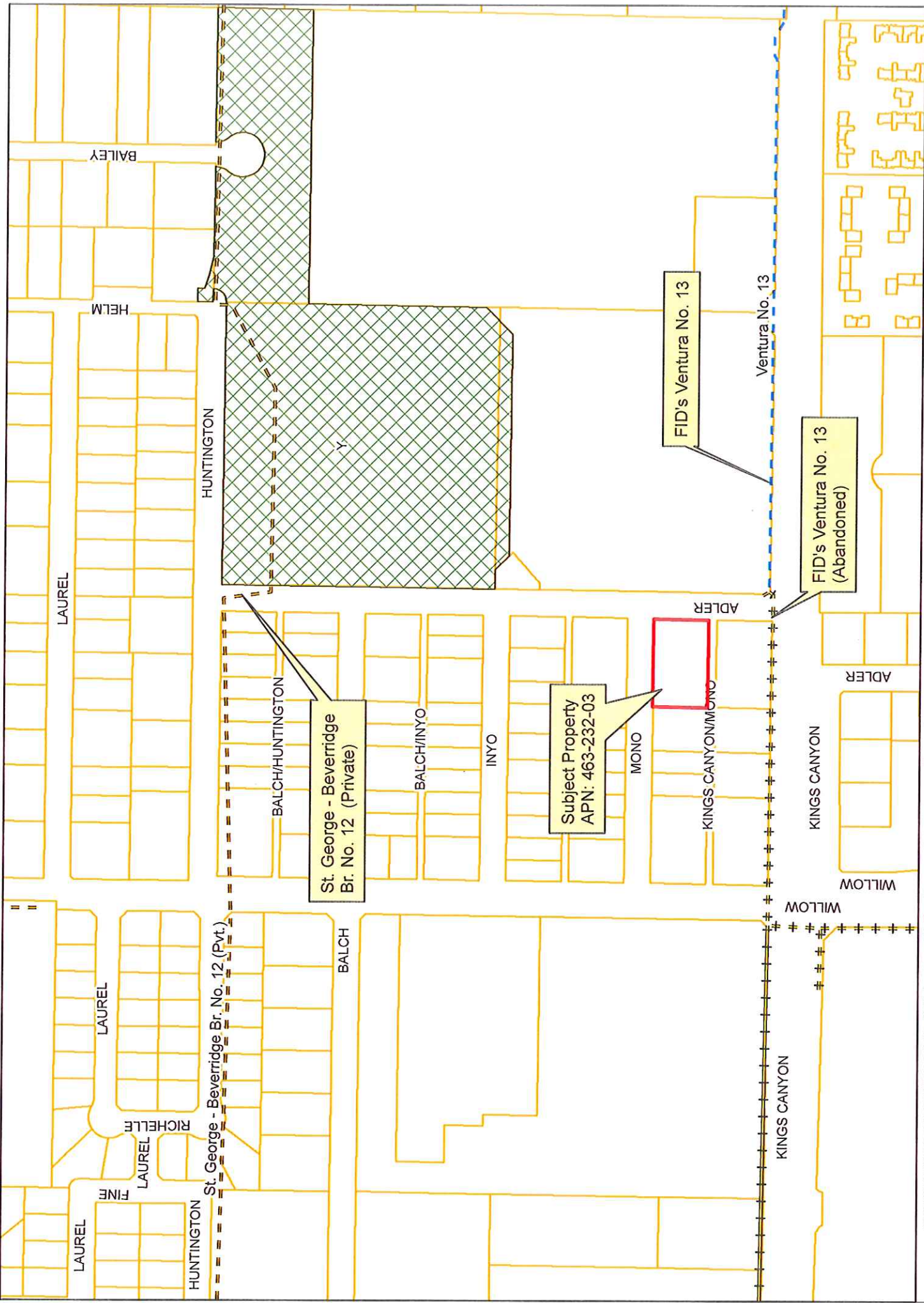
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer – Special Projects

Attachment



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

Legend

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

0 135 270 Feet
 1 inch = 274 feet
 8/28/2014
 G:\FID\gismaster_AC10.mxd

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

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Email Joann.Zuniga@fresno.gov
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APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 East Mono Avenue

DATE ROUTED: October 20, 2014

COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____

Name and Title

Telephone Number

Date

Master Application Form #: PA-14-007

Check all that apply:

<input type="checkbox"/>	Plan Amendment	<input checked="" type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: NEW MEDICAL BUILDING OFFICES
 Project Address: 5046 E MOND ST. A.P.N. 409-28-909
 Size of Site: 28,929 Sq. Ft. 0.57 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) N/A
 Project Description (attach additional pages if necessary): THE PROJECT CAUSES IN THE CONSTRUCTION OF A NEW 2,061 S.F. MEDICAL OFFICE BUILDING. THE NEW BUILDING IS GOING TO INCLUDE: ACCESSIBLE RESTROOMS, WAITING AREAS, OFFICE AREAS & CONSULTATION ROOMS
 Zoning Designation: G1 General Plan Designation: COMMERCIAL
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): NONE

Please read carefully before signing or filing.
 Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply Applicant Owner Other
 Name: DR. TEJINDER RANDAWA Signature: Tejinder S. Randhawa
 Company/Organization: _____
 Address: 5046 E MOND ST. City: FRESNO Zip: 93727
 Email: Tejindermd@gmail.com Phone: (559) 917-2951

Check all that apply Applicant Owner Other DESIGNER
 Name: NARINDER SAINI Signature: _____
 Company/Organization: CVEAS
 Address: 2132 City: SELMA Zip: 93662
 Email: nsaini@cveas.com Phone: (559) 891-8811

Check all that apply Applicant Owner Other _____
 Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
 Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

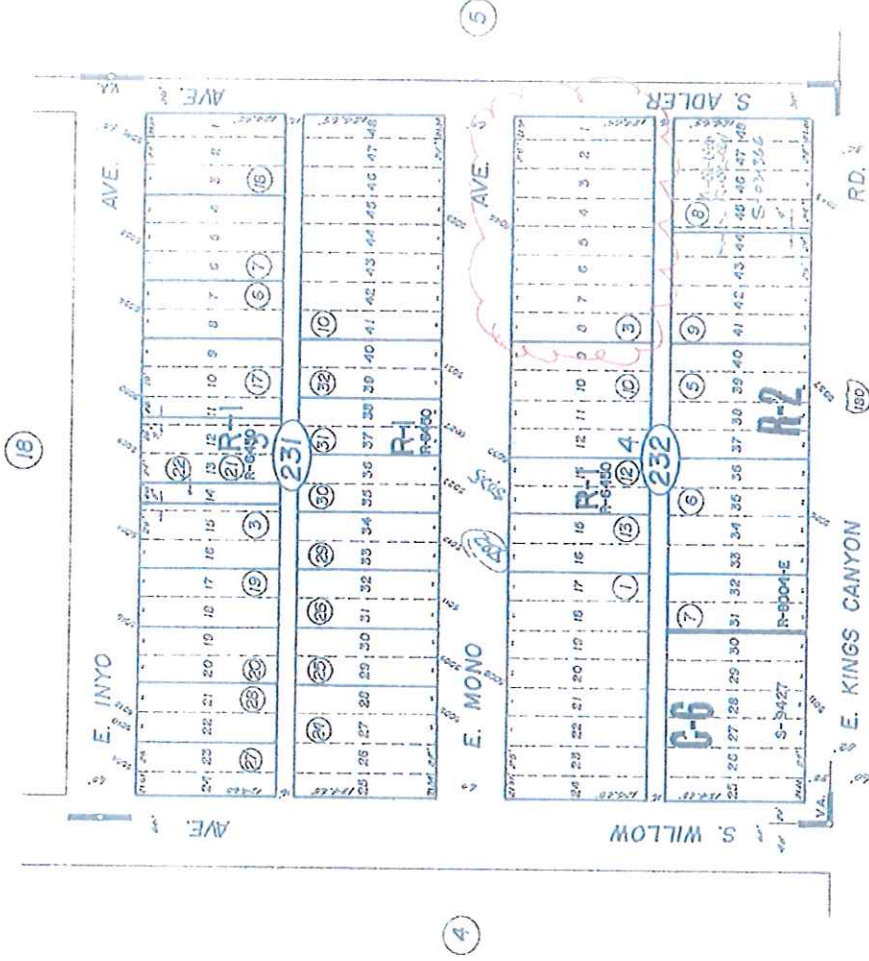
DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>10,994.00</u>	Date:	<u>10.6.14</u>
Verification By:	<u>[Signature]</u>	Date:	<u>10/07/14</u>
Application Fee:		EA Fee:	
PZ No:	<u>14-02-007</u>	Zone District:	

SUBDIVIDED LAND IN POR. SEC. 6, T.14S., R.21E. M.D.B. & M.

Tax Area
14-021
8-027

463-23

Z.C.:93727 C.T.:29.02



ANNEXATION 325

Bk. 472

2454

Ventura Addition - Plat Bk. 10, Pg. 29

Assessor's Map Bk. 463-Pg. 23

County of Fresno, Calif.

NOTE - Assessor's Stock Number Shown in Ellipses

(4/80)

OWNER DATA:
 PROJECT NO. 11-001
 SHEET INDEX:
 1. SITE PLAN
 2. GENERAL NOTES
 3. CONSTRUCTION NOTES
 4. SPECIFICATIONS
 5. SCHEDULE

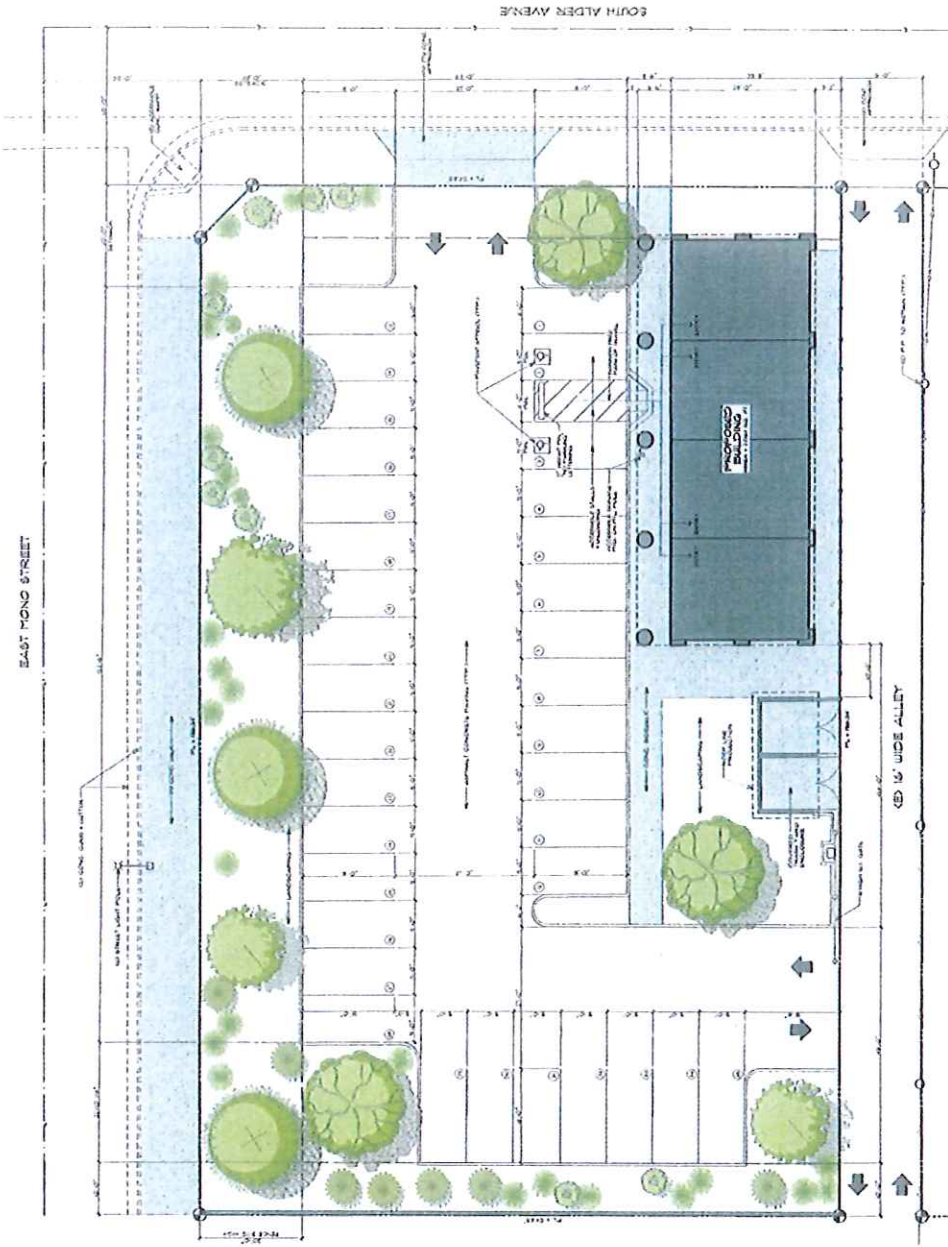
SCOPE OF WORK:
 PREPARE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED MEDICAL OFFICE BUILDING.

PROJECT DATA	
NO.	11-001
DATE	11/11/11
PROJECT NAME	DR. TEJINDER S. RANDHAWA, MD
CLIENT NAME	DR. TEJINDER S. RANDHAWA, MD
PROJECT TYPE	MEDICAL OFFICE BUILDING
PROJECT ADDRESS	8046 E. MONO ST, FRESNO, CA 93721
PROJECT CITY	FRESNO, CA
PROJECT STATE	CA
PROJECT ZIP	93721
PROJECT COUNTY	FRESNO
PROJECT CITY	FRESNO
PROJECT STATE	CA
PROJECT ZIP	93721
PROJECT COUNTY	FRESNO

SITE DATA		SQ. FT.	
TOTAL AREA OF LOT	22,400	NET AREA OF LOT	18,000
AREA OF EXISTING BUILDING	10,000	AREA OF PROPOSED BUILDING	10,000
AREA OF EXISTING DRIVEWAY	2,000	AREA OF PROPOSED DRIVEWAY	2,000
AREA OF EXISTING PARKING	10,400	AREA OF PROPOSED PARKING	10,000
TOTAL AREA OF SITE	22,400	TOTAL AREA OF SITE	22,400
AREA OF EXISTING DRIVEWAY	2,000	AREA OF PROPOSED DRIVEWAY	2,000
AREA OF EXISTING PARKING	10,400	AREA OF PROPOSED PARKING	10,000

GENERAL NOTES:

- THESE DRAWINGS SHALL BE CONSIDERED AS PART OF THE PROPOSED PROJECT AND SHALL BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL EXISTING CONDITIONS SHALL BE SHOWN AS DASHED LINES.
- ALL PROPOSED CONDITIONS SHALL BE SHOWN AS SOLID LINES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
- ALL UTILITIES SHALL BE SHOWN AS DASHED LINES WITH DEPTHS AS NOTED.
- ALL TREE REMOVALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.
- ALL TREE PLANTINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.
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- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.



LEGEND:

EXISTING CONDITIONS

PROPOSED CONDITIONS

SITE PLAN

11-001

11/11/11

DR. TEJINDER S. RANDHAWA, MD

PROPOSED MEDICAL OFFICE BUILDING

8046 E. MONO ST, FRESNO, CA 93721

11/11/11



RECEIVED

NOV 10 2014

DEVELOPMENT DEPARTMENT
CITY OF FRESNO

FIRE DEPARTMENT

Date: November 06, 2014

To: MCKENCIE CONTRERAS, Planner III
Development and Resource Management Department , Advance Planning

From: TERRI MEISS, Fire Prevention Inspector II
Fire Department, Fire Prevention & Investigative Services

Subject: A-14-007, Rezone Application No. R-14-11, and Site Plan Review Application No. S-14-060 we're filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue, 5046 South Mono Avenue, APN: 463-232-03. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1, Single Family Residential, zone district to C-P, Administrative and Professional Office, zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

Other

This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

550.10 "Y"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

FMFCD

Return Completed Form to:
Joann Zuniga, Development Services/Planning
Email Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (Single Family Residential) zone district to the C-P (Administrative and Professional Office) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 East Mono Avenue

DATE ROUTED: October 20, 2014

COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR
SPR 2014-060.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

NO

REVIEWED BY: GARY CHAPMAN ENG. TECH III 456-3292 11/25/14
Name and Title Telephone Number Date

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

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

DR. TAJINDER RANDAWA
5046 E. MONO ST
FRESNO, CA 93727

PROJECT NO: **2014-060**

ADDRESS: **5046 E. MONO AVE.**

APN: **463-232-03**

SENT:

11/25/14

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
Y	\$5,798.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$150.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$5,798.00		Total Service Charge: \$200.00		

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 2/28/15 based on the site plan submitted to the District on 10/21/14 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 SPR No. 2014-060

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 MONO STREET AND/OR ADLER 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 "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.

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

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

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

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

FR
SPR
No. 2014-060

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

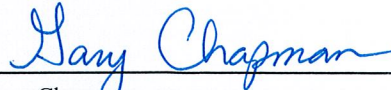
Page 3 of 4

FR
SPR
No. 2014-060

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, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer



Gary Chapman
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

NARINDER SAHOTA, CVEAS

2132 HIGH ST.

SELMA, CA 93662

FR SPR No. 2014-060

[Faint signatures and illegible text]

OTHER REQUIREMENTS
EXHIBIT NO. 2

No surface run-off 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.

Development No. SPR 2014-060



Preparing Career Ready Graduates



Facilities Management & Planning

BOARD OF EDUCATION

Valerie F. Davis, President
Lindsay Cal Johnson, Clerk
Michelle A. Asadoorian
Luis A. Chavez
Christopher De La Cerda
Carol Mills, J.D.
Janet Ryan

SUPERINTENDENT

Michael E. Hanson

October 21, 2014

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

**SUBJECT: PLAN AMENDMENT APPLICATION NO. A-14-007
REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060
5046 E. MONO AVE.**

Dear Ms. Zuniga,

In response to your request for school district information regarding the above application for the construction of a 2,061 square-foot medical office building to be located at 5046 East Mono Avenue, Fresno Unified School District submits the following.

Any new commercial/industrial 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 Fresno Unified School District levies a commercial/industrial development fee of \$0.54 per square foot. The new development on the property will be subject to the development fee prior to issuance of a building permit.

If you have any questions or require additional information regarding our comments and concerns, please contact our office at (559) 457-3066.

Sincerely,

Jeff Friesen, Interim Executive Officer
Facilities Management and Planning

JWC

JF:hh

c: Bonifacio Sanchez, Principal, Greenberg Elementary School



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**

RECEIVED

NOV 10 2014

DEVELOPMENT DEPARTMENT
CITY OF FRESNO



Providing Life's Essential Services

Date: November 4, 2014

To: McKENCIE CONTRERAS
Development Department/Current Planning

From: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: ~~WATER~~ ^{SEWER} REQUIREMENTS FOR SITE PLAN S-14-060, PLAN AMENDMENT
A-14-007 AND REZONE R-14-11

General

A-14-007, Rezone Application No. R-14-11, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue, 5046 South Mono Avenue, APN: 463-232-03. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1, Single Family Residential, zone district to C-P, Administrative and Professional Office, zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main in East Mono Street. Sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. 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.



A Nationally Accredited Public Utility Agency

Sewer Fees

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

October 23, 2014

McKencie Contreras
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

Project: Plan Amendment Application No. A-14-007-Dr. Tejinder Randhawa

District CEQA Reference No: 20140839

Dear Ms. Contreras:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of the construction of a 2,061 square-foot medical office building, located at the southwest corner of East Mono Street and South Adler Avenue, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would not equal or exceed 20,000 square feet of medical office space. Therefore, the District concludes that the proposed project is not subject to District Rule 9510 (Indirect Source Review).
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

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

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Chay Thao
Program Manager

AM: cc



RECEIVED

NOV 10 2014

DEPARTMENT OF PUBLIC UTILITIES

DEVELOPMENT DEPARTMENT
CITY OF FRESNO

Date: November 07, 2014

To: MCKENCIE CONTRERAS, Planner III
Development and Resource Management Department , Advance Planning

From: MIKEAL CHICO, Management Analyst II *m/c*
Solid Waste Management Division

Subject: A-14-007, Rezone Application No. R-14-11, and Site Plan Review Application No. S-14-060 we're filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue, 5046 South Mono Avenue, APN: 463-232-03. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1, Single Family Residential, zone district to C-P, Administrative and Professional Office, zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

General

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

Does Project Affect Your Agency/Jurisdiction

Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

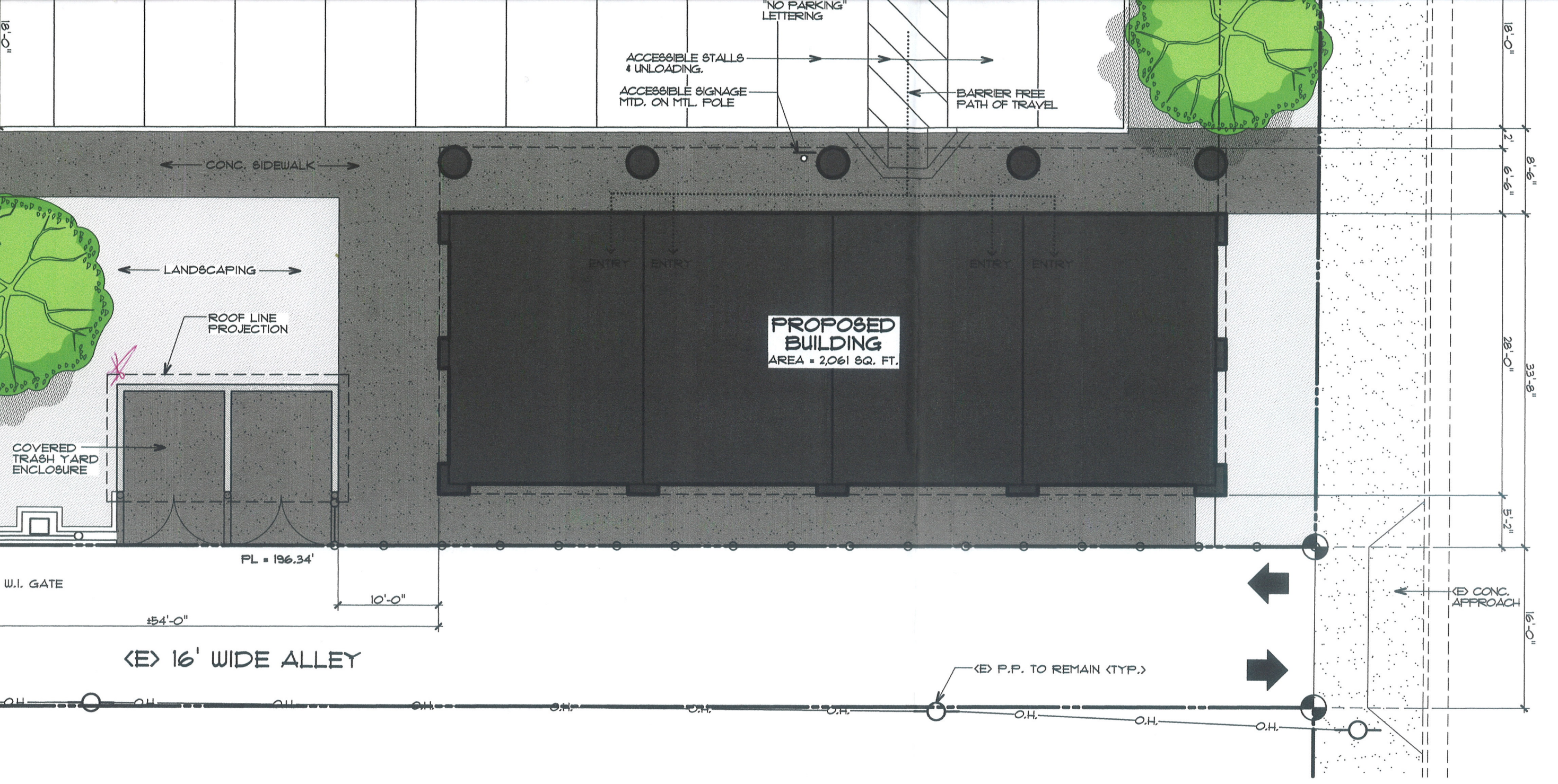
Trash enclosures are for storage of refuse and recycling bins only; no other equipment, piping, faucets or structures are to be constructed or placed within the enclosure.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34. 2-cell trash enclosure required.

Additional Information

Location of enclosure is acceptable.



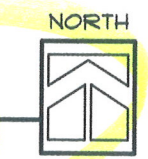
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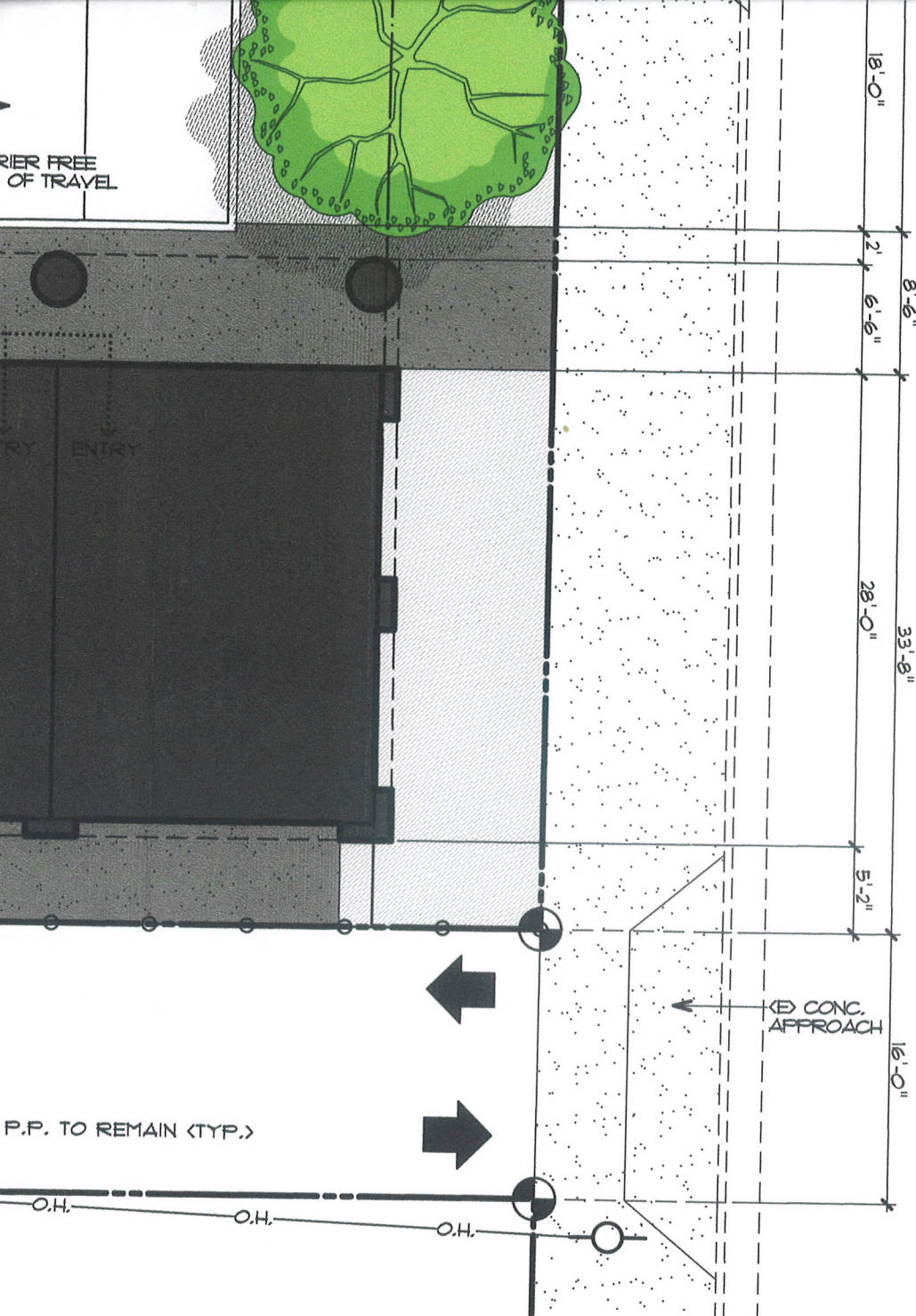
- 6' HIGH WI FENCE
- EXISTING CURB & GUTTER
- PROPERTY LINE
- <N> 6" CURB

SITE PLAN

SCALE: 1" = 20'-0"

1" = 10'





SOUTH ALDER

SITE PLAN

SCALE: 1" = 20'-0"

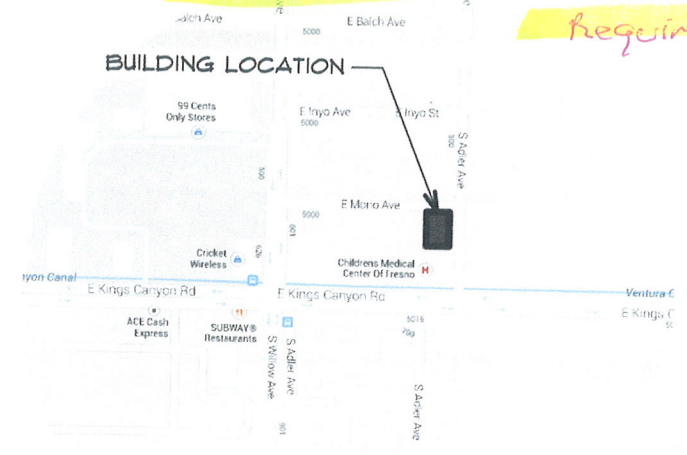
1" = 10'



HIGH WI FENCE
EXISTING CURB & GUTTER
PROPERTY LINE
> 6" CURB

2. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
5. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
6. THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DWGS.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
 - A) THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
 - B) THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE.
 - C) THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE.
 - D) THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
 - E) THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE.
 - F) THE 2013 EDITION OF THE CALIFORNIA FIRE CODE
8. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERNS.
9. A CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR HAVE A FLAMESPREAD RATING PER CALIFORNIA BUILDING CODE.
11. ALL MATERIALS, FIXTURES, EQUIPMENTS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS TO THE MANUFACTURER'S RECOMMENDED STANDARDS. PROVIDE ALL SUPPORTS, RACKING, REINFORCEMENT, OR OTHER PREPARATIONS REQUIRED TO RIGIDLY SECURE ALL ITEMS WORKING OR EVENT IMPOSED LOADS.
12. THIS PERMIT DOES NOT INCLUDE ANY HIGH FILE STORAGE (PER CFC) OR RACK STORAGE OVER 8' HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS (2010 CFC CHAPTER 23).
13. PROVIDE A MAX. OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAX. BEVELED SLOPE OF 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.

** Trash + Recycling enclosures meet P-33 + P-34 Requirements*



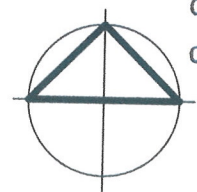
A-14-007, R-14-011
APPL. NO. S-14-060 EXHIBIT A DATE 10-6-14

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



VICINITY MAP
N.T.S.

JOB NUMBER:	14048
DATE:	4/01/2014
DRAWN BY:	AR00
SCALE:	AS NOTED

COVER SHEET & SITE PLAN

REVISIONS	DATE

A1

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

Return Completed Form to:
Joann Zuniga, Development Services/Planning
Email Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (Single Family Residential) zone district to the C-P (Administrative and Professional Office) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03 ZONING: From R-1 To C-P ADDRESS: 5046 East Mono Avenue
DATE ROUTED: October 20, 2014 COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.) **NO PLAN AMENDMENT COMMENTS. COMMENTS ARE FOR SITE PLAN S-14-060 ONLY**

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: A. Kiml PSTII X-1345 11-19-14
Name and Title Telephone Number Date

RECEIVED
NOV 20 2014
DEVELOPMENT DEPARTMENT
CITY OF FRESNO



DEPARTMENT OF PUBLIC WORKS

TO: **Joann Zuniga, Management Analyst II**
Development and Resource Management Department

FROM: **Hilary Kimber, Parks Supervisor II (559.621.1345)**
Public Works, Median Island Maintenance

DATE: November 19, 2014

SUBJECT: Site Plan No. S-14-060; 5046 East Mono Avenue (APN: 463-232-03)

The Department of Public Works offers the following comments regarding the proposed project located on the southwest corner of East Mono Street and South Adler Avenue:

GENERAL REQUIREMENTS

1. The Developer is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage in the downtown area. Irrigation is required for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
2. There are approximately 195 lineal feet of street frontage along E. Mono St. resulting in the requirement of three (3) street trees.
3. There are approximately 125 lineal feet of street frontage along S. Adler Ave. resulting in the requirement of two (2) street trees. There is an existing monolithic sidewalk less than 10' in width. Therefore, trees approved by the Public Works Department planted within ten feet of the back of the sidewalk will count towards the street tree requirement.
4. Trees shall be planted in accordance with the City of Fresno "Standard and Specifications".
5. Public Works requires a landscape and irrigation plan to the scale of 1"=20' to be submitted prior to the installation of the onsite trees planted in-lieu-of street trees.

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

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

November 19 2014

John Rowland, PE, TE
Peters Engineering
952 Pollasky Avenue
Clovis, CA 93612

SUBJECT: REVIEW OF THE LIMITED TRAFFIC ANALYSES (LTA) DATED AUGUST 1, 2014 FOR THE PROPOSED MEDICAL OFFICE BUILDING, GENERAL PLAN AMENDMENT A-14-007, REZONE APPLICATION R-14-011, AND SITE PLAN REVIEW APPLICATION S-14-060, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MONO AND ADLER AVENUES
TIS 14-016

PROJECT OVERVIEW

We have reviewed the Limited Traffic Analyses (LTA) prepared by Peters Engineering for the proposed "project" that plans to construct a 2,061 square foot medical office building on an approximately 0.57 acre site located on the southwest corner of the intersection of Mono and Adler Avenues. The project proposes to amend the 2025 General Plan and Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. The project also proposes to amend the Official Zone Map to reclassify the property from the R-1 (Single Family Residential) zone district to the C-P (Administrative and Professional Office) zone district.

GENERAL COMMENTS and CONDITIONS

1. Trip generation was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Using the Medical-Dental Office Building use (ITE code 720), the proposed General Plan Amendment and 2,061 square foot planned project will generate 74 average daily trips (ADT), 5 trips during the AM peak hour and 7 trips during the PM peak hour.

The existing General Plan land use generates 48 ADT, 4 trips during the AM peak hour and 5 trips during the PM peak hour. This trip generation is based on the Single-Family Detached Housing land use (ITE code 210) assuming the allowable density of 10.37 dwelling units per acre on the 0.57 acre site.

2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the weekday total ADT of 74 for the proposed project, the fee would be \$3,486.88 payable at the time of the building permit.

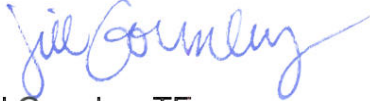
The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2025 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2025 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov .

Sincerely,



Jill Gormley, TE
Assistant Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
McKencie Contreras, Planning & Development Dept.

(L)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-14-007, REZONE APPLICATION NO. R-14-011
SITE PLAN REVIEW APPLICATION NO. S-14-060

PW/Traffic Engineering - Louise Gilio

Return Completed Form to:
Joann Zuniga, Development Services/Planning
Email Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-14-007, Rezone Application No. R-14-011, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (Single Family Residential) zone district to the C-P (Administrative and Professional Office) zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

APN: 463-232-03

ZONING: From R-1 To C-P

ADDRESS: 5046 ^{EAST} South Mono Avenue

DATE ROUTED: October 20, 2014

COMMENT DEADLINE: November 7, 2014

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES

RECEIVED

OCT 20 2014

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

ATTENTION PLANNER
LOT MERGER?

TRAF ENGIN DIV

REQUIRED CONDITIONS OF APPROVAL:

CORNER LOT DEDICATION REQUIRED SUBMIT EARLY
TO AVOID DELAYS (2 MONTH PROCESSING TIME)

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

SEE EMAIL FOR ATTACHED CONDITIONS OF APPROVAL + S14-060
CPI W/ COMMENTS.

REVIEWED BY: JAIRO MATA ENGINEER I 621-8714 11/7/14
Name and Title Telephone Number Date



DATE: November 7, 2014

TO: McKencie Contreras
Development and Resource Management Department

FROM: Jairo Mata, Engineer I
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Conditions of Approval for **S-14-060**

ADDRESS: **5046 East Mono Avenue**

APN: **463-232-03**

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. In order to avoid delays in obtaining a building permit, the following items shall be submitted to the Public Works contacts shown below.

X	<p>Deed (up to 2 month processing time) Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership prior to the issuance of building permits.</p>	Jeff Beck	(559) 621-8560 jeff.beck@fresno.gov
X	<p>Lot Merger: The parcel configuration depicted for the proposed development does not conform to record information: A Lot Merger is required to establish this configuration prior to building permits or submit a revised exhibit.</p>	McKencie Contreras	(559) 621-8066 McKencie.Contreras@fresno.gov

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

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

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.

East Mono Avenue: Local

1. Dedication Requirements
 - a. Dedicate a corner cut for public street purposes at the intersection of East Mono and South Adler Avenue.
2. Construction Requirements:
 - a. Where missing construct a **10'** concrete sidewalk to Public Works Standard **P-5**.

South Adler Avenue: Local

1. Construction Requirements:
 - a. Construct a **12'** concrete sidewalk to Public Works Standard **P-5**.
 - b. Remove abandoned (existing driveway approaches not identified for utilization) driveway approaches as noted on **Exhibit "A"**, 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) 13-209.
 - c. Construct a **27'** driveway approach to Public Works Standard(s) **P-2** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing **P-21** may be substituted for concrete.

Alley:

1. Construct alley paving per Public Works Standard **P-12**.

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 (Randy Schrey) at (559) 621-8807, **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.

All 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.

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 Drawing(s) **P-21, P-22, P-23**.
2. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
3. Gates: If gates are proposed along South Adler Ave. provide a minimum of **20'** from the gate to the back of walk.

Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), based upon the code(s) of the Institute of Transportation Engineers' Trip Generation Manual shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Medical Office / 720	2,061 SF	74	5	7
Single Family Home / 210	1 DU	10	1	1
	Total:	64	4	6

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Contact the Public Works Department, Frank Saburit at (559)621-8797.

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

Regional Transportation Mitigation Fee (RTMF): Pay all applicable RTMF fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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

A. General Requirements

1. **Scale:** Site plan must be drawn to scale.
2. **Parcel of Record:** Identify the entire parcel at the time of permits and a legal description.
3. **Easement:** Identify and dimension.
4. **Scope of work:** All items shall be listed as existing or proposed.

B. Offsite Information:

1. **Street Improvements:** Identify existing and proposed sidewalks (provide width), driveway approaches (provide width), etc.

C. Onsite Information:

1. **Driveways and Alleys:** Provide a **10'** visibility triangle at all driveways.
2. **Parking Lot:**
 - a. **Lighting:** not to be within the **2'** vehicular overhang
 - b. **Paving:** per Public Works Standards **P-21,P-22, P-23**
3. **Walls or Fencing:** Identify existing and proposed walls and fences complete with location height and type of material.
5. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits.

Questions relative to these conditions may be directed to Jairo Mata at 559 621-8714 Jairo.Mata@fresno.gov , in the Public Works Department, Traffic and Engineering Services Division.



Department of Public Utilities – Water Division

RECEIVED

NOV 10 2014

DEVELOPMENT DEPARTMENT
CITY OF FRESNO



Providing Life's Essential Services

DATE: October 23, 2014

TO: McKENCIE CONTRERAS, Planner III
Development Department/Current Planning

THROUGH: MICHAEL CARBAJAL, Chief Engineering Technician
Department of Public Utilities, Water Division

FROM: ROBERT A. DIAZ, Senior Engineering Technician
Department of Public Utilities, Water Division

SUBJECT: WATER REQUIREMENTS FOR SITE PLAN S-14-060, PLAN AMENDMENT A-14-007 AND REZONE R-14-11

General

A-14-007, Rezone Application No. R-14-11, and Site Plan Review Application No. S-14-060 were filed by Dr. Tejinder Randhawa and pertain to 0.57 acre of property located on the southwest corner of East Mono Street and South Adler Avenue, 5046 South Mono Avenue, APN: 463-232-03. Plan Amendment Application No. A-14-007 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the planned land use designation of medium density residential to the commercial office land use designation. Rezone Application No. R-14-011 proposes to amend the Official Zone Map to reclassify the subject property from the R-1, Single Family Residential, zone district to C-P, Administrative and Professional Office, zone district. Site Plan Review Application No. S-14-060 proposes the construction of a 2,061 square-foot medical office building.

Water Requirements

The nearest water main to serve the proposed project is a 14-inch main located in South Adler Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Construct an 8-inch water main in East Mono Avenue from the existing 14-inch water main located in South Adler Avenue west, across the proposed project frontage, to the existing 6-inch water main located in East Mono Avenue.
2. On-site water utilities shall be private.
3. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
4. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.



A Nationally Accredited Public Utility Agency