

Exhibit 3A



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING MINUTES

Thursday, March 7th, 2024 – 5:30 p.m.

Planning and Development Department – Development Services Division

Zoom Meeting

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER & ROLL CALL

The meeting was called to order at 5:31 P.M.

Present – 4: Al Moncada (Chairperson), Laneesha Senegal (Vice-chairperson), Carlene Tinker, Joe Haydock

Absent – 0: None

District 4 Staff: 0: None

Planning Staff: Planner II - Steven Martinez, Planner II - Saul Perez

Planning Liaison: Planner II - Diego St. Clair

3. APPROVAL OF AGENDA

A. March 7th, 2024 Meeting Agenda

Tinker moved to approve the agenda. Haydock seconded, and the motion was carried unanimously, 4 votes to 0.

4. Approval of Minutes

A. February 1st, 2024 Meeting Minutes

Chair Moncada moved to approve the minutes for January 4th. Vice Chair Senegal seconded and the motion was carried unanimously, 4 votes to 0.

5. PROJECT REVIEW – NEW MATTERS

A. Conditional Use Permit Application No. P23-03868

After some discussion with the applicant, Haydock moved to recommend approval of the application. Vice Chair Senegal seconded and the vote was carried unanimously, 4 to 0.

B. Conditional Use Permit Application No. P23-02631

After the applicant presented the scope and nature of the project, on motion of Vice Chair Senegal, seconded by Tinker, the Committee unanimously voted to recommend strong approval of the application.

6. ADMINISTRATIVE MATTERS

A. Open Discussion

Committee member trainings and bylaws were discussed. Vice Chair Senegal urged the community to attend a local winery event. Chair Moncada raised the issue of music

Minutes - Council District 4 Project Review Committee
March 7th, 2024
Page 2

from Arthrop being an interruption during D4's monthly meetings, with the solution of staff finding an alternative time to meet. Staff agreed to return the following month with an alternative time proposal.

7. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:15 P.M.

Exhibit 4A

ITEM 5.B – 2024 Revised Meeting Schedule

Council District 4 Project Review Committee Meetings

Calendar 2024

Jan 2024						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
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28	29	30	31			

Feb 2024						
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Mar 2024						
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31						

Apr 2024						
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May 2024						
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Jun 2024						
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Jul 2024						
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Aug 2024						
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Sep 2024						
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29	30					

Oct 2024						
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27	28	29	30	31		

Nov 2024						
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Dec 2024						
S	M	T	W	T	F	S
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29	30	31				

Council District 4 Project Review Committee Meeting Dates

City of Fresno Holidays

The City of Fresno Council District 4 Project Review Committee meetings are to be held in Room 2165N, Room A, 2nd Floor, 2600 Fresno Street (City Hall), Fresno, CA 93721 on the 3rd Tuesday of the month (dates indicated above) at 5:30 p.m. For more information, please contact Diego St. Clair at (559) 621-8060 or diego.st.clair@fresno.gov.

Exhibit 4B



2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Planning and Development Department
Jennifer Clark, AICP, Director

TO: Council District 4 Project Review Committee

FROM: Adrienne Asadoorian-Gilbert, Supervising Planner, Planning and Development Department

DATE: April 4, 2024

RE: **Text Amendment:** As a mechanism to provide additional security measures to businesses in areas where security fencing is permitted, the City of Fresno (Applicant) is proposing Text Amendment P-23-01018 which would amend Section 15-2009 Security Fencing of the Fresno Municipal Code to permit razor wire in the following situations: (1) where such fencing is required by any law or regulation of the City, the State of California, the federal government, or other public agency; (2) where used to contain livestock; (3) in Commercial Districts where not visible from any street, highway, public open space, recreation area, or Residential District; (4) in Industrial Districts unless it abuts a Residential District; (5) Construction Sites as a temporary measure. Razor wire is further subject to the following location restrictions: razor wire shall be prohibited within 1,000 feet of any sensitive use such as Residential Districts, public or private schools, daycares, churches, and public parks, except where permitted for the keeping of livestock or as temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code. Prior to installation, property owners are required to apply for a permit with the City.

Applicant: City of Fresno

Location: Citywide, subject to provisions set forth in the Text Amendment

Attachments: Resolution No. 2019-248 and proposed Draft Ordinance

Instructions: Provide comments at upcoming Committee Meeting.

Attachments:

1. Resolution
2. Draft Ordinance



RESOLUTION NO. 2019-248

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, INITIATING A TEXT AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF FRESNO TO AMEND CHAPTER 15, ARTICLE 27, SECTION 15-2009 OF THE FRESNO MUNICIPAL CODE RELATING TO SECURITY FENCING, PURSUANT TO FRESNO MUNICIPAL CODE SECTION 15-5803-A(1)

WHEREAS, on December 3, 2015, the Council of the City of Fresno, (Council) voted to adopt Ordinance Bill No. B-43, adding Chapter 15 to the Fresno Municipal Code, which is a comprehensive update to the City's Zoning Ordinance and is referred to as the "Citywide Development Code"; and

WHEREAS; Section 15-2009 of the Citywide Development Code sets forth standards for security fencing; and

WHEREAS, Fresno Municipal Code section 15-5803-A(1) authorizes the Council to initiate an amendment to the text of the Citywide Development Code by adopting a Resolution of Initiation; and

WHEREAS, the Council desires to amend section 15-2009 of the Citywide Development Code relating to security fencing in order to specifically address the use of razor wire.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Pursuant to Fresno Municipal Code section 15-5803-A(1), the Council initiates the necessary proceedings to amend the text of Section 15-2009 of the City of Fresno's Zoning Ordinance relating to security fencing.

1 of 2

Date Adopted: 12/05/2019
Date Approved: 12/05/2019
Effective Date: 12/05/2019

Resolution No. 2019-248



2. The Council further directs staff to review and analyze the proposed draft (attached as Exhibit A), prepare any environmental assessment pursuant to the requirements of the California Environmental Quality Act (CEQA), bring the Text Amendment before the Airport Land Use Commission for consideration upon completion of environmental review, before the Planning Commission for consideration within thirty days of it being reviewed by the Airport Land Use Commission, and back before the Council for consideration within thirty days of the Planning Commission's review.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 5th day of December, 2019.

AYES : Arias, Bredefeld, Chavez, Esparza, Karbassi, Soria, Caprioglio
NOES : None
ABSENT : None
ABSTAIN : None

YVONNE SPENCE, CMC CRM
City Clerk

BY: Yvonne Spence

Deputy

Date

12/11/19

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
CITY ATTORNEY'S OFFICE

BY: Talia Kolluri

Talia Kolluri

Date

Supervising Deputy City Attorney

12/10/2019

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING SECTION 15-2009 OF THE FRESNO
MUNICIPAL CODE, RELATING TO SECURITY FENCING.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 15-2009 of the Fresno Municipal Code is amended to read:

SECTION 15-2009. – SECURITY FENCING.

A. **Where Permitted.** The use of barbed wire, razor wire, ultra-barrier, and other hazardous fencing is prohibited with the exception of barbed wire and razor wire in the situations listed below.

1. Where such fencing is required by any law or regulation of the City, the State of California, the federal government, or other public agency.

2. **Livestock.** Where used to contain livestock, the maximum height of a fence shall be five feet, measured from the natural grade of the site to the highest strand of barbed wire or razor wire.

3. **Commercial Districts.** Where not visible from any street, highway, public open space, recreation area, or Residential District, barbed wire or razor wire may be up

1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: _____

Ordinance No.

to 18 inches in height on top of permitted fencing provided the barbed wire or razor wire is located at the top portion of a fence which is at least six feet in height.

4. Industrial Districts. Barbed wire or razor wire ~~M~~may be up to 18 inches in height on top of permitted fencing provided ~~it the barbed wire~~ the barbed wire is located at the top portion of a fence which is at least six feet in height. Barbed wire is permitted unless it abuts a Residential District, is located within 100 feet of a Residential District, or is located within 100 feet of a park or other public open space, where it is prohibited.

B. **Construction Sites.** Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.

C. **Location Restrictions – Razor Wire.** Notwithstanding any other provision of this section, razor wire shall be prohibited within 1,000 feet of any sensitive use such as Residential Districts, public or private schools, daycares, churches, and public parks, except where permitted for the keeping of livestock or as temporary fencing around construction sites in compliance with

the Building Code and other applicable provisions of the Fresno Municipal Code.

- D. **Fencing Encroachments.** All fencing within the public right-of-way requires an encroachment permit from the City Engineer and shall be subject to all requirements of this section, in addition to those of the Public Works Department. Security fencing shall not extend over into any abutting property.
- E. **Maintenance.** All walls and fences shall be maintained in a safe, neat, and orderly condition at all times, and shall be kept free of all litter, graffiti, and signs or postings not authorized by Article 26, Signs. Where hedges are used as screening, trimming, or pruning shall be employed as necessary to maintain the maximum allowed height.
- F. **Permit.** Property owner(s) shall apply for a permit with the City prior to installation.
- G. **City Indemnification.** Prior to the installation of security fencing, the fence owner shall obtain a permit and execute an agreement to defend, hold harmless, and indemnify the City against all claims related to the fencing.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2024
Mayor Approval/No Return: _____, 2024
Mayor Veto: _____, 2024
Council Override Vote: _____, 2024

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Heather Thomas Date
Deputy City Attorney

Exhibit 4C

Text Amendment Application No. P24-01100 – an amendment to Section 15-2706 of the FMC, otherwise known as the Responsible Neighborhood Market Act.

Text Amendment Application No. P24-01100 proposes to amend the Citywide Development Code and modify Section 15-2706; otherwise known as the Responsible Neighborhood Market Act (RNMA). The RNMA provides regulations relating to the establishment of alcohol licenses and the sale of alcoholic beverages for off-site consumption.

The proposed text amendment would allow flexibility for full-service grocery stores seeking to operate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions. In addition, the proposed text amendment defines Full-Service Grocery Store and its exclusions.

Summary of Text Amendment

Text Amendment Application No. P24-01100, proposes to amend Section 15-2706 of the Citywide Development Code that conditionally permits alcohol uses in Mixed Use, Commercial, Employment, Public and Semi-Public, and Downtown zone districts. In addition, the proposed text amendment defines Full-Service Grocery Store. As proposed, the proposed Text Amendment includes:

1. **Provide flexibility for Full-Service Grocery Stores Seeking to Operate.** The proposed text amendment would allow more flexibility for Full-Service Grocery Stores seeking to operate by adding an additional exception to Location Restrictions and allowing an exemption to the Cancel & Transfer Provisions.
 - a. **Full-Service Grocery Store Exception.** Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. This exemption excludes convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.
 - b. **Exemption from the Cancel and Transfer Requirements.** Establishments with the primary use, based on information provided by the applicant, that has been determined by the Review Authority to meet the definition of a Full-Service Grocery Store, including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal. This exemption excludes convenience retailers, gasoline stations with convenience stores,

department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.

2. Definitions to be Added to: Article 68 – Terms and Definitions, Section 15-6802.

- a. **Full-Service Grocery Store.** Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. This definition excludes convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.
- b. **Convenience Retailers.** This U.S. industry comprises establishments primarily engaged in retailing a limited line of groceries that generally includes milk, bread, soda, and snacks, such as convenience stores or food marts (except those operating fuel pumps).
- c. **Gasoline Stations with Convenience Stores.** This industry comprises establishments primarily engaged in retailing automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with a limited line of groceries. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.
- d. **Department Stores.** This industry comprises establishments generally known as department stores that have separate departments for general lines of new merchandise, such as apparel, jewelry, home furnishings, and toys, with no one merchandise line predominating. Department stores may sell perishable groceries, such as fresh fruits, vegetables, and dairy products, but such sales are insignificant. Department stores with fixed point-of-sale locations may have separate customer checkout areas in each department, central customer checkout areas, or both.
- e. **Pharmacies and drug retailers.** This industry comprises establishments generally known as pharmacies and drug retailers engaged in retailing prescription or nonprescription drugs and medicines.
- f. **Warehouse clubs and supercenters.** This U.S. industry comprises establishments generally known as warehouse clubs, superstores, or supercenters, primarily engaged in retailing a general line of groceries,

including a significant amount and variety of fresh fruits, vegetables, dairy products, meats, and other perishable groceries, in combination with a general line of new merchandise, such as apparel, furniture, and appliances.

- g. **All other general merchandise retailers.** This U.S. industry comprises establishments primarily engaged in retailing new and used general merchandise (except department stores, warehouse clubs, superstores, and supercenters). These establishments retail a general line of new and used merchandise, such as apparel, automotive parts, dry goods, groceries, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. This industry also includes establishments primarily engaged in retailing a general line of new and used merchandise on an auction basis.

Proposed Text Amendment – Responsible Neighborhood Market Act

Goal: To exempt Full-Service Grocery Stores from the Location Restrictions of New Establishments and the Cancel and Transfer provisions set forth in SEC. 15-2706 (F) and SEC. 15-2706 (S).

Summary of Text Amendment:

- 1) Adds “Full-Service Grocery Store” into General Market: **Article 67 – Use Classifications Sec. 15-6704. - COMMERCIAL USE CLASSIFICATIONS.**
- 2) Adds definitions to **Article 68 – Terms and Definitions, Section 15-6802 - Definitions:**
 - a) Full-Service Grocery Store
 - b) Convenience Retailers
 - c) Gasoline stations with convenience stores
 - d) Department stores,
 - e) Pharmacies and drug retailers
 - f) Warehouse clubs and supercenters
 - g) All other general merchandise retailers.
- 3) Adds Full-Service Grocery Store as a separate exception for Location Restrictions: **SEC. 15-2706 (F)(8)**
- 4) Adds Full-Service Grocery Store as an exemption to the Cancel and Transfer Provision **SEC. 15-2706 (S)(3)**

To be added to Article 67 – Use Classifications Sec. 15-6704. - COMMERCIAL USE CLASSIFICATIONS.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

General Market. Retail food markets of food and grocery items for offsite preparation and consumption. Typical uses include **full-service grocery stores**, supermarkets, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts, and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

To be added to Article 68 – Terms and Definitions, Section 15-6802 - Definitions

1) Full-Service Grocery Store

Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. This definition excludes convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.

2) Convenience Retailers

This U.S. industry comprises establishments primarily engaged in retailing a limited line of groceries that generally includes milk, bread, soda, and snacks, such as convenience stores or food marts (except those operating fuel pumps).

3) Gasoline Stations with Convenience Stores

This industry comprises establishments primarily engaged in retailing automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with a limited line of groceries. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.

3) Department Stores

This industry comprises establishments generally known as department stores that have separate departments for general lines of new merchandise, such as apparel, jewelry, home furnishings, and toys, with no one merchandise line predominating. Department stores may sell perishable groceries, such as fresh fruits, vegetables, and dairy products, but such sales are insignificant.

Department stores with fixed point-of-sale locations may have separate customer checkout areas in each department, central customer checkout areas, or both.

4) Pharmacies and Drug Retailers

This industry comprises establishments generally known as pharmacies and drug retailers engaged in retailing prescription or nonprescription drugs and medicines.

5) All Other General Merchandise Retailers

This U.S. industry comprises establishments primarily engaged in retailing new and used general merchandise (except department stores, warehouse clubs, superstores, and supercenters). These establishments retail a general line of new and used merchandise, such as apparel, automotive parts, dry goods, groceries, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. This industry also includes establishments primarily engaged in retailing a general line of new and used merchandise on an auction basis.

6) Warehouse Clubs and Supercenters

This U.S. industry comprises establishments generally known as warehouse clubs, superstores, or supercenters, primarily engaged in retailing a general line of groceries, including a significant amount and variety of fresh fruits, vegetables, dairy products, meats, and other perishable groceries, in combination with a general line of new merchandise, such as apparel, furniture, and appliances.

SEC. 15-2706. ALCOHOL SALES—THE RESPONSIBLE NEIGHBORHOOD MARKET ACT.

- A. **Regulations for On-Site Consumption.** Refer to Section 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges for standards.
- B. **Regulations for Wholesalers.** Operators who hold a Type 17 ABC license for the purpose of selling beer and wine to retailers or a Type 18 ABC license for the purpose of selling distilled spirits to retailers, who meet the definition of a "wholesaler" within the meaning of California Business and Professions code section 23021, and who are located within the City of Fresno are subject to the following restrictions:
1. Wholesalers shall not supply establishments (as defined below) with any items that would violate this section of the Fresno Municipal Code.
- C. **Purpose.** The following regulations, known as "The Responsible Neighborhood Market Act," are for establishments that sell alcoholic beverages for off-site consumption not otherwise exempt under Section 15-2706.D.2 (henceforth "establishment"). These establishments possess certain characteristics that have the potential to cause deleterious effects and nuisances on surrounding neighborhoods and businesses, especially when such establishments are concentrated near one another. In order to ensure that establishments operate in a manner that is mutually beneficial to surrounding uses and to also provide mechanisms to prevent and correct any associated problems, the following special regulations are provided.
- D. **Applicability.**
1. **New or Expanded Use.** Any proposed new establishment or any existing establishment that requests to modify their alcohol or business license type(s), reinstate their alcohol or business license(s) after an expiration or revocation, extend their hours of alcohol sales, or expand their floor area for retail sales of alcohol, shall obtain a Conditional Use Permit issued in compliance with the standards of this section. An existing establishment that expands their floor area for non-alcohol related retail sales is allowed to retain the conditions on their existing Conditional Use Permit in relation to alcohol requirements. Should an establishment not comply with the strict application of the regulations provided for in this section, said improvements shall be made prior to commencing the sale of alcoholic beverages. Violation of these standards at any time may result in the revocation of a Conditional Use Permit.
 2. **Exemptions.** This section does not apply to the following:
 - a. Establishments that serve alcohol for on-site consumption, where an off-site sales component is incidental to the main use and as permitted through an establishment's ABC Conditional Use Permit License Type.
 - b. Temporary uses issued a Temporary License by the California Department of Alcoholic Beverage Control and established in compliance with all City laws and ordinances.

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3. **Conditional Use Permit.** Conditional Use Permits issued pursuant to this section shall also be subject to the following:
- a. ABC Conditional Use Permit:
 - i. Establishments seeking to sell alcoholic beverages for off-site consumption, whether as a new or expanded use, shall obtain a Conditional Use Permit for alcohol sales.
- E. **Modifications to Existing Establishments.** A modification to an existing establishment shall not be approved when a condition exists that has caused or resulted in repeated activities that are harmful to the health, peace, or safety of persons residing or working in the surrounding area.
- F. **Location Restrictions for New Establishments.** The following location restrictions apply to new establishments, unless the establishment can be found qualified for exception by the Review Authority. These location restrictions shall apply to existing establishments that must obtain a CUP pursuant to this ordinance due to proposed expansion or improvement of an existing use that is currently operating pursuant to a CUP issued prior to the effective date of this ordinance unless the proposed expansion or improvement is only with respect to a necessary repair, or bringing the existing establishment into compliance with current building codes, including but not limited to the California Building Code, the California Fire Code, and the California Electrical Code, as may be amended and any local amendments thereto.
1. **Near Sensitive Uses.** The establishment shall not be located within 1,000 feet of the following:
 - a. A public park, playground, recreational area including a trail that is immediately adjacent to a public park, or youth facility, including a nursery school, preschool, or day care facility;
 - b. A public or private State-licensed or accredited school; or
 - c. An alcohol or other drug abuse recovery or treatment facility.
 2. **Near Other Alcoholic Beverage Establishments.** The establishment shall not be located within 1,000 feet of an existing establishment, nor may it lead to a grouping of more than four establishments within a 1,000 foot radius. Notwithstanding this requirement, an establishment shall not be located within 500 feet of an existing establishment when an establishment is located in a Census Tract that is not oversaturated with off-sale licenses.
 3. **Within High Crime Areas.** The establishment shall not be located in an area of high crime, as defined by the California Business and Professions Code 23958.4(a)(1) et seq., and as determined by the Department of Alcoholic Beverage Control.
 4. **Within High Concentration Areas.** The establishment shall not be located in an area of high concentration, as defined by the California Business and Professions Code 23958.4(a)(3) et seq., and as determined by the Department of Alcoholic Beverage Control.

-
5. **Citywide Ratio.** No establishment shall be granted a Conditional Use Permit under this Section if the number of sites selling alcohol for off-site consumption will exceed one license per 2,500 residents. This ratio requirement shall not apply to: (1) existing establishments that must obtain a CUP pursuant to this ordinance due to proposed expansion or improvement of an existing use that is currently operating pursuant to a CUP issued prior to the effective date of this ordinance; (2) new establishments that utilize the Cancel and Transfer provisions stated in Section S., below; or (3) an existing establishment that is in good standing which has a change in the ABC License holder, specifically partner franchisees.
6. **Exceptions.** A new establishment may be excepted from location restrictions if the Review Authority determines all of the following:
- a. The proposed use is not located within an area in which the Chief of Police has determined, based upon quantifiable information, that the proposed use: (a) would be detrimental to the public health, safety, or welfare of persons located in the area; or (b) would increase the severity of existing law enforcement or public nuisance problems in the area.
 - b. The proposed off-premises sale of alcoholic beverages is incidental and appurtenant to a larger retail use and provides for a more complete and convenient shopping experience.
 - c. The proposed outlet for the off-premises sale of alcoholic beverages would act as a public convenience or necessity to an underserved portion of the community and/or enhance the vitality of an existing commercial area without presenting a significant adverse impact on public health or safety.
 - d. The primary use of the establishment, based on information provided by the applicant, has been determined by the Review Authority to meet the definition of a General Market including a supermarket, neighborhood grocery store or a Healthy Food Grocer.
7. **Existing establishment relocation exception.** An existing establishment that relocates and holds a Conditional Use Permit pursuant to this ordinance may be excepted from the location restrictions if the proposed relocation is located: (a) across the street and within a 1/4 mile radius of the current location; (b) within the same Council District; (c) within the same Census Tract; (d) not within 500 feet of a nursery school, preschool, a public or private State-licensed or accredited school or daycare facility; and (e) not in an area of high crime, as defined by the California Business and Professions Code 23958.4(a)(1) et seq., and as determined by the Department of Alcoholic Beverage Control. The original location will be required to forfeit its existing alcohol entitlements for the original location. Written notice shall be provided to all property owners within a 1,500-foot radius of the subject property for the proposed relocation.
8. **Full-Service Grocery Store exception.** New establishments may be excepted from the location restrictions if the primary use of the establishment, based on information provided by the applicant, that has been determined by the Review Authority to meet

the definition of a Full-Service Grocery Store , including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal Code.

G. Landscaping.

1. **New Buildings.** Landscaping shall be provided per the underlying District.
2. **Existing Buildings.** Perimeter landscaping and Parking Lot Shading shall be provided per the underlying district. The Review Authority, at their discretion, may make exceptions to the prescribed standards, however in no case shall the reduction result in a net reduction of 35 percent or greater in the amount of landscaping provided. Landscaping may also be aggregated to minimize the impact on existing parking areas.

H. 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.

I. Litter and Graffiti.

1. Trash and recycling receptacles shall be provided by public entrances and exits from the building.
2. 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.
3. The owner or operator shall remove graffiti within 48 hours.

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

K. Video Surveillance.

1. Establishments must equip a fully functional color digital video camera system.
2. 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.
3. The system shall have the correct date and time stamped onto the image at all times.
4. 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 than can be made a permanent record and that can be enlarged through projection or other means.
5. If utilizing a digital video recorder, it must be capable of storing at least 14 days of real-time activities.
6. 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.

-
7. 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.
 8. 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.
 9. All interior cameras shall record in color.
 10. 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.

L. Signage.

1. 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.
2. The following copy is required to be prominently posted in a readily visible manner on an interior wall or fixture and not on windows:
 - a. "California State Law Prohibits the Sale of Alcoholic Beverages to Persons Under 21 Years of Age."
 - b. "No Loitering is Allowed On or In Front of These Premises."
 - c. "No Open Alcoholic Beverage Containers are Allowed on These Premises."
3. No more than 5 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.
 - a. The area covered by signs or advertising includes all clear areas within signs or advertising, such as the clear area within neon signs.
 - b. 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 5 percent limitation.
 - c. Any signage required by law shall not count towards the 5 percent limitation, but shall nonetheless follow rules related to visual obstruction.
4. 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.
5. Any establishment located within 250 feet of a sensitive use, as listed in Subsection E.1, shall not advertise alcohol sales in a manner visible from the outside of the establishment, such as from a public thoroughfare, sidewalk, or parking lot.

-
6. Displays of alcoholic beverages, freestanding advertising structures of any kind such as cardboard floor stands, or other free-standing signs shall be prohibited within 10 feet of consumer entrance points, shall not be visible from the exterior of the establishment, and shall be prohibited on the exterior of the establishment.
- M. **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. This section shall not apply to operators where offenses are the result of third party conduct beyond the operators' control.
- N. **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.
- O. **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. In the event of non-compliance, the operator shall be given written notice by the City and an opportunity to cure. Article 63 of Chapter 15, regarding Enforcement of the Citywide Development Code shall also apply in relation to compliance issues, in addition to the annual inspection requirements listed within Section R, below.
- P. **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.
- Q. **Prohibited Products.** The sale or distribution of one or more of the following shall be prohibited.
1. Wine in containers of less than 750 milliliters.
 2. Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of three-packs or greater, subject to the following exception:
 - a. Craft beer which is originally packaged in a single 22 oz. bottle.
 3. Distilled spirits in containers of less than 375 milliliters.

-
4. Paper or plastic cups in quantities less than their usual and customary packaging.

R. Additional Requirements.

1. The Director may require the applicant to submit additional information, of such type and in such form as the Director may specify, as the Director may deem relevant to the application, including, but not limited to, an operational statement, floor plans, architectural renderings, and technical studies, as appropriate.
2. The Director may refer the application to other City departments to determine whether the establishment's location will comply with building, health, zoning, and fire ordinances or other applicable ordinances or laws. City departments may conduct an inspection of the premises to determine compliance with the ordinances and other laws they administer, and may subsequently prepare reports summarizing their inspections and recommend whether to approve or deny the application based on their inspections.
3. Additional and/or security measures such as reduced hours of operation, security guards, door monitors, and burglar alarm systems may be required if harm, nuisance, or related problems are demonstrated to occur as a result of business practices or operations. This will be determined on a case-by-case basis upon review by the Police Department.
4. Establishments shall not acquire an ABC license for use that has been temporarily surrendered by another establishment in any jurisdiction, or is from an establishment located outside the City of Fresno or a County island within the City of Fresno. Establishments must comply with the Cancel and Transfer provisions, set forth below, which require an establishment to acquire active ABC licenses from overconcentrated areas in the City of Fresno.
5. Establishments shall be subject to annual inspection to ensure compliance with this Section and any additional conditions of the Conditional Use Permit. If an annual inspection results in a finding that an operator is not in compliance with this section or the specific conditions of the CUP, that finding may be used as a basis for revoking the CUP. An establishment that is subject to a revocation proceeding will be referred to the Responsible Neighborhood Market Act Committee for review and prior to the start of the revocation process.
 - a. If an operator is determined to be out of compliance with this section or the specific conditions of the CUP, that operator shall be subject to administrative fines set forth in the Master Fee Schedule as may be amended; the fine structure shall consist of progressively higher fines for violations occurring within twelve months of a prior violation, and upon the fourth violation being upheld within a three year period of the first violation, the CUP for the business shall be subject to revocation.
 - b. If an establishment operating under an existing ABC license is purchased by a unassociated and unrelated new operator seeking to continue operation of the establishment, and the new operator is not subject to administrative fines as set forth above at any other establishment in the City, the City Manager, with

concurrence of the City Attorney, may waive any administrative fines imposed upon the existing establishment upon transfer to the new operator, if the new operator agrees to and obtains a new CUP.

S. Cancel and Transfer.

1. New establishments shall transfer and cancel ABC licenses in good standing as set forth in Table 15-2706 below, from within a Council District identified as having an overconcentration of ABC licenses for off-sale use, as determined by the Director following review of data prepared by the California Department of Alcoholic Beverage Control. The ABC license will be submitted to the Alcoholic Beverage Control for permanent cancellation. A canceled ABC license cannot be reactivated or reinstated.

TABLE 15-2706: CANCEL AND TRANSFER RATIO

Retail Floor Area	Transfer	Cancel
Less than 10,000 square feet	2	1
10,000 to 30,000 square feet	3	2
More than 30,000 square feet	4	3

2. Each ABC license that is canceled also includes surrender of the alcohol-sales portion of all related Conditional Use Permits and waiver of any legal non-conforming use rights related to the sale of alcohol for off-site consumption.
3. Exemptions.
 - a. The Cancel and Transfer requirements shall not apply when an establishment is required to relocate as the result of a taking by eminent domain and a license transfer to a new establishment site is necessary due to such taking.
 - b. Existing establishments that seek to expand their floor area or extend their operating hours.
 - c. Existing establishments that seek to relocate if the proposed relocation meets the requirements of Section 15-2706.F.7.
 - d. Establishments with the primary use, based on information provided by the applicant, that has been determined by the Review Authority to meet the definition of a Full-Service Grocery Store, including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal Code.

(Added Ord. 2015-39, § 1, eff. 1-9-16; Am. Ord. 2020-045 , § 1, eff. 11-15-20; Am. Ord. 2021-050 , § 1, 1-17-22).

Exhibit 4D

NOTES:

APN: 418-201-45
OWNER: SHYAM LLC

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXX XXXX XXXX, ORDER NO. XXXX, DATED XXXX WITHIN SAID TITLE REPORT THERE ARE XXXX EXCEPTIONS LISTED, XXXX OF WHICH ARE EASEMENTS AND XXXX OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED AND MARKED ON THE SURFACE BY AN INDEPENDENT PRIVATE UNDERGROUND LOCATING SERVICE. THESE MARKINGS HAVE BEEN SURVEYED AND SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060048, PANEL NO. 1570H, INDICATES THAT THE SITE FALLS WITHIN ZONE 'X'; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 48' 34.62" N. NAD 83
LONG. 119° 46' 49.34" W. NAD 83
ELEV. 332.1' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19d for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

APPL. NO. P23-04343 EXHIBIT A-2 DATE 03.13.2024

PLANNING REVIEW BY DATE

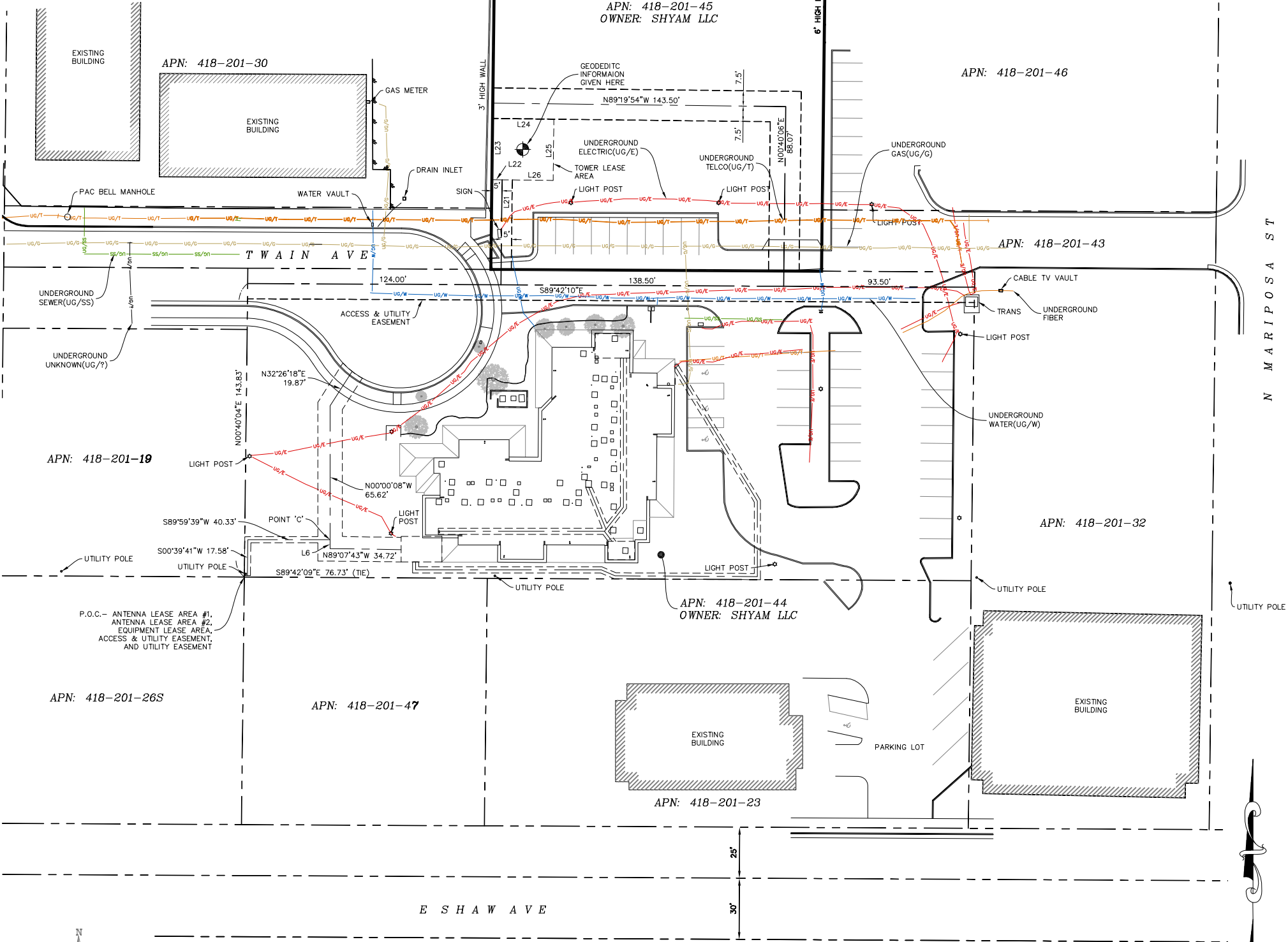
TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND ELEC. LINE
- UNDERGROUND SEWER LINE
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD



SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

LINE TABLE		
LINE	LENGTH	BEARING
L21	51.47	N00°39'34"E
L22	5.00	N88°19'22"W
L23	30.00	N00°39'50"E
L24	30.00	S89°19'49"E
L25	30.00	S00°40'06"W
L26	25.00	N89°19'54"W

OVERALL SITE MAP
1" = 30'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/09/22	PRELIMINARY	CJ
1	11/15/22	ADDED LEASE AREA	CJ
2	10/09/23	UPDATE	LA
3	11/17/23	ADD REDLINES	LA
4	11/29/23	REVISION	LA

SMITHCO JOB NO.: 82-1511



5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
WWW.SDCW.COM
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

680702
FASHION
FAIR

401-457 E TWAIN AVE.
FRESNO, CA 93710

FRESNO
COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

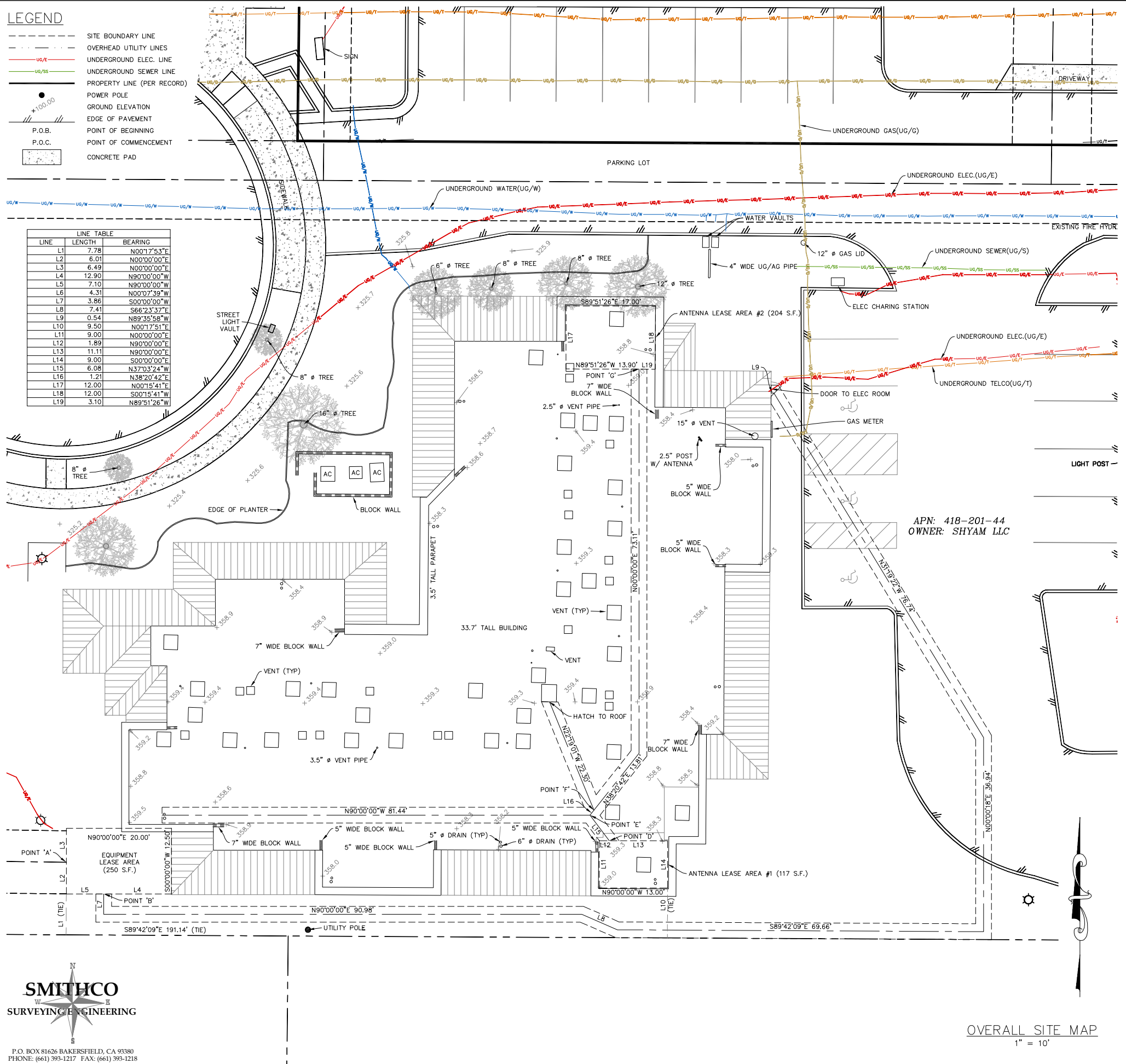
C-1

APPL. NO. P23-04343 EXHIBIT A-3 DATE 03.13.2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND ELEC. LINE
- UNDERGROUND SEWER LINE
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

LINE	LENGTH	BEARING
L1	7.78	N00°17'53"E
L2	6.01	N00°00'00"E
L3	6.49	N00°00'00"E
L4	12.90	N90°00'00"W
L5	7.10	N90°00'00"W
L6	4.31	N00°07'39"W
L7	3.86	S00°00'00"W
L8	7.41	S66°23'37"E
L9	0.54	N89°35'58"W
L10	9.50	N00°17'51"E
L11	9.00	N00°00'00"E
L12	1.89	N90°00'00"E
L13	11.11	N90°00'00"E
L14	9.00	S00°00'00"E
L15	6.08	N37°03'24"W
L16	1.21	N38°20'42"E
L17	12.00	N00°15'41"E
L18	12.00	S00°15'41"W
L19	3.10	N89°51'26"W



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/09/22	PRELIMINARY	CJ
1	11/15/22	ADDED LEASE AREA	CJ
2	10/09/23	UPDATE	LA
3	11/17/23	ADD REDLINES	LA
4	11/29/23	REVISION	LA

SMITHCO JOB NO.: 82-1511

S&C WIRELESS
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PROPRIETARY INFORMATION
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680702
FASHION
FAIR

401-457 E TWAIN AVE.
FRESNO, CA 93710
FRESNO
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

EQUIPMENT LEASE AREA:

BEING A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 37 ON SAID MAP, THENCE ALONG THE NORTH LINE OF SAID LOT 37, S 89°42'09" E, A DISTANCE OF 76.63 FEET; THENCE LEAVING SAID NORTH LINE, N 00°17'53" E, A DISTANCE OF 7.78 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N 00°00'00" W, A DISTANCE OF 6.01 FEET TO THE HEREINAFTER MENTIONED POINT 'A';
COURSE 2) THENCE CONTINUING N 00°00'00" W, A DISTANCE OF 6.49 FEET;
COURSE 3) THENCE N 90°00'00" E, A DISTANCE OF 20.00 FEET;
COURSE 4) THENCE S 00°00'00" W, A DISTANCE OF 12.50 FEET;
COURSE 5) THENCE N 90°00'00" W, A DISTANCE OF 12.90 FEET TO THE HEREINAFTER MENTIONED POINT 'B';
COURSE 6) THENCE CONTINUING N 90°00'00" W, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING AND TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 250 SQUARE FEET, MORE OR LESS.

PROPOSED ANTENNA LEASE AREA #1:

BEING A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 37 ON SAID MAP, THENCE ALONG THE NORTH LINE OF SAID LOT 37, S 89°42'09" E, A DISTANCE OF 191.14 FEET; THENCE LEAVING SAID NORTH LINE, N 00°17'51" E, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE N 90°00'00" W, A DISTANCE OF 13.00 FEET;
COURSE 2) THENCE N 00°00'00" W, A DISTANCE OF 9.00 FEET;
COURSE 3) THENCE N 90°00'00" E, A DISTANCE OF 1.89 FEET TO THE HEREINAFTER MENTIONED POINT 'D';
COURSE 4) THENCE CONTINUING N 90°00'00" E, A DISTANCE OF 11.11 FEET;
COURSE 5) THENCE S 00°00'00" E, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 117 SQUARE FEET, MORE OR LESS.

PROPOSED 12.00' ACCESS EASEMENT:

A 12.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'A':

COURSE 1) THENCE N 89°07'43" W, A DISTANCE OF 34.72 FEET;
COURSE 2) THENCE N 00°07'39" W, A DISTANCE OF 4.31 FEET TO THE HEREINAFTER MENTIONED POINT 'C';
COURSE 3) THENCE N 00°00'08" W, A DISTANCE OF 65.62 FEET;
COURSE 4) THENCE N 32°26'18" E, A DISTANCE OF 19.87 FEET TO THE RIGHT-OF-WAY OF TWAIN AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED 3.00' UTILITY EASEMENT:

A 3.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'D':

COURSE 1) THENCE N 37°03'24" W, A DISTANCE OF 6.08 FEET TO THE HEREINAFTER MENTIONED POINT 'E';
COURSE 2) THENCE N 38°20'42" W, A DISTANCE OF 1.21 FEET TO THE HEREINAFTER MENTIONED POINT 'F';
COURSE 3) THENCE CONTINUING N 38°20'42" W, A DISTANCE OF 13.81 FEET;
COURSE 4) THENCE N 00°00'00" W, A DISTANCE OF 73.11 FEET TO THE HEREINAFTER MENTIONED POINT 'G' AND TO THE TERMINUS OF THIS DESCRIPTION.

TOGHTER WITH A 3.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'E':

COURSE 1) THENCE N 90°00'00" W, A DISTANCE OF 81.44 FEET AND TO THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGHTER WITH A 3.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'F':

COURSE 1) THENCE N 22°19'01" W, A DISTANCE OF 22.30 FEET AND TO THE TERMINUS OF THIS DESCIPTION.

ALSO TOGHTER WITH A 3.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'C':

COURSE 1) THENCE S 89°59'39" W, A DISTANCE OF 40.33 FEET;
COURSE 2) THENCE S 00°39'41" W, A DISTANCE OF 17.58 FEET AND TO THE TERMINUS OF THIS DESCRIPTION.

ALSO TOGHTER WITH A 3.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'B':

COURSE 1) THENCE S 00°00'00" W, A DISTANCE OF 3.86 FEET;
COURSE 2) THENCE N 90°00'00" E, A DISTANCE OF 90.98 FEET;
COURSE 3) THENCE S 66°23'37" E, A DISTANCE OF 7.41 FEET;
COURSE 4) THENCE S 89°42'09" W, A DISTANCE OF 69.66 FEET;
COURSE 5) THENCE N 00°00'18" W, A DISTANCE OF 36.94 FEET;
COURSE 6) THENCE N 31°19'22" W, A DISTANCE OF 76.74 FEET;
COURSE 7) THENCE N 89°35'58" W, A DISTANCE OF 0.54 FEET; AND TO THE TERMINUS OF THIS DESCRIPTION.

PROPOSED ANTENNA LEASE AREA #2

BEING A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'G':

COURSE 1) THENCE N 89°51'26" W, A DISTANCE OF 13.90 FEET;
COURSE 2) THENCE N 00°15'41" W, A DISTANCE OF 12.00 FEET;
COURSE 3) THENCE S 89°51'26" E, A DISTANCE OF 17.00 FEET;
COURSE 4) THENCE S 00°15'41" E, A DISTANCE OF 12.00 FEET;
COURSE 5) THENCE N 89°51'26" W, A DISTANCE OF 3.10 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 204 SQUARE FEET, MORE OR LESS.

PROPOSED ACCESS & UTILITY EASEMENT:

A 15.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 37 ON SAID MAP, THENCE N00°40'04"E, A DISTANCE OF 143.83 FEET TO THE POINT OF BEGINNING:

COURSE 1) THENCE S 89°42'10" E, A DISTANCE OF 124.00 FEET TO THE HEREINAFTER MENTIONED POINT 'H';
COURSE 2) THENCE CONTINUING S 89°42'10" E, A DISTANCE OF 138.50 FEET TO THE HEREINAFTER MENTIONED POINT 'I';
COURSE 3) THENCE CONTINUING S 89°42'10" E, A DISTANCE OF 93.50 FEET TO THE TERMINUS OF THIS DESCRIPTION.

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'I':

COURSE 1) THENCE CONTINUING N 00°40'06" E, A DISTANCE OF 88.07 FEET;
COURSE 2) THENCE CONTINUING N 89°19'54" W, A DISTANCE OF 143.50 FEET TO THE TERMINUS OF THIS DESCRIPTION.

A 10.00 FOOT WIDE STRIP OF LAND, OVER ACROSS AND THROUGH A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'H':

COURSE 1) THENCE CONTINUING N 00°39'34" E, A DISTANCE OF 51.47 FEET TO POINT "J" AND TO TERMINUS OF THIS DESCRIPTION.

TOWER LEASE AREA:

BEING A PORTION OF THE TRACT MAP TITLE NORMAN HEIGHTS, FILED AND RECORDED MAY 2, 1947, IN VOLUME 13 OF PLATS AT PAGE 57, AT FRESNO COUNTY RECORDS STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREINBEFORE MENTIONED POINT 'J':

COURSE 1) THENCE N 89°19'22" W, A DISTANCE OF 5.00 FEET;
COURSE 2) THENCE N 00°39'50" E, A DISTANCE OF 30.00 FEET;
COURSE 3) THENCE S 89°19'49" E, A DISTANCE OF 30.00 FEET;
COURSE 4) THENCE S 00°40'06" W, A DISTANCE OF 30.00 FEET;
COURSE 5) THENCE N 89°19'54" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

APPL. NO. P23-04343 EXHIBIT A-4 DATE 03.13.2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/09/22	PRELIMINARY	CJ
1	11/15/22	ADDED LEASE AREA	CJ
2	10/09/23	UPDATE	LA
3	11/17/23	ADD REDLINES	LA
4	11/29/23	REVISION	LA

SMITHCO JOB NO.: 82-1511



A&E DESIGN GROUP, INC.

5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
WWW.SDCW.COM
619.736.3766

PROPRIETARY INFORMATION

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2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

680702
FASHION
FAIR

401-457 E TWAIN AVE.
FRESNO, CA 93710

FRESNO
COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-3

APN:
418-201-30

OWNER(S): SHYAM LLC

OWNER(S): SHYAM LLC

LIGHT POLE

Abstract

1

1

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
------	------	-------------	----



PROPRIETARY INFORMATION

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF

VERIZON WIRELESS

—

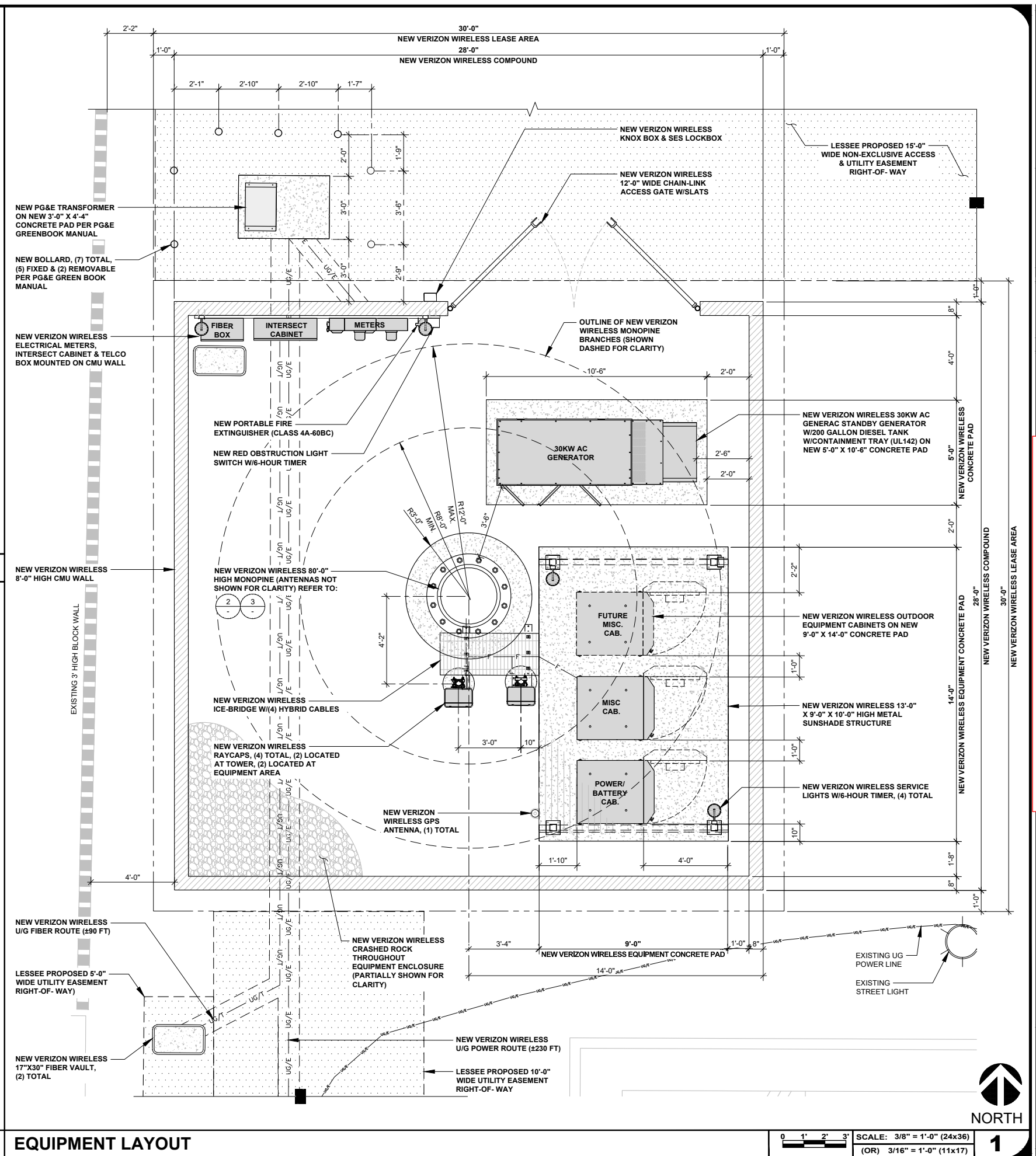
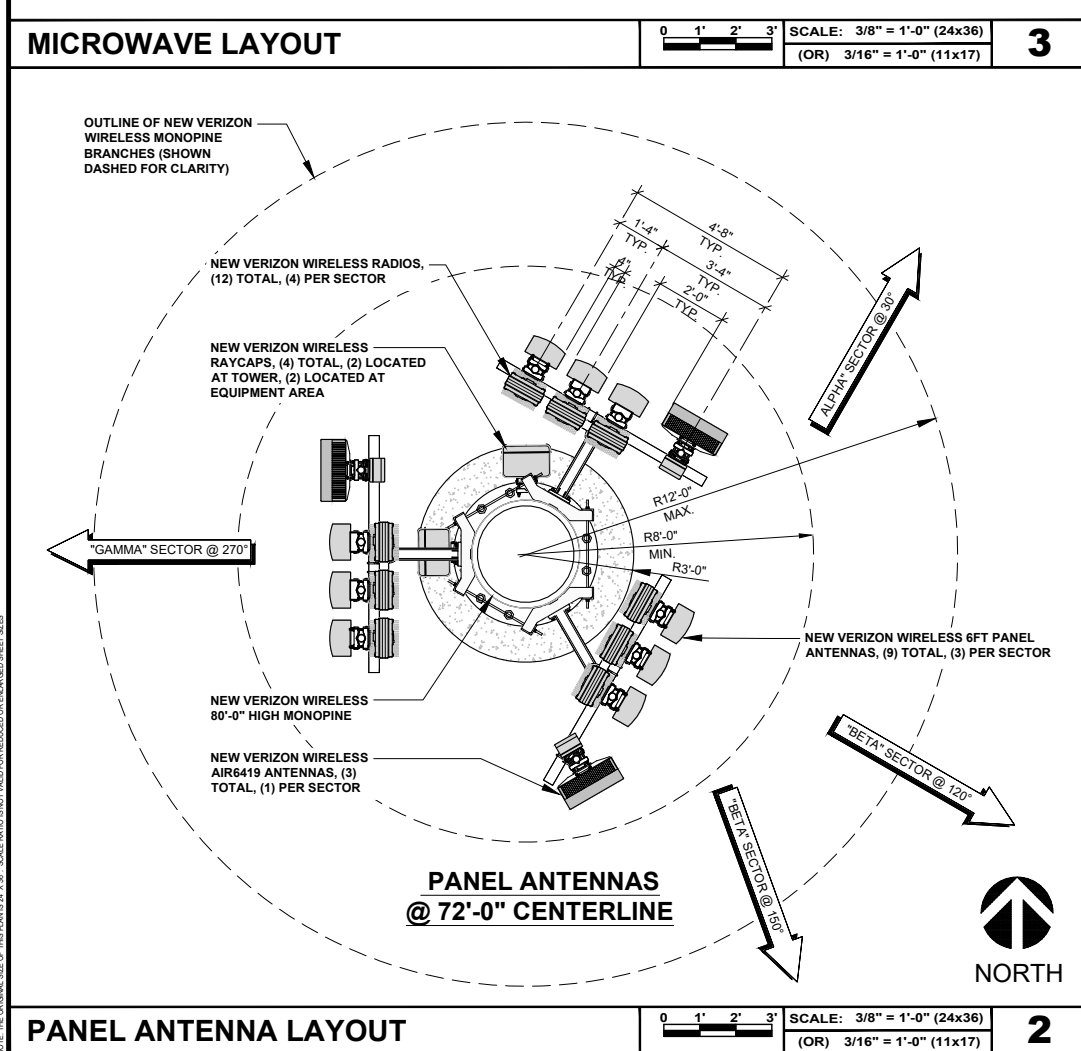
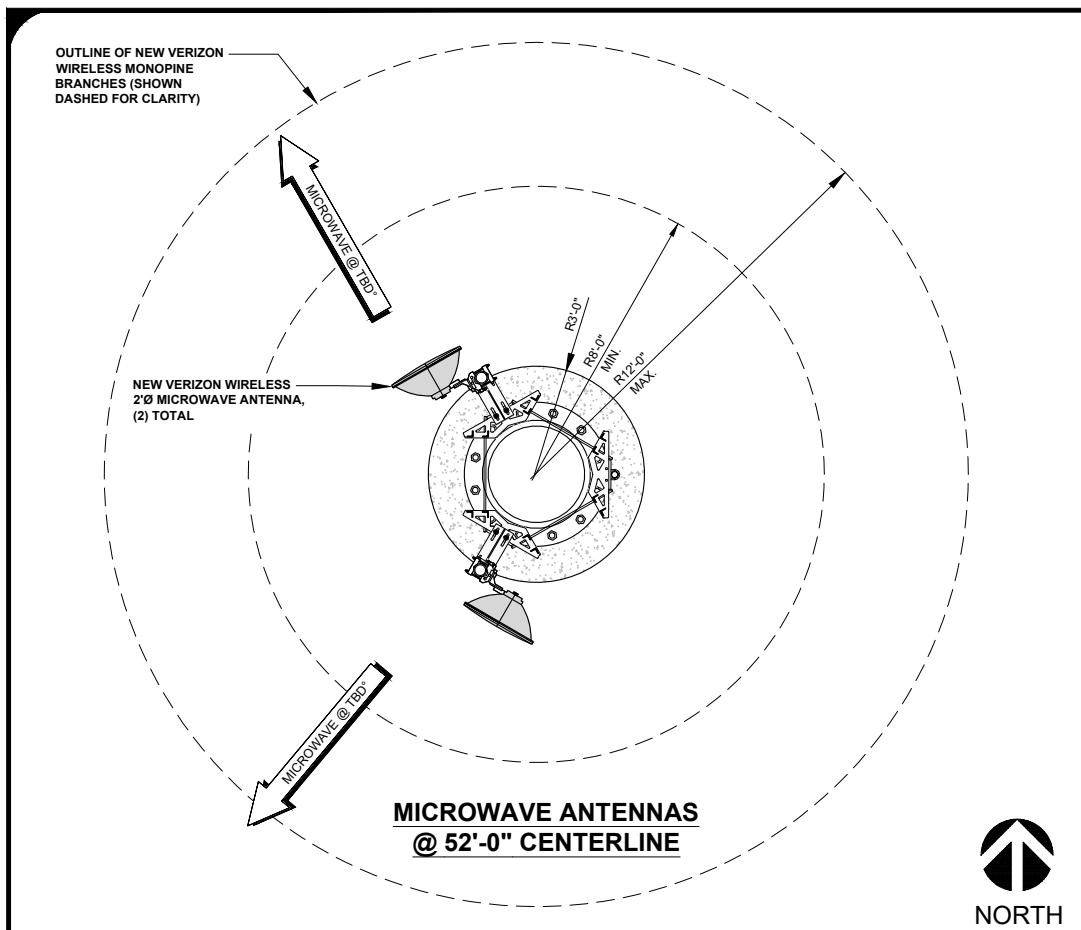
(T)

7

11/1/2014

ACKNOWLEDGMENTS

[illegible]



ISSUE STATUS			
EV.	DATE	DESCRIPTION	BY
0	09/14/2023	90% ZONING	LD
1	11/01/2023	100% ZONING	LD
2	02/20/2024	REVISED 100% ZONING	FA



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APPL. NO. 1230045 EXHIBIT A-0 DATE 02/12/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

WALNUT CREEK,

FASHION FAIR
PID 17193568
MDG L ID# 500010201
442 E TWAIN AVE (C/T)
FRESNO, CA 93710

SHEET TITLE:

**EQUIPMENT &
ANTENNA LAYOUTS**

A-2

APPL. NO. P23-04343 EXHIBIT A-7 DATE 03.13.2024

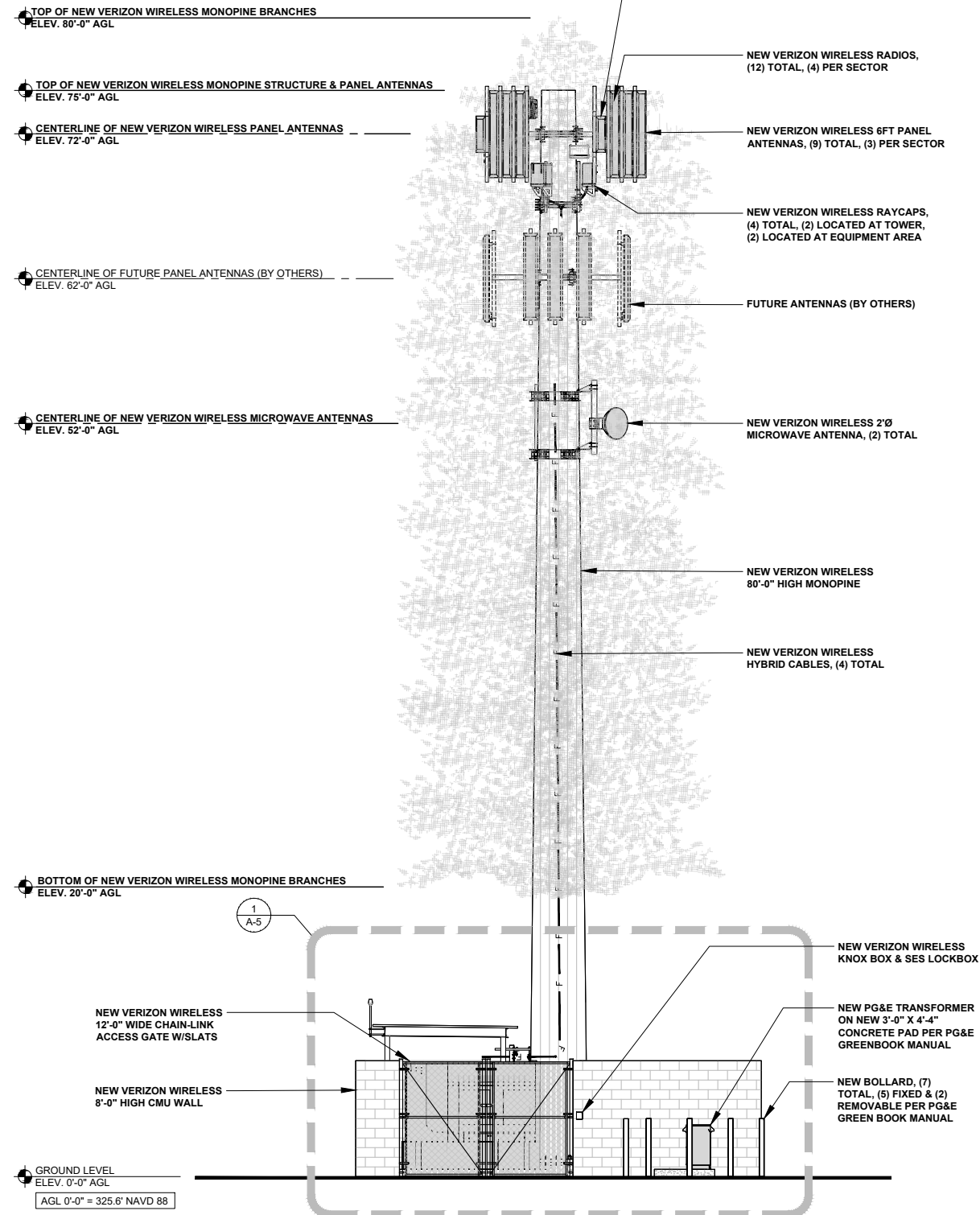
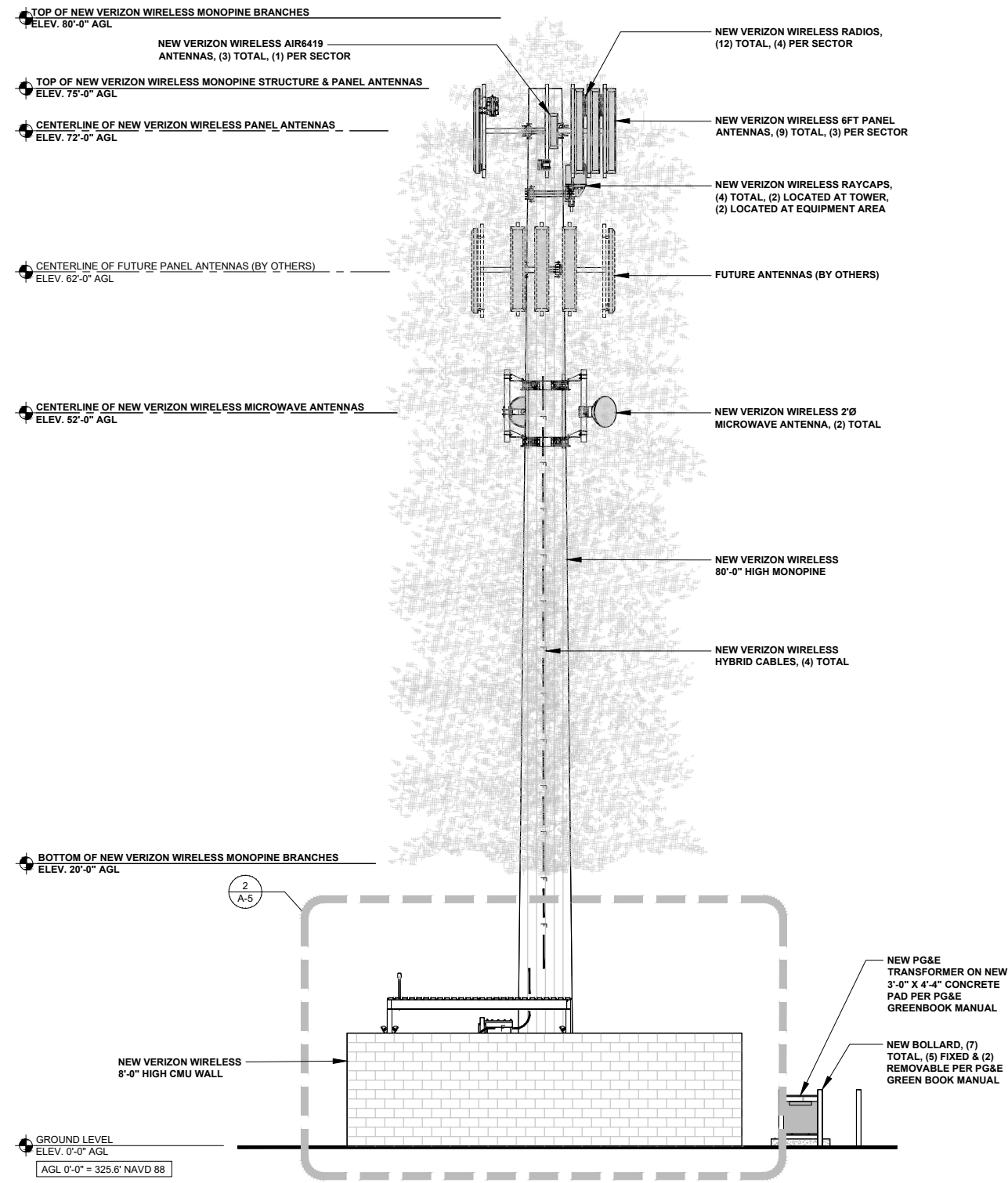
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

- NOTES:
1. IN THE EVENT OF SITE ABANDONMENT, THE CITY SHALL FOLLOW THE PROCEDURES OF FMC SECTION 15-5016 – REVOCATION OF PERMITS.
 2. ALL MONO-TREE DESIGNS SHALL INCORPORATE APPROPRIATE THREE-DIMENSIONAL BARK CLADDING AND SHALL PROVIDE FOR SCREENING FOLIAGE TO EXTEND BEYOND ALL ANTENNAS BY NO LESS THAN 24 INCHES. THE DESIGN, NUMBER AND PLACEMENT OF ANY BRANCH-LIKE STRUCTURES AFFIXED TO THE SLIM LINE MONOPOLE SHALL INSURE THE ADEQUATE CAMOUFLAGING OF THE ANTENNAS, RELATED ELECTRICAL CABLES AND EQUIPMENT, AND THE ANTENNA AND EQUIPMENT MOUNTS.
 3. SOCKS MATCHING THE COLOR AND TEXTURE OF THE FOLIAGE ARE REQUIRED FOR ALL ANTENNA AND OTHER EQUIPMENT MOUNTED ON THE MONO-TREE.
 4. DUE TO ENVIRONMENTAL FACTORS SUCH AS WIND, RAIN AND SUN, THE OWNER/ APPLICANT SHALL MAINTAIN ALL MONO-TREES TO ENSURE THAT THE FAUX FOLIAGE IS LUSH, CONTINUES TO RESEMBLE A TREE, AND FULLY SCREENS ALL ANTENNAS AND OTHER EQUIPMENT.
 5. THE OWNER/APPLICANT SHALL MAINTAIN THE FENCE / WALL AND ENSURE THE FENCE /WALL IS KEPT FREE OF GRAFFITI AND VANDALISM, AND ANY VISIBLE STRUCTURAL DAMAGE.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/14/2023	90% ZONING	LD
1	11/01/2023	100% ZONING	LD
2	02/20/2024	REVISED 100% ZONING	FA



A Nokia company

9020 ACTIVITY RD, SUITE A
SAN DIEGO, CA 92126
www.sacw.com
312.895.4977

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verizon

2770 SHADELANDS DR, BUILDING 11
WALNUT CREEK, CA 94598

FASHION FAIR

PID 17193568
MDG L ID# 5000102011
442 E TWAIN AVE (C/T)
FRESNO, CA 93710

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

EAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

NORTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

APPL. NO. P23-04343 EXHIBIT A-8 DATE 03.13.2024

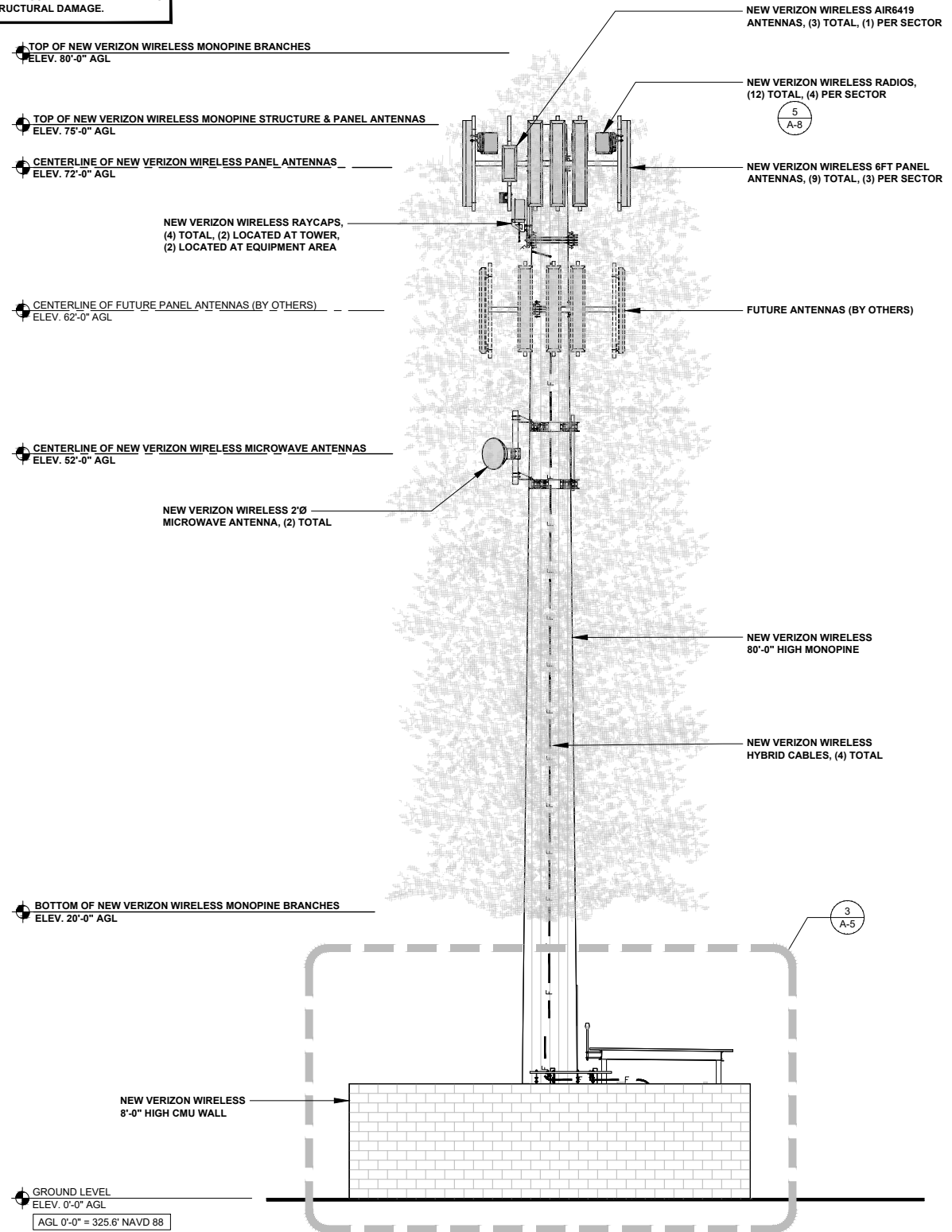
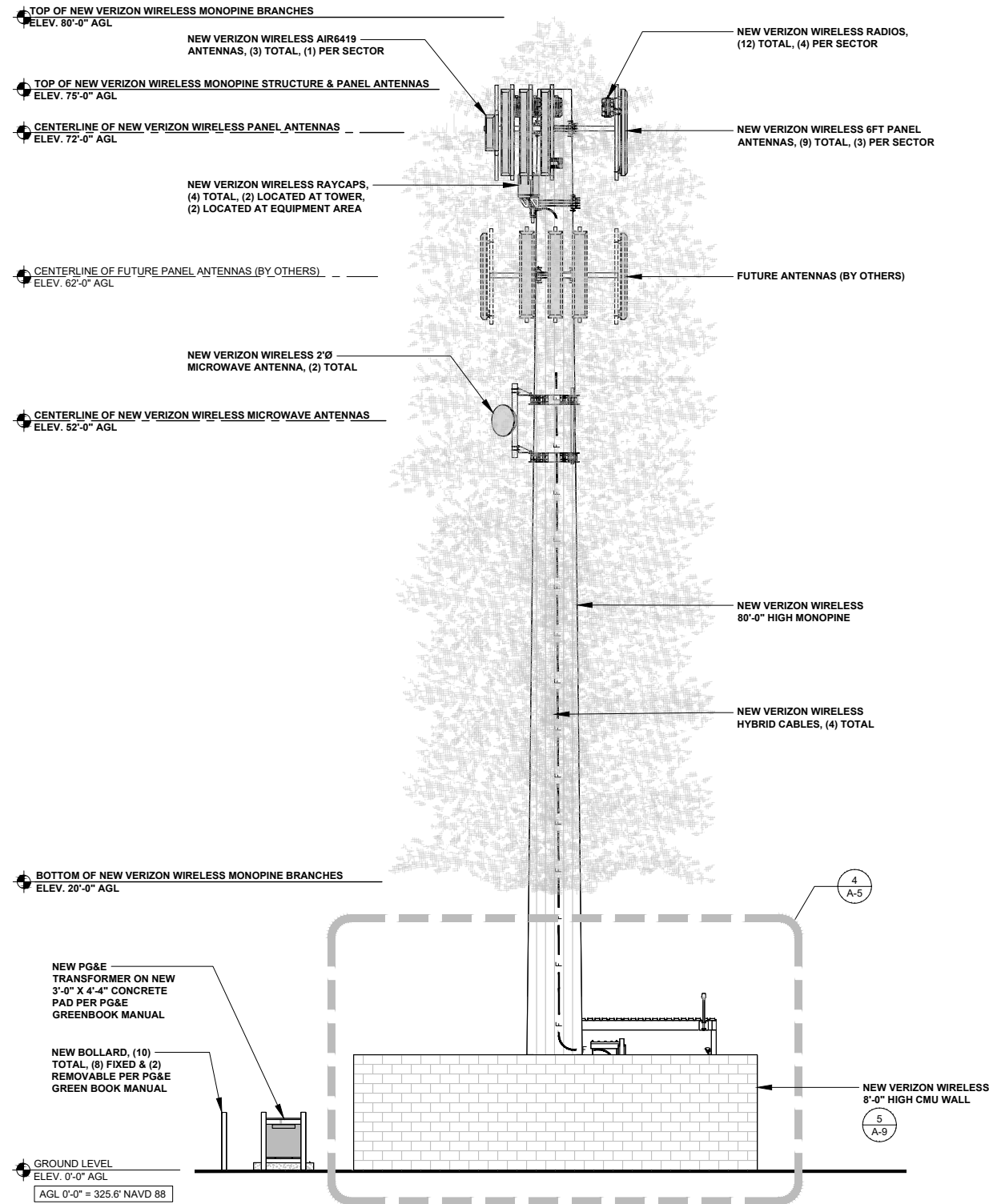
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

- NOTES:
1. IN THE EVENT OF SITE ABANDONMENT, THE CITY SHALL FOLLOW THE PROCEDURES OF FMC SECTION 15-5016 – REVOCATION OF PERMITS.
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WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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2	02/20/2024	REVISED 100% ZONING	FA



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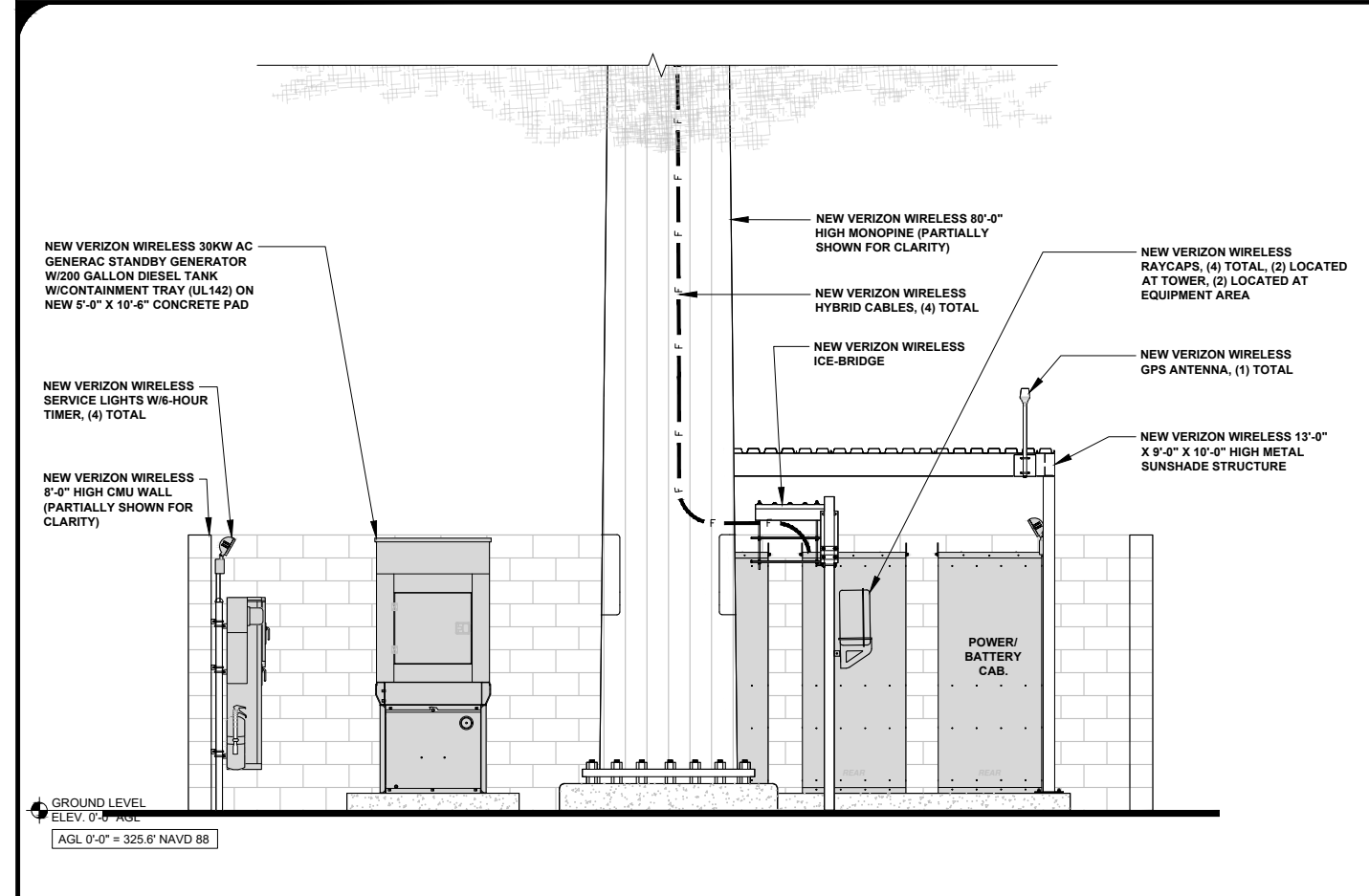
verizon
2770 SHADELANDS DR, BUILDING 11
WALNUT CREEK, CA 94598

FASHION FAIR
PID 17193568
MDG L ID# 5000102011
442 E TWAIN AVE (C/T)
FRESNO, CA 93710

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

A-4

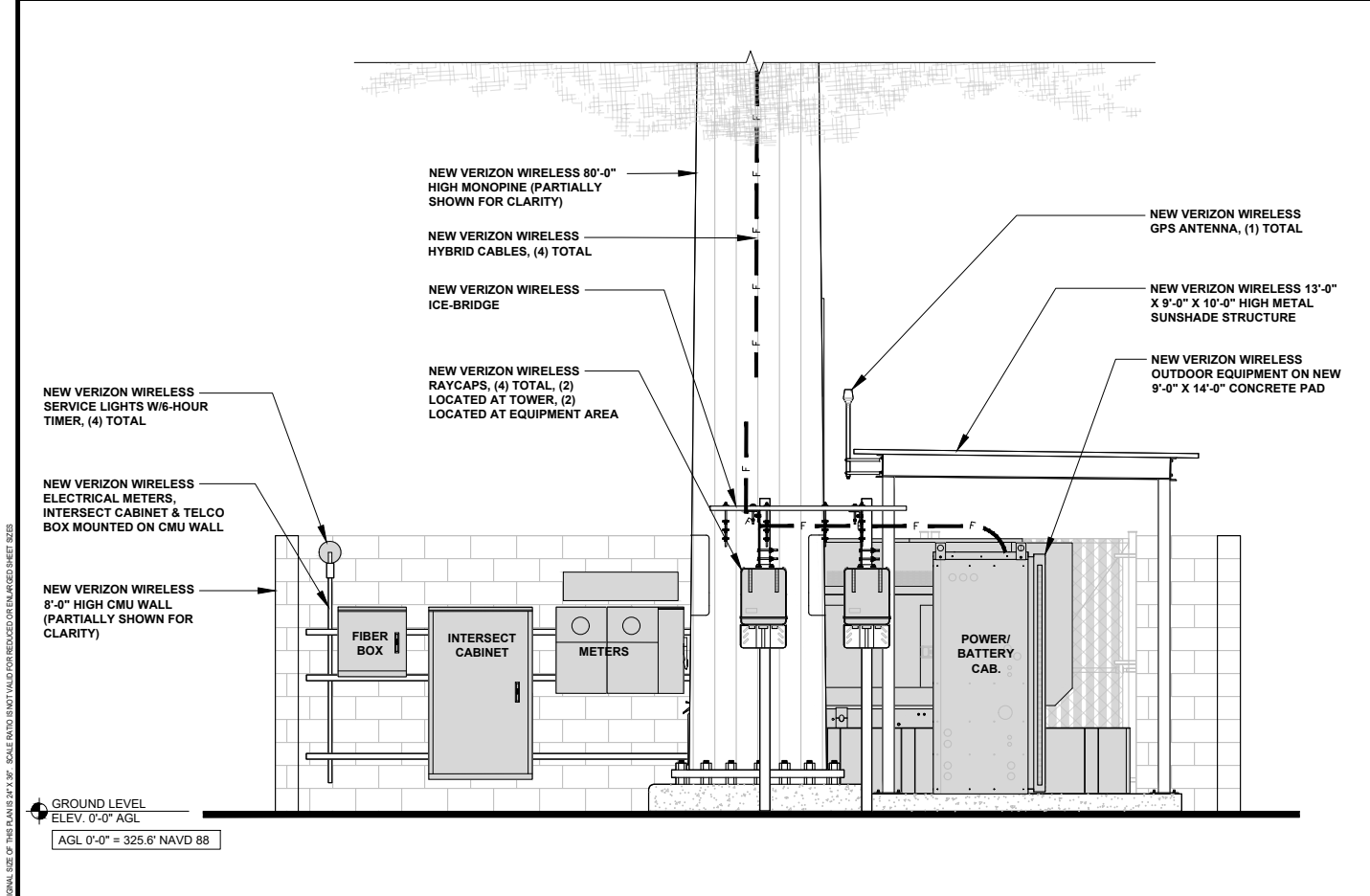
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



WEST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

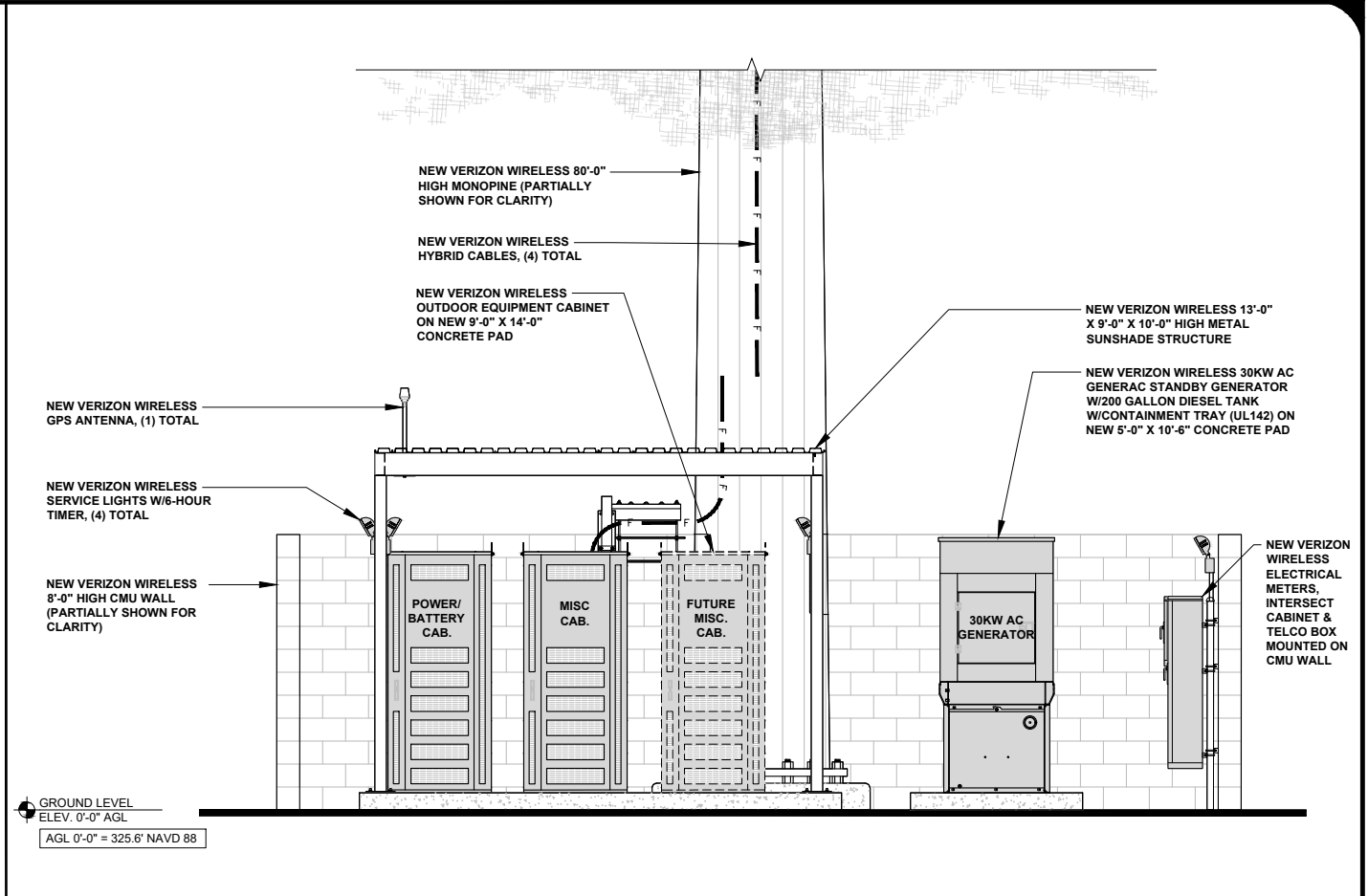
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SOUTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

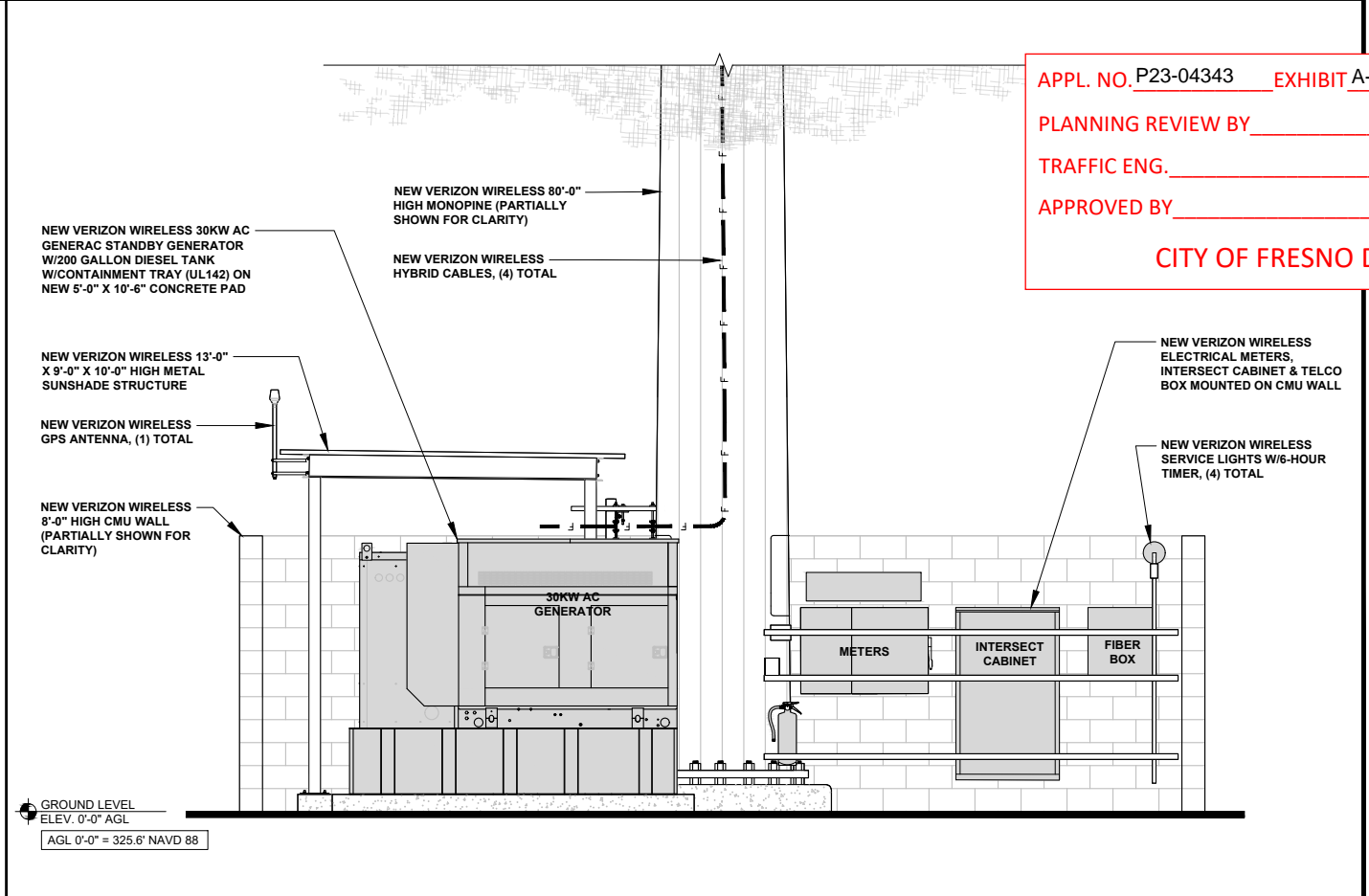
3



EAST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2



NORTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

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SAN DIEGO, CA 92126
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APPL. NO. P23-04343 EXHIBIT A-9 DATE 03.13.2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

FASHION FAIR
PID 17193568
MDG L ID# 5000102011
442 E TWAIN AVE (C/T)
FRESNO, CA 93710

SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5

UTILITY GENERAL NOTES:

- ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
- ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
- ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
- ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
- FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
- VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
- NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
- CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

APPL. NO. P23-04343 EXHIBIT A-10 DATE 03.13.2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

UTILITY NOTES

SCALE:
NTS

3

MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C B	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	3,600	-	48VDC POWER PLANT RECTIFIER #2
	2P	3	-	3,600	
48VDC POWER PLANT RECTIFIER #3	30A	5	3,600	-	48VDC POWER PLANT RECTIFIER #4
	2P	7	-	3,600	
48VDC POWER PLANT RECTIFIER #5	30A	9	3,600	-	48VDC POWER PLANT RECTIFIER #6
	2P	11	-	3,600	
48VDC POWER PLANT RECTIFIER #7	30A	13	3,600	-	48VDC POWER PLANT RECTIFIER #8
	2P	15	-	3,600	
SURGE SUPPRESSOR	30A	17	1,200	-	FIBER CABINET/MISC. GFI RECEPTACLE 1
	2P	19	-	1,200	
48VDC POWER PLANT INTERIOR OUTLET	15A	21	500	-	SPARE FOR FUTURE CABINET
STDBY GENERATOR BATT. CHARGER	20A	23	-	1,200	SPARE FOR FUTURE CABINET
STDBY GENERATOR BLOCK HEATER	-	25	1,200	-	SERVICE LIGHTS
SPACE	-	27	-	500	SPACE
SPACE	-	29	-	-	SPACE
LOAD PHASE 1			17,300	17,300	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			34,600 VA		
ADDITIONAL 25% CONTINUOUS LOAD =			125 VA		
TOTAL LOAD			= 34,725 VA		
TOTAL AMPS			= 144.7 AMPS		
TOTAL KVA			= 34.7 KVA		

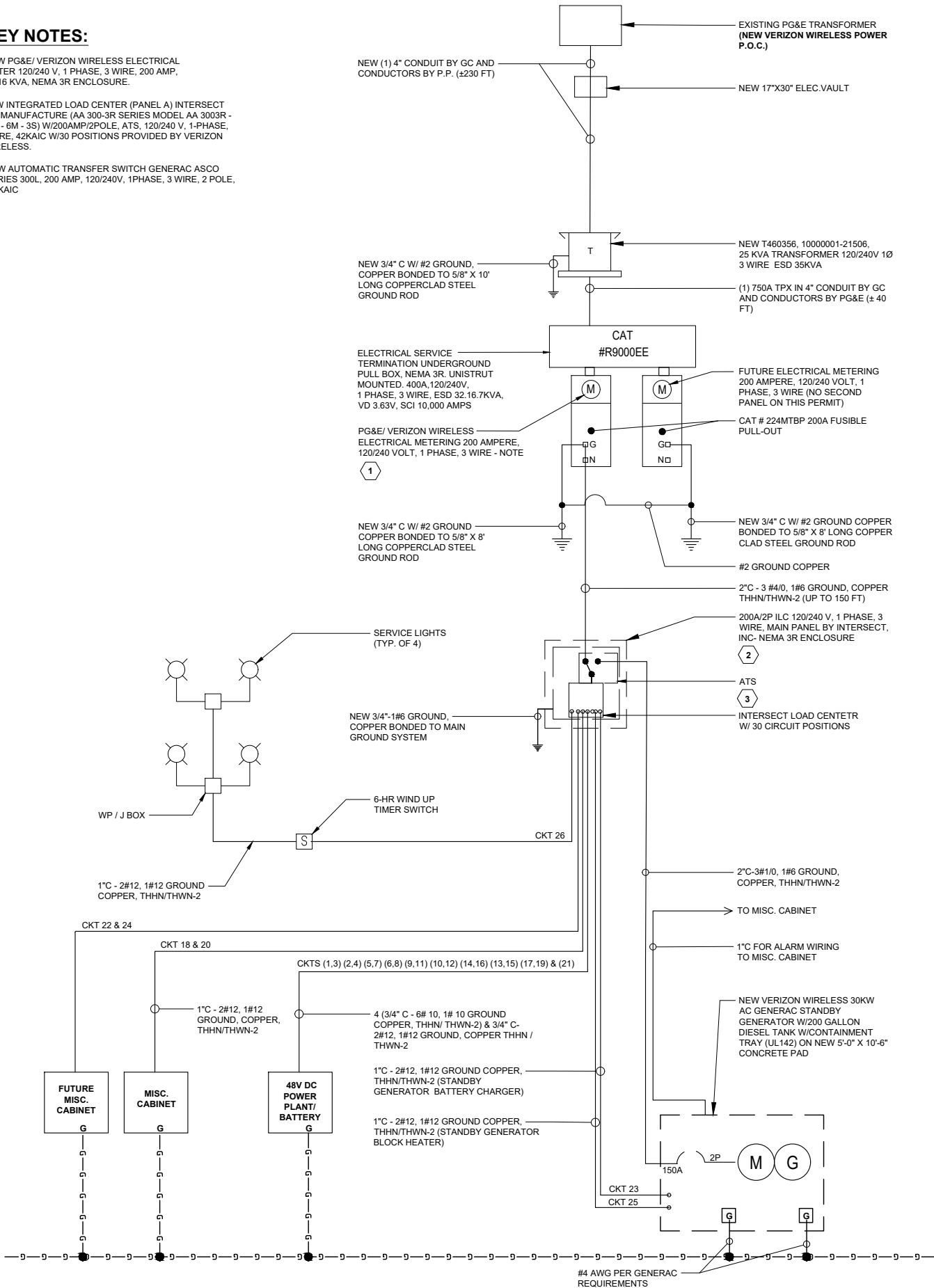
PANEL SCHEDULE

SCALE:
NTS

2

KEY NOTES:

- NEW PG&E/ VERIZON WIRELESS ELECTRICAL METER 120/240 V, 1 PHASE, 3 WIRE, 200 AMP, 32.16 KVA, NEMA 3R ENCLOSURE.
- NEW INTEGRATED LOAD CENTER (PANEL A) INTERSECT INC MANUFACTURE (AA 300-3R SERIES MODEL AA 3003R - 458 - 6M - 3S) W/200AMP/2POLE, ATS, 120/240 V, 1-PHASE, 3WIRE, 42KAIC W/30 POSITIONS PROVIDED BY VERIZON WIRELESS.
- NEW AUTOMATIC TRANSFER SWITCH GENERAC ASCO SERIES 300L, 200 AMP, 120/240V, 1PHASE, 3 WIRE, 2 POLE, 42 KAIC



1-LINE DIAGRAM

SCALE:
N.T.S.

1

ISSUE STATUS

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2770 SHADELANDS DR, BUILDING 11
WALNUT CREEK, CA 94598

FASHION FAIR

PID 17193568
MDG L ID# 5000102011
442 E TWAIN AVE (C/T)
FRESNO, CA 93710

SHEET TITLE:
1-LINE DIAGRAM,
PANEL SCHEDULE
& UTILITY NOTES

E-1

Operational Statement
Proposed Verizon Wireless Facility

"Fashion Fair."
442 E Twain AVE (C/T) Fresno, CA
93710
APN:418-201-44

Introduction

Verizon Wireless proposes a new wireless facility at 442 E Twain AVE (C/T) Fresno, CA 93710. This facility will enhance and expand the Verizon Wireless network in order to improve communications service for its existing and prospective customers. The facility is located in Fresno, California next to the Best Western Hotel. This project has been designed to provide additional capacity to offload and to fix ROOT issues in the area. This site is in an area that is zoned CMX Corridor/Center Mixed Use.



The proposed unmanned facility will provide Verizon Wireless service to the CMX-Corridor/Center Mixed Use Area that will have access of 24 hours a day, 7 days a week.

Aesthetics

The site will be accessed from the public PROW, E Shaw Ave & E Twain Ave. Proposed 80' monopine build on a commercial parcel. The nine panel antennas and 2 microwave antennas are proposed in three sectors Verizon's equipment will be located on the ground in a 30' x 30' lease area around the tower. Access to the tower will be from PROW, E Twain Ave. 8'-high CMU wall with 12'-wide chain-link access gate. Outdoor equipment on 9' x 14' concrete pad. Standby generator with 200 gallon diesel tank.

Public Safety and Community Benefits

Wireless Communication has become increasingly important way of life and a way of conducting business. With the increased use of "smart phones", and data speeds have become increasingly important to Verizon's customers. Verizon's customers rely on smartphones and devices to have immediate access to make phone calls, text, email, and access the Internet wherever they are.

APPL. NO. P23-04343 EXHIBIT O-1 DATE 03/13/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Wireless Devices, such as cell phones, have become a common tool used to contact public safety personnel, and loved ones in the event of a crisis. Having increased wireless service in this area will benefit those in emergency situations to reach out for help.

Coverage Capacity and Alternative Sites

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in this particular area of Fresno. The objective of this site is to provide RAN Capacity Metro Root service for the area in and around the area. The site lies entirely within the jurisdiction of the City of Fresno. The surrounding area is primarily flat commercial and residential and mix commercial use areas along E Shaw Ave with surrounding office and residential parcels.

Compliance with FCC Standards

This project will comply with all FCC rules and regulations and will be in accordance with Verizon Wireless' FCC License to operate radio frequencies.

Construction

Verizon Wireless will comply with all applicable regulations regarding the construction of the proposed site.

Property Owner Information

Shyam, LLC - Andy Patel - 559.593.0892

Applicant Information

Philip Decker for SAC Wireless on behalf of Verizon Wireless
P: 626-482-9379 | Email: philip.decker@sacw.com

APPL. NO.	P23-04343	EXHIBIT	O-2	DATE	03/13/2024
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Alternative sights below that were not considered due to several Reasons.

Fashion Fair : Candidates Considered but Not Proposed

1. Merced - 550 E Shaw Ave Fresno, CA 93710 (No APN) - LL was unresponsive
2. Avery - 365 E Barstow Ave Fresno, CA 93710 / APN: 418-060-53- LL was unresponsive.
3. Ash - 1029 E Shaw Ave Fresno, CA 93710 / APN: 427-310-02- Does not meet RF objective - Too close to existing site.
4. Storelli - APN: 418-060-52- LL was unresponsive. Searched for new phone numbers and found that LL(Storelli) sold the property . New LL is unresponsive as well.
5. Kaiser- 4785 N 1st St #101-41 Fresno, CA 93726 / APN: 427-134-14- Does not meet RF objective. Too close to existing site.
6. Sunrise - APN: 418-091-18 (no site address)-- Does not meet RF objective. Too close to existing site.
7. Fashion - 755 E Shaw Ave Fresno, CA 93710 / APN: 427-030-37-- Does not meet RF objective. Too close to existing site.
8. Jcm - 770 E Shaw Ave #105 Fresno, CA 93710 / APN: 418-091-12-- Does not meet RF objective. Too close to existing site.
9. Navya - 5263 N 1st St Fresno, CA 93710 / APN: 418-225-31-- LL was unresponsive.
10. Headliner - 719 E Barstow Ave Fresno, CA 93710 / APN: 418-213-28-- LL was unresponsive.
11. Erganian - 140 E Shaw Ave Fresno, CA 93710 / (7 neighboring parcels)-APN: 418-080-81 / APN: 418-080-82 / APN: 418-080-83 / APN: 418-080-84 / APN: 418-080-85 / APN: 418-080-86 / APN: 418-080-87- Does not meet RF objective. Too close to existing site.

12. Lv - 155 E Shaw Ave #100 Fresno, CA 93710 / APN: 427-052-22S-- Does not meet RF objective. Too close to existing site.
13. Bank S - 636 E Shaw Ave Fresno, CA 93710 / APN: 418-091-10-- LL was unresponsive.
14. Bank A - 590 E Shaw Ave Fresno, CA 93710 / APN: 418-091-07-- Rooftop looks to be +/-30-40'. To Low
15. Mazgedian - 488 E Shaw Ave Fresno, CA 93710 / APN: 418-201-32-- Out of Network Objective Area.
16. Castaneda - APN-418-193-05 - New development on parcel does not have sufficient space for tower to meet setbacks.
17. Herr - APN:418-234-21 - New structures/stores on parcel. Does not have sufficient space for tower to meet setbacks.
18. CC-823592 - APN:418-091-37 - Parcel had a slimline structure. It will not hold the antennas needed.
19. Alliant - APN:418-091-24 - Parcel had a slimline structure for MW and parcel looks to be abandoned.
20. Turner - APN: 427-071-02 - Out of Network objective area.
21. ATC-Site #411127 - APN:427-071-51 - Parcel had a slimline structure. It will not hold the antennas needed and out of the network objective area.
22. Crown Castle - Site #814177 - APN: 418-060-51 - Out of Network Objective Area
23. AT&T - APN: 427-203-15 - Parcel had a slimline structure. Out of Network Objective Area.
24. Aliya - APN: 427-400-03 - Out of Network Objective Area.
25. Crown Castle Site #814177 - APN:418-060-51 - Out of Network Objective Area.
26. ATC Site #370350 - APN: 418-060-51 - 92 East. San Jose Ave. - Out of Network Objective Area.

APPL. NO. P23-04343 EXHIBIT O-3 DATE 03/13/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT