

City of Fresno
Development and Resource Management Department

Conditions of Approval – Revision 2
November 21, 2018

Conditional Use Permit Application No. P18-02352

Planner: Jarred Olsen 559-621-8068

PROJECT DESCRIPTION

Conditional Use Permit No. Application No. P18-02352 pertains to the Verizon Wireless proposal to build an 80' tall monopole unmanned telecommunication wireless facility for colocation in a 25' x 25' lease area surrounded by a 6' tall chain link fence with barbed wire. Equipment on the tower itself will include nine 6' tall panel antennas, nine RRUs, one raycap, two hybrid cables and 12 lines of coax with a diameter of 1-5/8". Supporting equipment on the ground within the fenced lease area include a 20KW standby generator with a 96-gallon diesel tank (UL142), outdoor equipment cabinets, one ice bridge, one electrical meter with fused disconnect, one intersect cabinet, one telco box on new h-frame, two service lights with six hour timers, one GPS antenna, one raycap, a new portable fire extinguisher, and two fiber faults. Outdoor equipment will be located on a new 14' x 4' concrete pad. One knox box will be located next to the entrance doors. Utilities to support the site will come from Nielsen Avenue, through the property, and to the proposed site.

APN: 458-170-22

EXHIBITS: T-1, T-2, A-1, A-2, E-1, E-2, E-3 dated October 12, 2018

ADDRESS: 309 W NIELSEN AVE **ZONING:** IL (*Light Industrial*)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits:

Planner to check when completed	
o	Development shall take place in accordance with Exhibits T-1, T-2, A-1, A-2, E-1, E-2, E-3 dated October 12, 2018. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
o	Wireless telecommunication facility shall be designed for the ability to collocate. Demonstrate compliance with this requirement prior to building permits.
o	Prior to building permits, submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
o	All plans, current and future, shall bear the official address for the wireless communications tower. The official address is 309 West Nielsen Avenue C/T. Revise plans to make

	consistent with this address.
o	Consider relocating the wireless telecommunication facility to the rear of the site to allow future industrial uses to more effectively and efficiently develop on the site.
o	<p>Proposed monopole does not comply with Policy and Procedure Issue No. 33: Wireless Telecommunication Facilities, as required pursuant to Fresno Municipal Code (FMC) Section 15-2759-B. Comply with Policy I-B, including, but not limited to:</p> <ol style="list-style-type: none"> 1. Depict the pole to be slimline, not to exceed a 24-inch diameter. 2. Depict the antennas and related equipment mounted on the pole to be screened within a radome of a diameter not to exceed 36 inches. This radome shall not exceed 40 feet in length, measured from the top of the mast. 3. Depict a three-foot wide landscape strip along the perimeter of the facility that fronts a major or local street, that is visible from the public right-of-way. This landscaped strip shall contain deciduous and evergreen trees and shrubs. 4. Chain-link fencing surrounding the equipment compound shall be slatted. <p>Alternatively, provide a monopalm tree of a height not to exceed 10 feet of the surveyed palm trees located within 100 feet of the subject property. Such monopalm shall be designed to incorporate:</p> <ol style="list-style-type: none"> 1. Appropriate three-dimensional bark cladding; 2. Screening foliage to extend beyond all antennas by no less than twenty-four (24) inches; 3. The design, number and placement of any branch-like structures affixed to the tower shall insure adequate camouflaging of the antennas, antenna arrays, mounts, ancillary structures and/or support equipment. 4. <u>[A three-foot wide landscape strip along the perimeter of the facility that fronts a major or local street, that is visible from the public right-of-way. This landscaped strip shall contain deciduous and evergreen trees and shrubs.]</u> 5. <u>Slatted chain-link fencing surrounding the equipment compound.]</u>
o	Pursuant to FMC Section 15-2506-D, provide documentation that the emergency generator will not exceed the maximum noise allowed permitted at property line.
o	An Avigation Easement is required prior to issuance of building permits. Contact Jeff Beck at (559) 621-8560 for more information.
o	An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.
o	Comply with Public Works' Conditions of Approval for P18-02352 dated November 9, 2018.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable	
o	1. Airports: <i>The following policy criteria in the Fresno Yosemite International Airport Land Use Compatibility Plan apply to the subject application and are Conditions of Approval:</i>

		<p>OVERFLIGHT COMPATIBILITY <i>Located inside the Airport Influence Area. Avigation Easement required.</i></p>
o	2.	<p>DPU Planning and Engineering: Sewer Requirements</p> <p><i>The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in West Nielsen Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements</i></p> <ol style="list-style-type: none"> <i>1. Installation of sewer house branch(s) shall be required.</i> <i>2. Street work permit is required for any work in the Right-of-Way.</i> <i>3. On-site sanitary sewer facilities shall be private.</i> <i>4. Abandon any existing on-site private septic systems.</i> <i>5. 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.</i> <p>Sanitary Sewer Fees <i>The following Sewer Connection Charges are due and shall be paid for the Project:</i></p> <ol style="list-style-type: none"> <i>1. Sewer Lateral Charge</i> <i>2. Sewer Oversize Area</i> <i>3. Sewer Facility Charge (Non-Residential)</i> <i>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 Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.</i> <i>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.</i>
o	3.	<p>DPU Water Division:</p> <ol style="list-style-type: none"> <i>1. On-site water facilities shall be private.</i> <i>2. Installation of a water box and meter shall be required.</i> <p>The water supply requirements for this project are as follows:</p> <ol style="list-style-type: none"> <i>1. The existing property is currently served with one 1.25-inch water service.</i> <ol style="list-style-type: none"> <i>a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing 1.25-inch water service, then the applicant shall not be required to pay a Water Capacity Fee Charge.</i> <i>b. If the total domestic. commercial. industrial and irrigation water demands for</i>

		<p><i>the applicant's proposed project cannot be accommodated with the one 1.25-inch service, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.</i></p> <p><i>c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.</i></p> <p><i>d. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.</i></p> <p><i>e. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.</i></p> <p><i>2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.</i></p>
o	4.	<p><i>Fire Review: Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.</i></p> <p><i>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.</i></p> <p><i>Contractor shall submit plans to and obtain permit from Fire Prevention Division for installation of the above ground tank prior to installation. Provide three copies of the approved above ground tank plan with all corrections addressed from the original plan review and manufactures listings for the installation and use permit. An installation and use permit will be issued for the tank. All installation and use fees will be due at the time the permit is issued. The above ground tank shall not be filled until the installation permit has been approved at the site by the Fire Prevention Division.</i></p>
o	5.	<p><i>Flood Control District: See attached FMFCD Notice of Requirements (NOR). NOR & Grading Plan Review Fees due.</i></p>
o	6.	<p><i>Fresno County Environmental Health:</i></p> <ul style="list-style-type: none"> <i>If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC). Division 20. Chapter 6.95. and the California Code</i>

		<p><i>of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.</i></p> <ul style="list-style-type: none"> • <i>Since the applicant is proposing an emergency generator, it may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers.</i>
o	7.	<p>Irrigation District: <i>FID does not own, operate or maintain any facilities located on the subject property.</i></p> <p><i>For informational purposes, FID's Dry Creek No. 75 runs westerly approximately 60 feet north of the subject property. Should this project include any street and/or utility improvements within the vicinity of this channel, FID requires it review and approve all plans.</i></p>
o	10.	<p>Public Works Traffic Planning: <i>Please review red lines and comments on site plan drawing CP1 and letter with conditions in FAASTER's project document tab.</i></p> <p><i>These conditions include, but are not limited to,</i></p> <ol style="list-style-type: none"> 1. Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-2017. 2. Dedicate 36' of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard P-54. 3. Construct 20' of permanent paving per Public Works Standard P-50, within the limits of this application and transition paving as necessary. 4. Construct a driveway approach to Public Works Standards P-2 and P-6, as approved on the site plan. (15' Minimum) 5. Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches. Construct a concrete pedestrian walkway behind all driveway approaches as identified on Exhibit "A". 6. Provide a 12' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018-B. 7. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 12' commercial pattern. Construct 5' x 6' tree wells per Public Works Standard P-8. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C). 8. If not existing, construct an underground street lighting system to Public Works Standard E-1 within the limits of this application. Spacing and design shall conform to Public Works Standard E-8 for Collectors. 9. Provide a minimum of 20' from the gate to the back of walk. <p>If permanent paving is not existing dedicate and construct (1) 12' eastbound travel line, a 5' shoulder. (1) 12' westbound travel line. a 5' shoulder and a 2-way left turn lane within</p>

	the limits of this application. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed.
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PART C - PLANNING DEVELOPMENT CODE STANDARDS

Project shall comply with Policy and Procedure Issue No. 33: Wireless Telecommunication Facilities, as required pursuant to Fresno Municipal Code (FMC) Section 15-2759-B.

PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, Fresno-Chandler Downtown Airport Master Plan and with the Light Industrial planned land use designation.
2. Development shall take place in accordance with the IL (*Light Industrial*) zone district and all other applicable sections of the FMC.
3. Comply with the operational statement submitted for the proposed project.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; [Click Here](#)
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. 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.
11. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
15. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the

permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.

16. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
- ~~17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.~~
- ~~18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code~~
- ~~19. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.~~
- ~~20. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."~~
- ~~21. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)~~
- ~~22. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)~~
- ~~23. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**~~
- ~~24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or~~

~~between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.~~

~~25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.~~

SIGNAGE

~~26. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.~~

~~27. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**~~

~~28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at: [Click Here](#)~~

~~29. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:~~

~~a) Operational windows signs shall not be mounted or placed on windows higher than the second story.~~

~~b) The maximum area of exempt window signage shall not exceed three square feet in area.~~

~~30. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.~~

~~31. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.~~

MISCELLANEOUS

32. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.

33. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

34. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential

uses, exceeding one-half foot-candle.

35. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
36. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'.** The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
37. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).

- ~~38. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.~~
39. If archaeological and/or animal fossil material is encountered during project surveying, grading,

excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**

40. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
41. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities
44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
45. Open street cuts are not permitted; all utility connections must be bored.
46. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
47. 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 the Development and Resource Management 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.
48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
49. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects)

50. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
51. **CITYWIDE DEVELOPMENT IMPACT FEES**
- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee 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. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
 - b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
 - c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)
52. **CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)**
- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
 - b) Street Impact Fees will be a condition on all development entitlements granted.
 - c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
 - d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.
 - e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.
53. **FRESNO COUNTY FACILITY IMPACT FEE**
- Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building

permits.

54. 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 prior to issuance of certificate of occupancy.

55. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

57. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

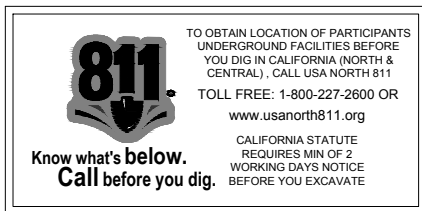
58. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

- a) Frontage Charge (based on property frontage)
- b) Transmission Grid Main Charge (based on acreage)
- c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
- d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
- e) Wellhead Treatment Fee (based on living units or living unit equivalents)
- f) Recharge Fee (based on living units or living unit equivalents)
- g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
- h) Service Charges (based on service size required by applicant)
- i) Meter Charges (based on service need)

59. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.



309 W NIELSEN AVE. C/T
FRESNO, CA 93706



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/19/18	100% ZONING	FA
2	08/22/18	100% ZONING	FA
3	10/04/18	100% ZONING	FA



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

[illegible]

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

PROJECT TEAM

SITE ACQUISITION

SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

PLANNING

SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

ARCHITECT:

SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5015 SHOREHAM PLACE SUITE 150
SAN DIEGO, CA 92122
CONTACT: RYAN LIMA
TELEPHONE: (619) 471-6359
FAX: (619) 736-3616
RYAN.LIMA@SACW.COM

SURVEYOR:

SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

UTILITY COORDINATOR:

SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: RAMON MORENO
TELEPHONE: (916) 751-8827
RAMON.MORENO@SACW.COM

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

VICINITY MAP

SITE

NELSON AVE

E DIVISADERO

EL DORADO ST

G ST

N ECHO ST

180

99

NOT TO SCALE

NORTH

DRIVING DIRECTIONS	
FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 309 W NIELSEN AVE. FRESNO, CA 93706
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD	E/CA-33 S TOWARD LOS BANOS/FRESNO
2. TURN LEFT ONTO OAK GROVE RD	9. MERGE ONTO CA-152 E/CA-33 S
3. TURN RIGHT ONTO YGNACIO VALLEY RD	10. MERGE ONTO CA-99 S
4. YGNACIO VALLEY RD TURNS RIGHT AND BECOMES HILLSIDE AVE	11. TAKE EXIT 133A FOR STANISLAUS ST
5. TURN LEFT ONTO THE INTERSTATE 680 S	12. TURN LEFT ONTO TUOLUMNE ST
6. USE THE RIGHT 2 LANES TO TAKE EXIT 30A TO MERGE ONTO I-580 E	13. TURN LEFT AT THE 1ST CROSS STREET TOWARD CA-99 N
7. USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 580 EXIT TOWARD I-5 E	14. USE ANY LANE TO TAKE THE RAMP ONTO CA-99 N
8. TAKE EXIT 403A TO MERGE ONTO CA-152	15. TAKE EXIT 133 FOR CA-180 W TOWARD MENDOTA
	16. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 25'-0" X 25'-0" LEASE AREA
- NEW VERIZON WIRELESS 6'-0" TALL CHAIN-LINK FENCE W/BARBED WIRE
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT 12'-0" X 8'-0" CONCRETE PAD
- NEW VERIZON WIRELESS 20KW GENERAC STANDBY GENERATOR W/96 GALLON DIESEL TANK (UL142) ON NEW 12'-0" X 8'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS ELECTRICAL METER W/FUSED DISCONNECT ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS INTERSECT CABINET ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS TELCO BOX ON NEW H-FRAME
- (1) NEW VERIZON WIRELESS 80'-0" HIGH MONOPOLE
- (9) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS
- (9) NEW VERIZON WIRELESS RRUS
- (2) NEW VERIZON WIRELESS RAYCAPS 6627
- (2) NEW VERIZON WIRELESS HYBRID CABLES
- (12) NEW VERIZON WIRELESS 1-5/8"Ø COAX CABLES

PROJECT SUMMARY

APPLICANT/LESSEE

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

ASSESSOR'S PARCEL NUMBER

458-170-22

APPLICANT'S REPRESENTATIVE

SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

PROPERTY OWNER:

OWNERS: JEANETTE GULBRONSEN/
PAULETTE MELOM
ADDRESS: 4344 E SANTA ANA AVE
FRESNO, CA 93726
EMAIL: jett004@comcast.net

PROPERTY INFORMATION:

SITE NAME: E DIVISADERO & HWY 140
SITE NUMBER: 419110
SITE ADDRESS: 309 W NIELSEN AVE.
FRESNO, CA 93706
JURISDICTION: CITY OF FRESNO

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION:	25'-0" x 25'-0" = 625 SQ FT
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	IL
ACCESSIBILITY REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

<p>GENERAL CONTRACTOR NOTES</p> <p><u>DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)</u></p> <p>CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.</p>
--

CODE COMPLIANCE	
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.</p>	
<ul style="list-style-type: none"> • 2016 CALIFORNIA ADMINISTRATIVE CODE • 2016 CALIFORNIA BUILDING CODES • 2016 CALIFORNIA ELECTRICAL CODE 	<ul style="list-style-type: none"> • 2016 CALIFORNIA FIRE CODE • 2016 CALIFORNIA ENERGY CODE • CITY & COUNTY ORDINANCES

**E DIVISADERO &
HWY 180
PSL# 419110
309 W NIELSEN AVE.
FRESNO, CA 93706**

SHEET TITLE:

TITLE SHEET

T-1

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

NOTES

APN: 458-170-22

OWNER: JEANETTE GULBRONSEN / PAULETTE MELOM

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 CONDITION OF TITLE REPORTS BY: FIRST AMERICAN TITLE COMPANY, FILE NO. 5585358, DATED NOVEMBER 9, 2017. WITHIN SAID TITLE REPORT THERE ARE SEVEN (7) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS, AND ONE (1) CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060048, PANEL NO. 2105H, DATED FEBRUARY 18, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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

LAT. 36° 44' 33.97" N. NAD 83
LONG. 119° 48' 54.62" W. NAD 83
ELEV. 286.1' 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 tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

SEE SHEET C-2.

EASEMENT(S) PER TITLE REPORT:

SEE SHEET C-2.

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASSTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 00°04'40" W, ALONG THE EAST LINE OF SAID LESSOR'S PROPERTY TO THE POINT OF BEGINNING;

COURSE 1) THENCE CONTINUING S 00°04'40" W, A DISTANCE OF 25.00 FEET;
COURSE 2) THENCE N 89°55'20" W, A DISTANCE OF 25.00 FEET;
COURSE 3) THENCE N 00°04'40" E, A DISTANCE OF 25.00 FEET;
COURSE 4) THENCE S 89°55'20" E, A DISTANCE OF 8.50 FEET TO POINT 'A';
COURSE 5) THENCE S 89°55'20" E, A DISTANCE OF 16.50 FEET TO THE POINT OF BEGINNING.

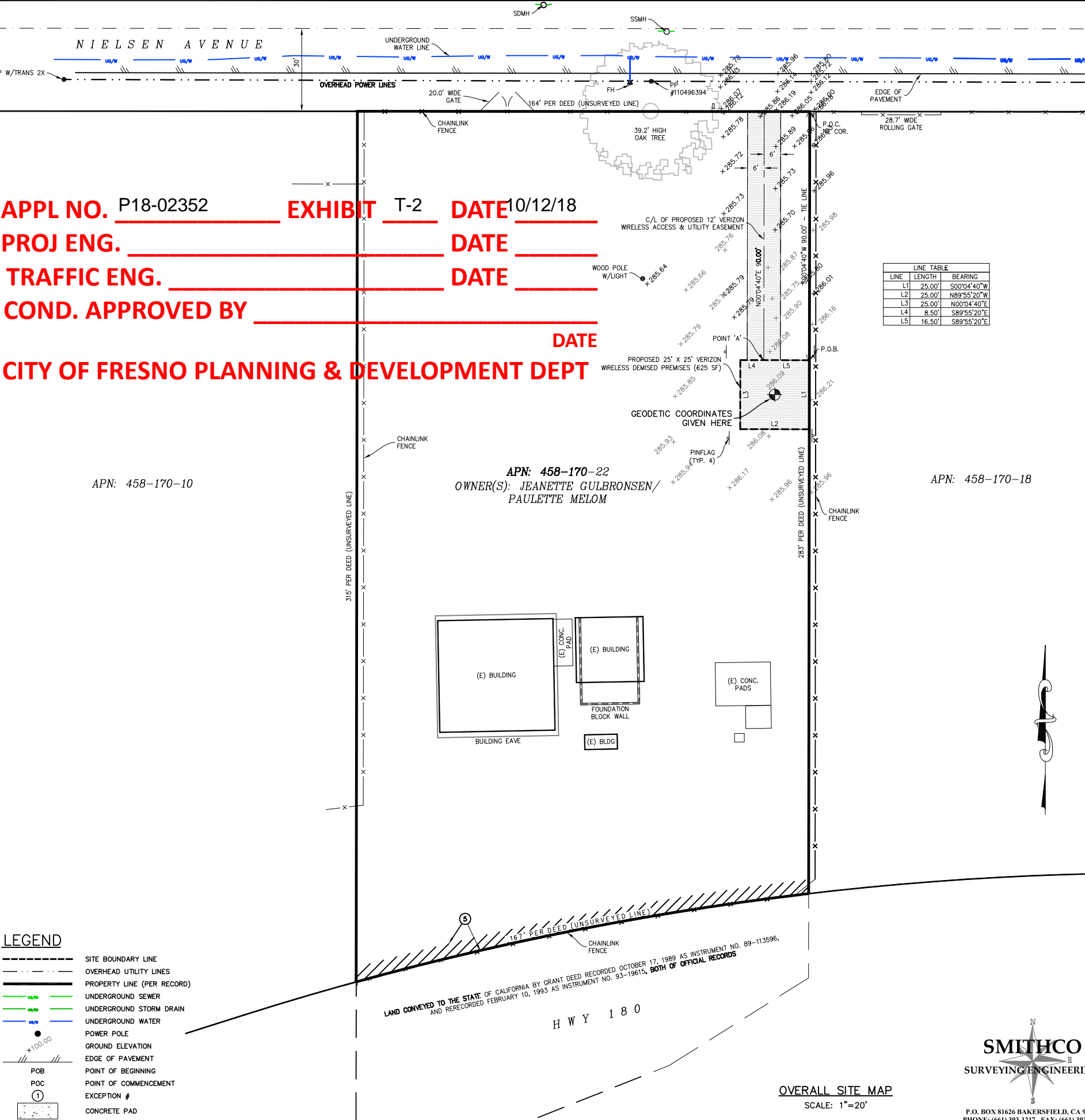
CONTAINING 625 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 00°04'40" E, A DISTANCE OF 90.00 FEET TO THE SOUTH LINE OF NIELSEN AVENUE AND THE TERMINUS OF THIS DESCRIPTION.



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- UNDERGROUND SEWER
- UNDERGROUND STORM DRAIN
- UNDERGROUND WATER
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXCEPTION #
- CONCRETE PAD

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/28/17	PRELIMINARY	SL
1	12/07/17	ADD LEASE AREA	DA
2	02/15/18	TITLE REVIEW	SL
3	10/03/18	CITY COMMENTS	SL

SMITHCO JOB NO.: 82-512

SAC
WIRELESS
ENGINEERING GROUP
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.saew.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

419110
E DIVISADERO
& HWY 180

309 W NIELSEN AVE.
FRESNO, CA 93706

FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

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

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOTS 13 AND 14 OF WESTERN ADDITION TO FRESNO, AS PER MAP RECORDED APRIL 17, 1882 IN PLAT BOOK 3 AT PAGE 71, FRESNO COUNTY RECORDS, LYING NORTH AND WEST OF THE IRRIGATION CANAL NOW ON THE PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 13 OF WESTERN ADDITION TO FRESNO, 553.66 FEET EAST OF THE NORTHWEST CORNER THEREOF, AND RUNNING THENCE SOUTH 0° 06' WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 13, A DISTANCE OF 390.18 FEET TO A POINT IN THE CENTER OF THE IRRIGATION CANAL NOW ON THE GROUND; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID IRRIGATION CANAL AS FOLLOWS: NORTH 69° 56' EAST, 122.49 FEET TO A POINT AND NORTH 57° 48' EAST, 59.61 FEET TO A POINT; THENCE LEAVING SAID IRRIGATION CANAL AND RUNNING NORTH A DISTANCE OF 313.37 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 163.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED OCTOBER 17, 1989 AS INSTRUMENT NO. 89-113596, AND RERECORDED FEBRUARY 10, 1993 AS INSTRUMENT NO. 93-19615, BOTH OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 13 IN WESTERN ADDITION TO FRESNO CITY IN THE S.E ¼ OF SECTION 5, T. 14. S., R. 20 E., M.D.M., PER MAP RECORDED APRIL 17, 1882 IN BOOK 3 OF PLATS AT PAGE 71, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID LOT FOR THE PURPOSE OF THIS DESCRIPTION, SAID NORTHWEST CORNER BEING IN THE SOUTH LINE OF THE NORTH 30 FEET OF THE S.E. ¼ OF SAID SECTION; THENCE (1), ALONG THE NORTH LIEN OF SAID LOT, S. 89° 57' 41" E., 553.66 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO TOM CARSTEN, ET UX RECORDED JUNE 10, 1948 IN BOOK 2643 AT PAGE 198, FRESNO COUNTY OFFICIAL RECORDS; THENCE (2), ALONG SAID EAST LINE, S. 0° 06' 16" W., 314.89 FEET TO THE EASTERLY TERMINUS OF COURSE (4) AS DESCRIBED IN THE DEED TO VIRGINIA MELOM, RECORDED JUNE 15, 1973 IN BOOK 6177 AT PAGE 768, FRESNO COUNTY OFFICIAL RECORDS, SAID EASTERLY TERMINUS BEING THE TRUE POINT OF BEGINNING; THENCE (3), ALONG THE EASTERLY CONTINUATION OF SAID COURSE (4), FROM A TANGENT WHICH BEARS N. 74° 39' 42" E., EASTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,100 FEET, THROUGH AN ANGLE OF 8° 41' 50", AN ARC DISTANCE OF 166.97 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO VIRGINIA WOOF RECORDED MARCH 19, 1948 IN VOLUME 2622 AT 447, FRESNO COUNTY OFFICIAL RECORDS; THENCE (4), ALONG LAST SAID EAST LINE, S. 0° 06' 16" W., 30.39 FEET TO THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN LAST SAID DEED; THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING COURSES: (5), S. 57° 51' 29" W., 59.61 FEET AND (6), S. 68° 21' 21" W., 121.97 FEET TO FIRST SAID EAST LINE; THENCE (7), ALONG FIRST SAID EAST LINE, N. 0° 06' 16" E., 75.29 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL THE MINERALS, GAS, OILS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, AS RESERVED IN THE DEED FROM SECURITY-FIRST NATIONAL BANK OF LOS ANGELES TO FRANK IACOBELLIS AND MARY IACOBELLIS, RECORDED DECEMBER 24, 1942, AS DOCUMENT NO. 42220, IN BOOK 2047 PAGE 227, OFFICIAL RECORDS.

APN: 458-170-22

EASEMENT(S) PER TITLE REPORT:

4. RIGHTS OF WAY AND PROVISIONS IN CONNECTION WITH THE PRODUCTION OF OIL, ETC., RESERVED IN THE DEED DATED DECEMBER 17, 1942 AND FROM SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, TO FRANK IACOBELLIS AND MARY IACOBELLIS, HIS WIFE, RECORDED DECEMBER 24, 1942, IN BOOK 2047, PAGE 227, OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
*** NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM THE REFERENCED DOCUMENT ***

5. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 17, 1989 AS INSTRUMENT NO. 89113596 OF OFFICIAL RECORDS. DOCUMENT RE-RECORDED FEBRUARY 10, 1993 AS INSTRUMENT NO. 93019615 OF OFFICIAL RECORDS.
*** PLOTTED AS SHOWN HEREON ***

7. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

*** WEST NIELSEN AVENUE SHOWN HEREON ***

APPL NO. P18-02352 EXHIBIT T-3 DATE 10/12/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____
DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/28/17	PRELIMINARY	SL
1	12/07/17	ADD LEASE AREA	DA
2	02/15/18	TITLE REVIEW	SL
3	10/03/18	CITY COMMENTS	SL

SMITHCO JOB NO.: 82-512



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



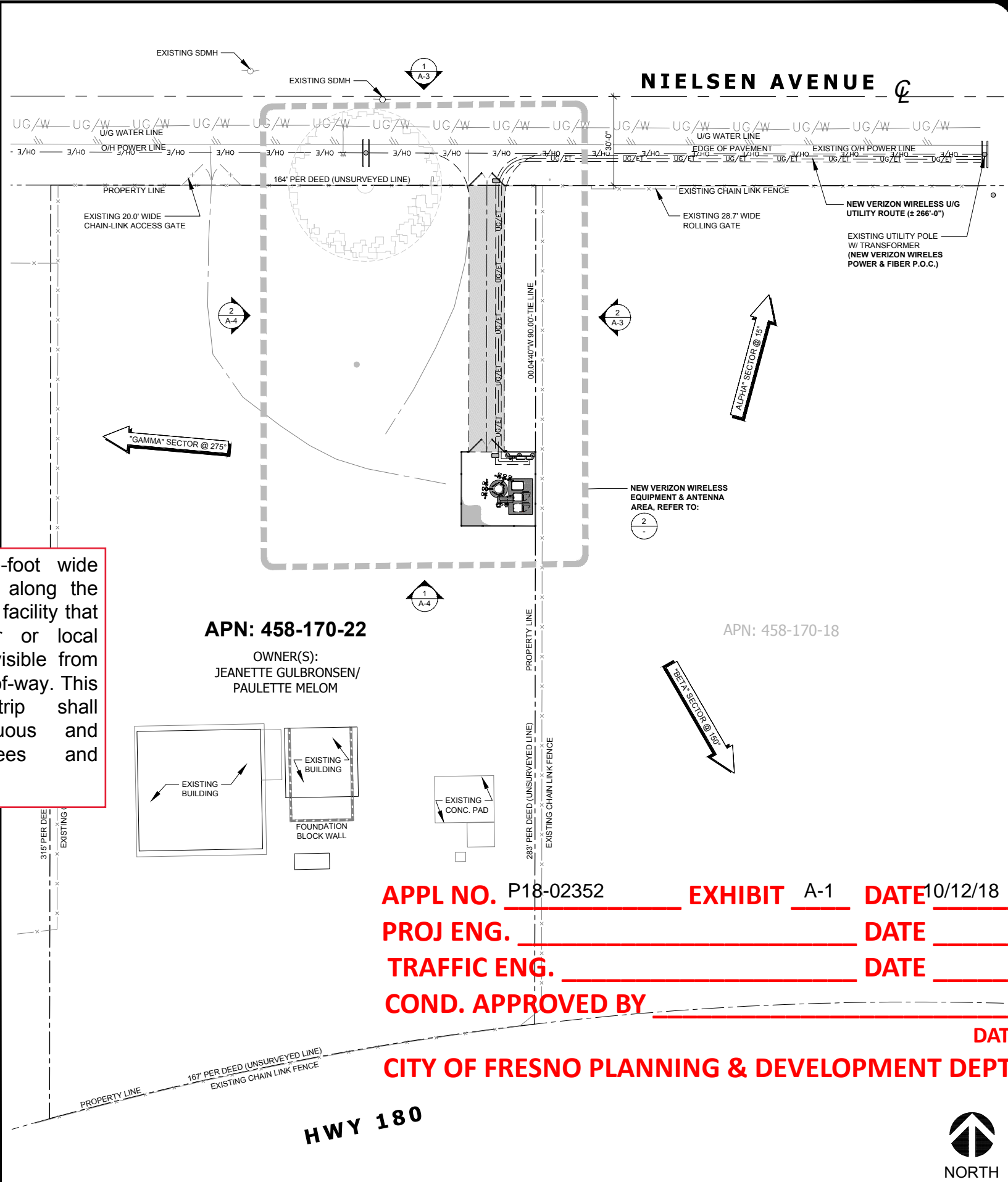
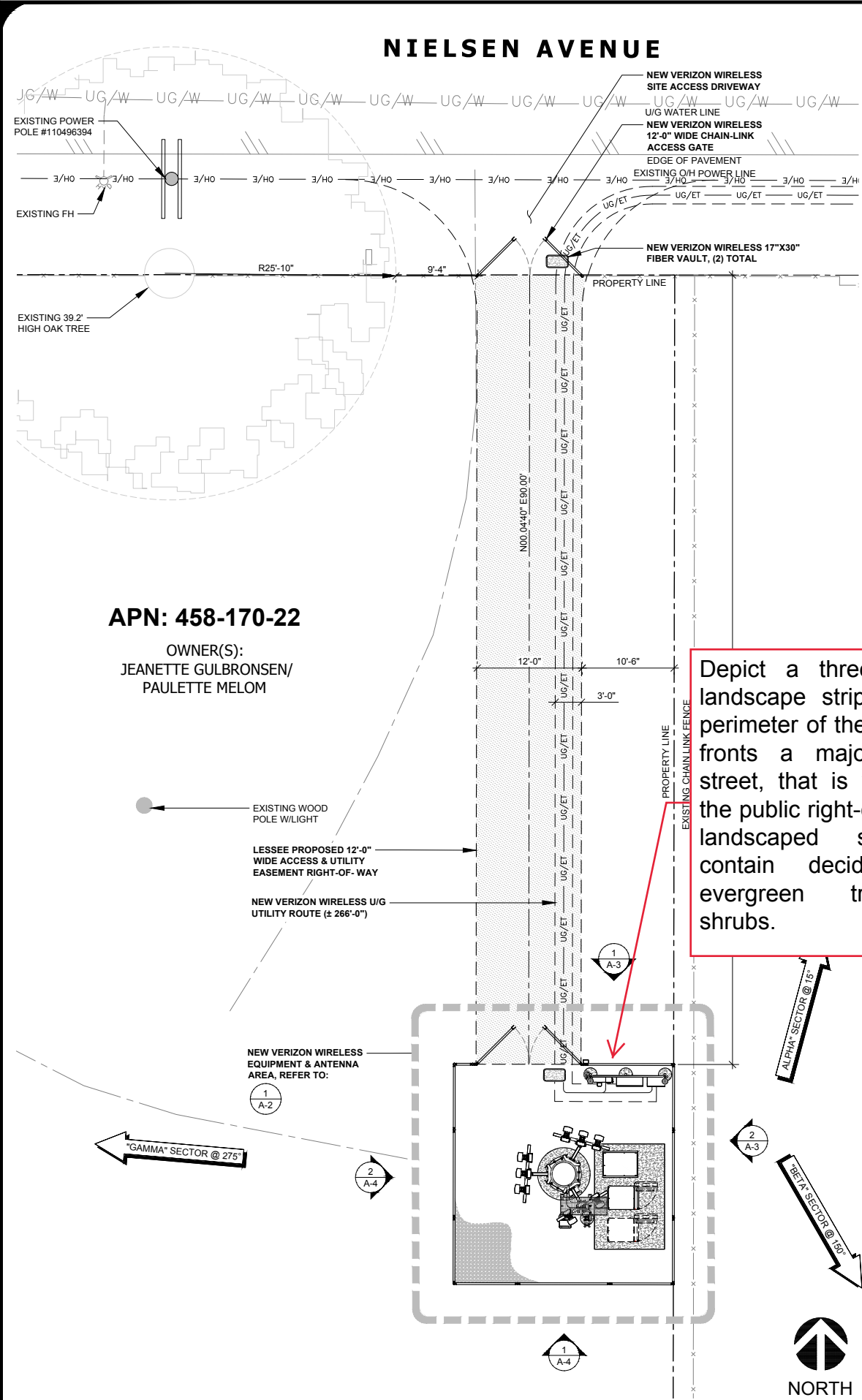
419110
E DIVISADERO
& HWY 180

309 W NIELSEN AVE.
FRESNO, CA 93706

FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/19/18	100% ZONING	FA
2	08/22/18	100% ZONING	FA
3	10/04/18	100% ZONING	FA

SAC WIRELESS

SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, STE. 150
SAN DIEGO, CA 92122
WWW.SACW.COM
619.736.3766

PROPRIETARY INFORMATION

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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

E DIVISADERO & HWY 180

PSL# 419110

309 W NIELSEN AVE.
FRESNO, CA 93706

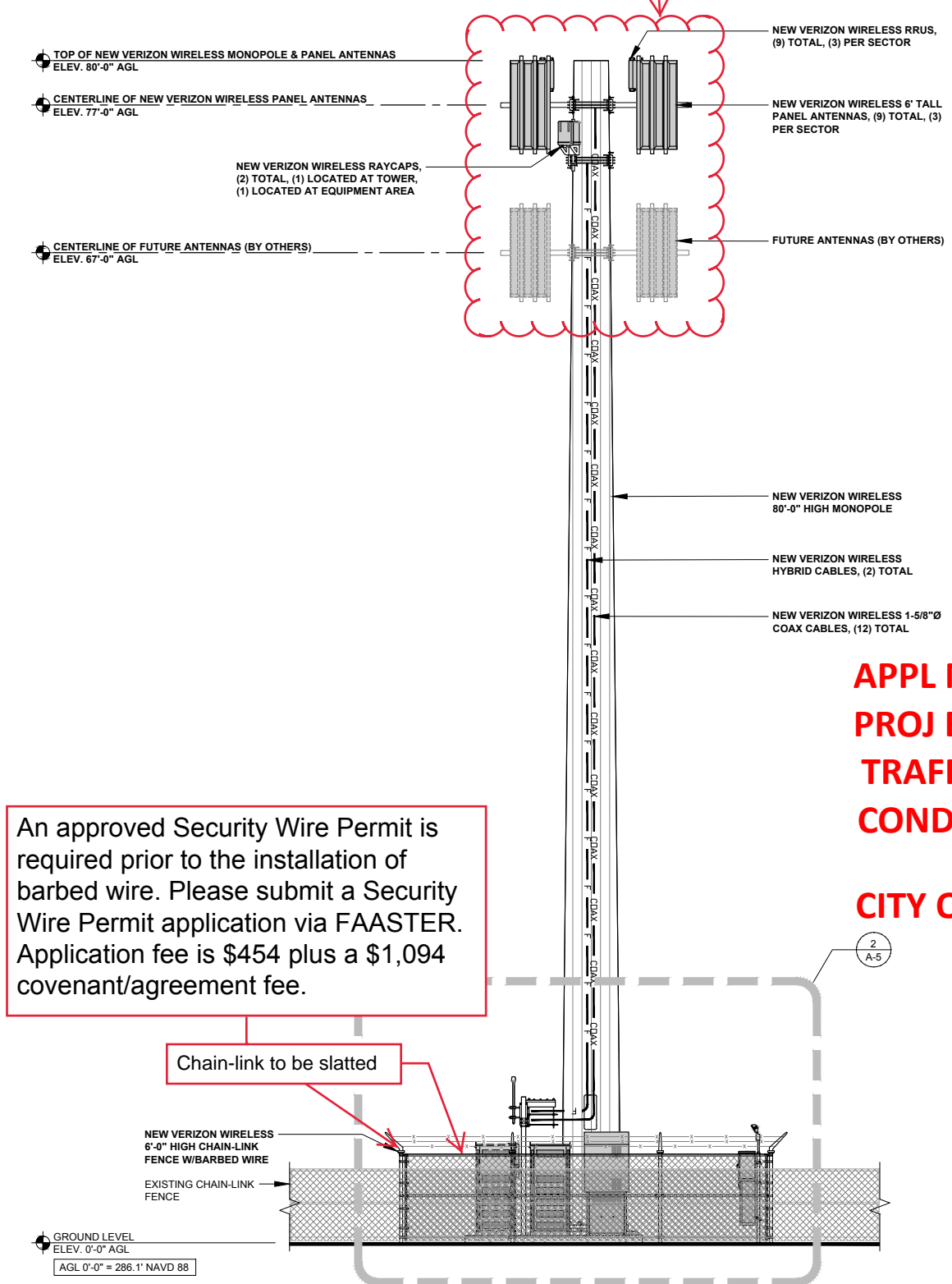
SHEET TITLE:

SITE PLAN

A-1

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

Proposed antenna layout does not comply with Wireless Telecommunication Facility Policy. Redesign or modify to a monopalm. See Conditions of Approval for more information.

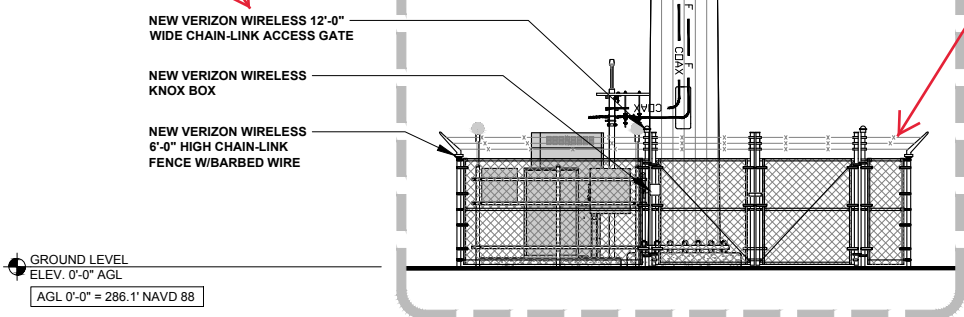


An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.

Chain-link to be slatted

APPL NO. P18-02352 EXHIBIT E-1 DATE 10/12/18
PROJ ENG. DATE
TRAFFIC ENG. DATE
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

Chain-link to be slatted



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ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/19/18	100% ZONING	FA
2	08/22/18	100% ZONING	FA
3	10/04/18	100% ZONING	FA

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, STE. 150
SAN DIEGO, CA 92122
WWW.SACW.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

E DIVISADERO &
HWY 180
PSL# 419110
309 W NIELSEN AVE.
FRESNO, CA 93706

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)

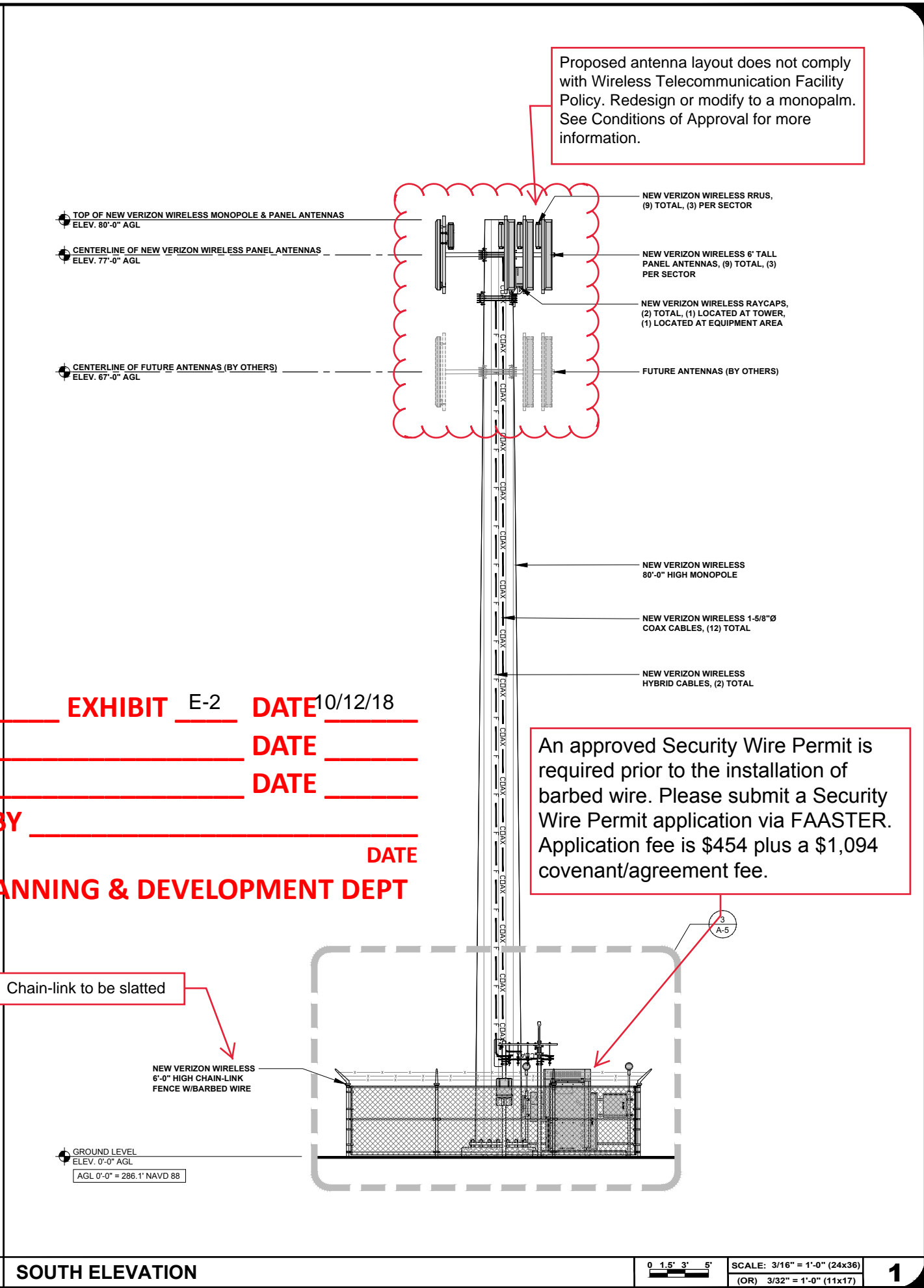
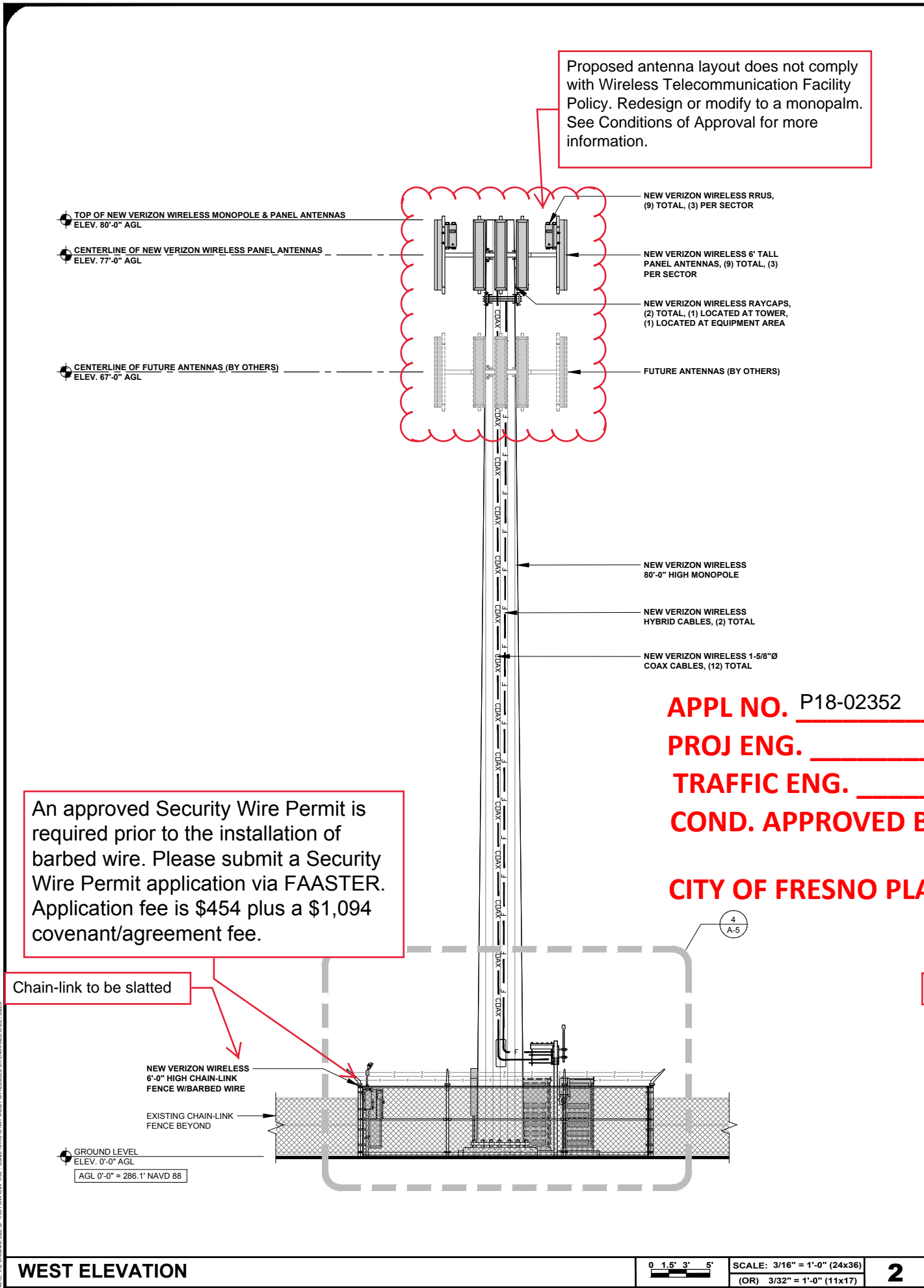
2

NORTH ELEVATION

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

1

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



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
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2	08/22/18	100% ZONING	FA
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verizon

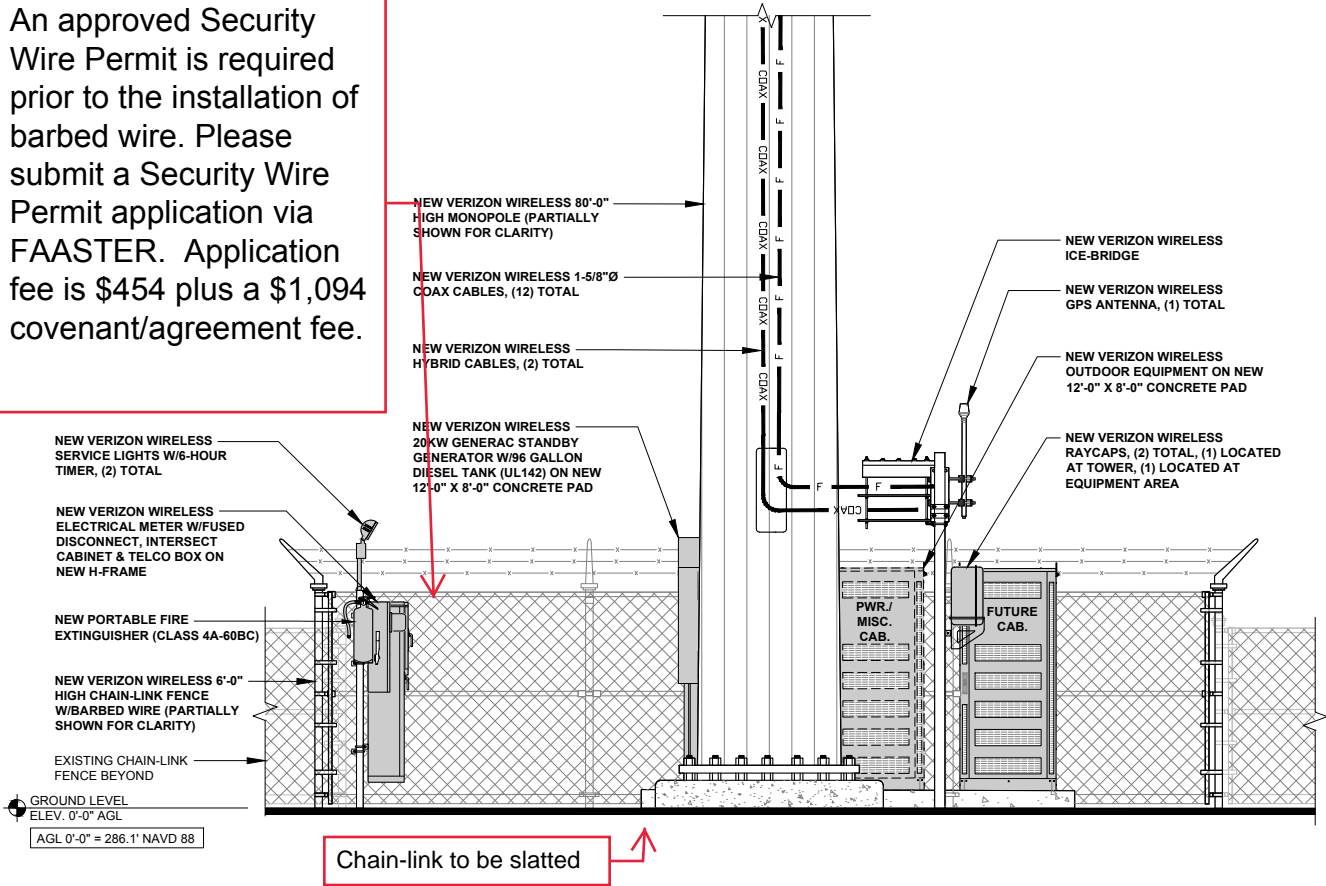
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

E DIVISADERO &
HWY 180
PSL# 419110
309 W NIELSEN AVE.
FRESNO, CA 93706

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

A-4

An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.



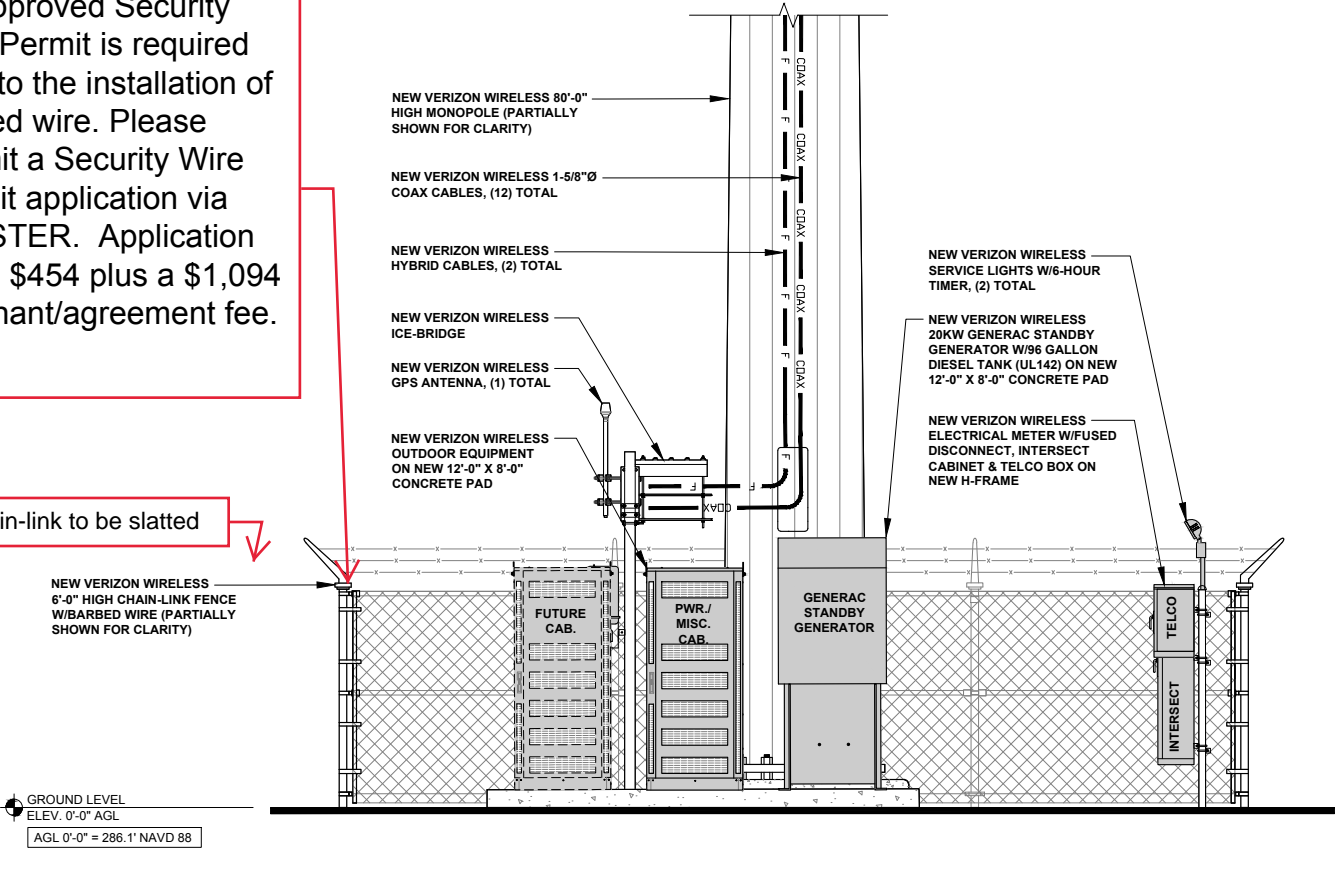
WEST EQUIPMENT ELEVATION

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

4

An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.

Chain-link to be slatted

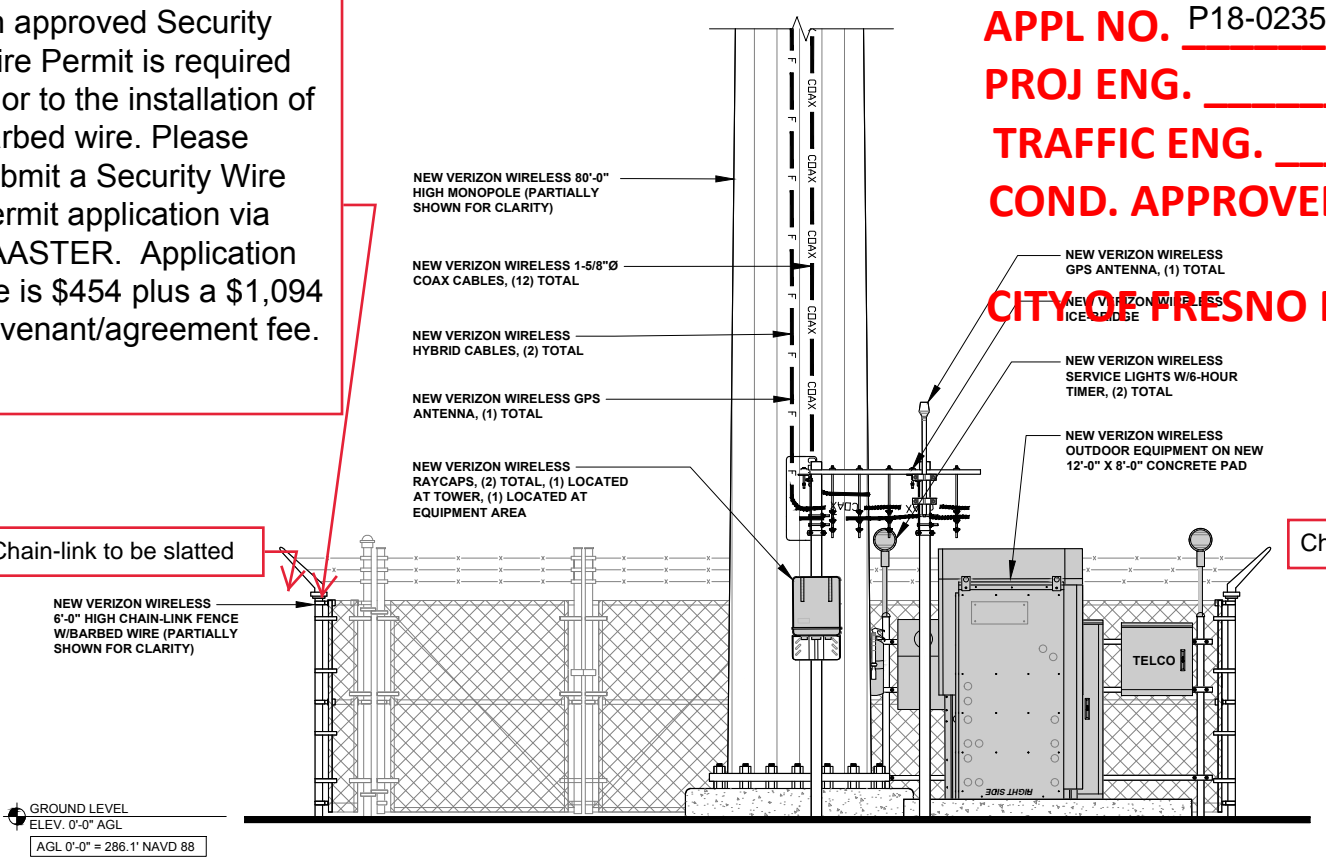


EAST EQUIPMENT ELEVATION

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

2

An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.



SOUTH EQUIPMENT ELEVATION

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

3

APPL NO. P18-02352
PROJ ENG. _____
TRAFFIC ENG. _____
COND. APPROVED BY _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

EXHIBIT E-3

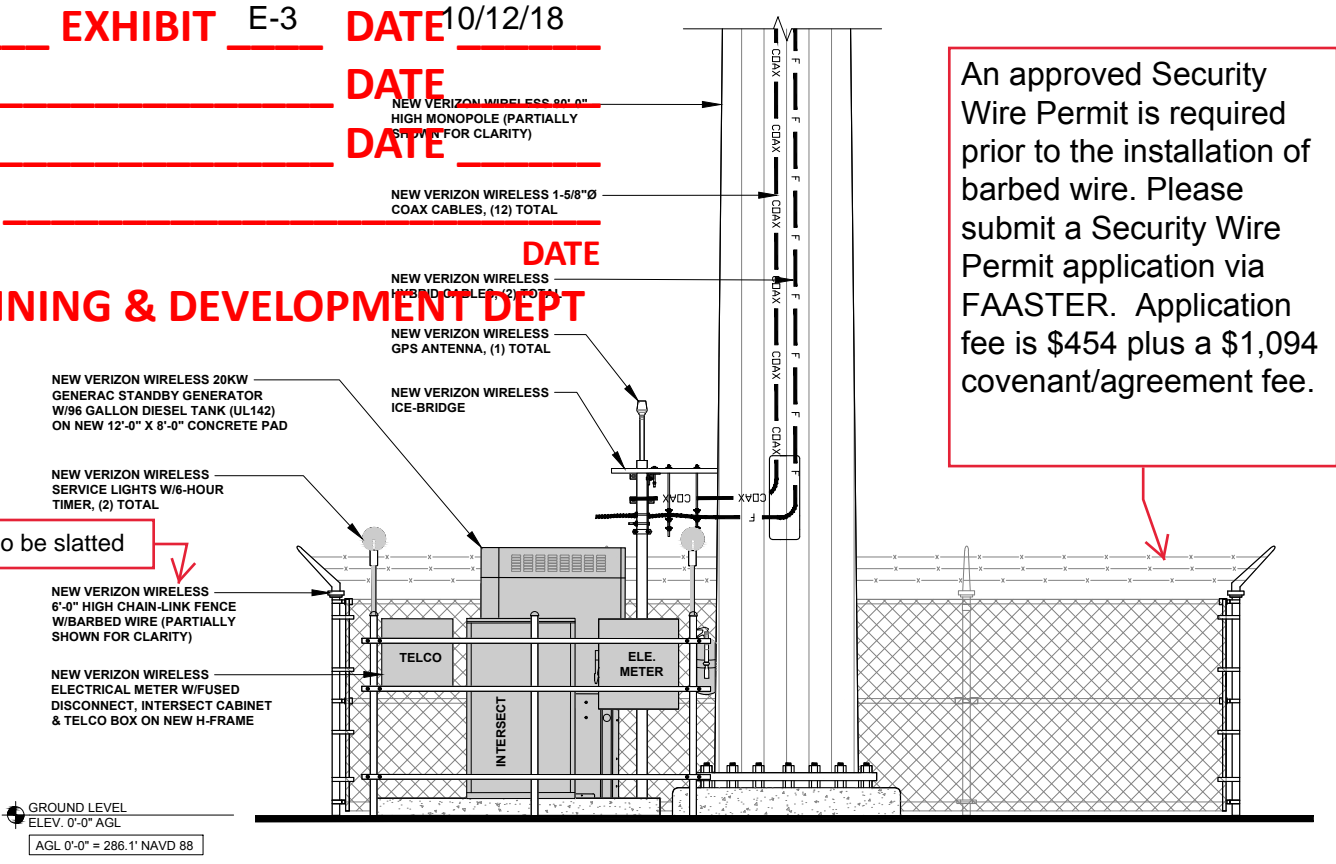
DATE 10/12/18

DATE _____

DATE _____

DATE

Chain-link to be slatted



NORTH EQUIPMENT ELEVATION

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

1

An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER. Application fee is \$454 plus a \$1,094 covenant/agreement fee.

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

E DIVISADERO &

HWY 180

PSL# 419110

309 W NIELSEN AVE.
FRESNO, CA 93706

SHEET TITLE:
EQUIPMENT
ELEVATIONS

A-5



SUBJECT: Conditions of Approval for **P18-02352**

DATE: November 9, 2018

TO: Jarred Olsen
Development and Resource Management Department

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

APN: 458-170-22

ADDRESS: 309 West Nielsen Avenue

ATTENTION:

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

	To be completed:	Point of Contact	Department and Contact Information
X	Deeds (up to 2 month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. Resubmit to an Engineering scale of 1"= 20'.
2. Identify and dimension easements.

B. OFFSITE INFORMATION:

1. Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), street lights (specify if wood or metal pole, utility poles, boxes, guy wires, signs, fire hydrants, tree wells, etc.
2. Identify the required 4' minimum path of travel along the public sidewalk adjacent to property. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. ONSITE INFORMATION:

1. Identify all building's square footage.
2. Identify a 12' visibility triangle at all driveways and points of ingress/egress into public right of way per Fresno Municipal Code (FMC) 15-2018B.
3. **Onsite Paving:**
 - a. Provide onsite turn around.
4. Identify existing and proposed fences complete with height.
5. Submit an operational statement for the proposed gates to Traffic Engineering for review and approval, prior to permits. Resubmit the site plan with a detailed gated entry design, and provide verification of previous approval for the existing gate to the City of Fresno Public Works Department, Traffic Engineering, prior to permits.

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 improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations.

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

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

Nielsen Avenue: Collector

1. Dedication and / or Vacation Requirements
 - a. Dedicate **36'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-54**.
2. Construction Requirements:
 - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct a driveway approach to Public Works Standards **P-2** and **P-6**, as approved on the site plan. (15' Minimum)
 - c. **Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
 - d. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - e. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern. Construct **5' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - f. If not existing construct an underground street lighting system to Public Works Standard E-1 within the limits of this application. Spacing and design shall conform to Public Works Standard E-8 for Collectors.

Street 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. Dedications shall be sufficient to accommodate

additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.
2. Gates: Provide a minimum of **20'** from the gate to the back of walk.

FMSI Requirements:

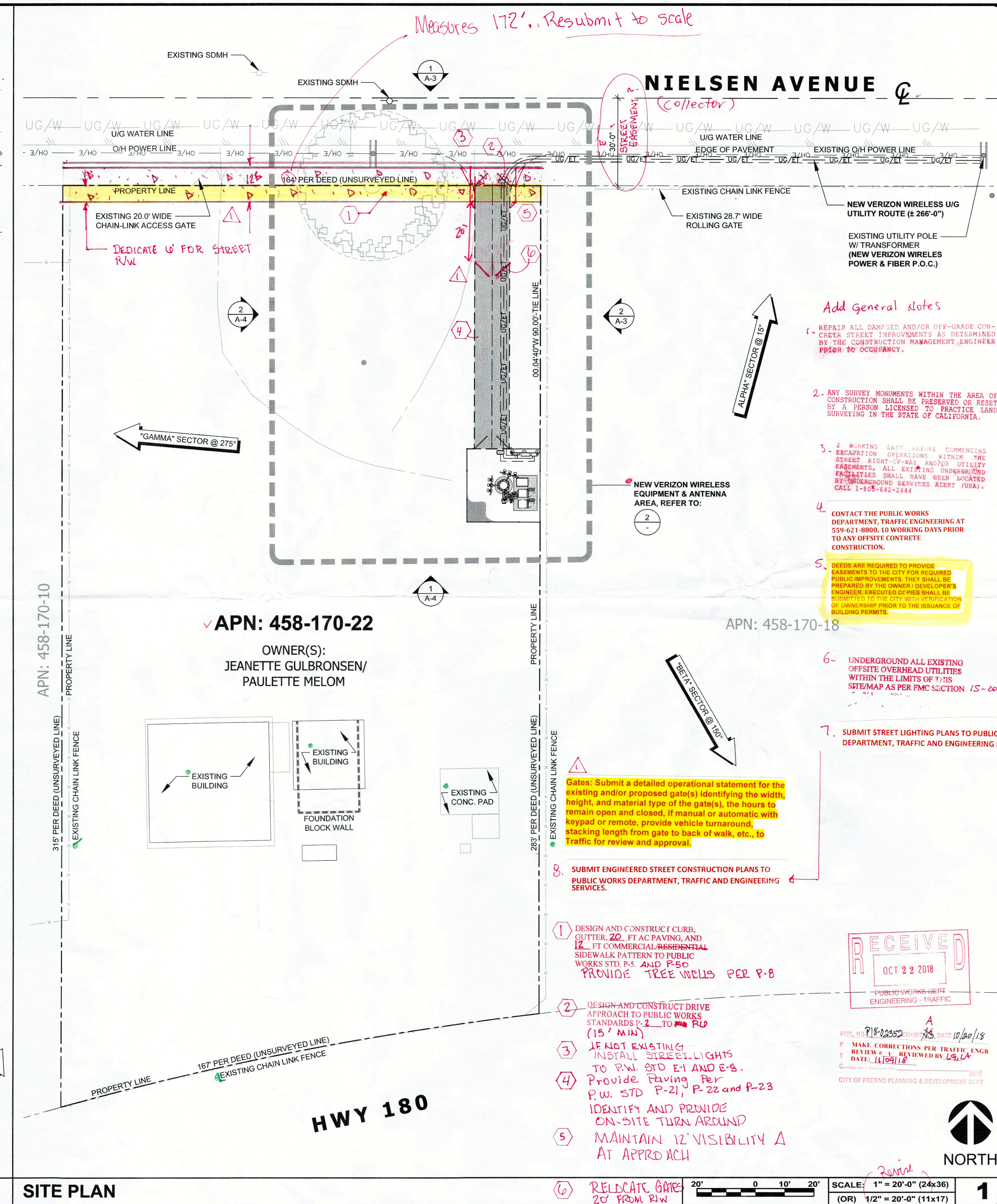
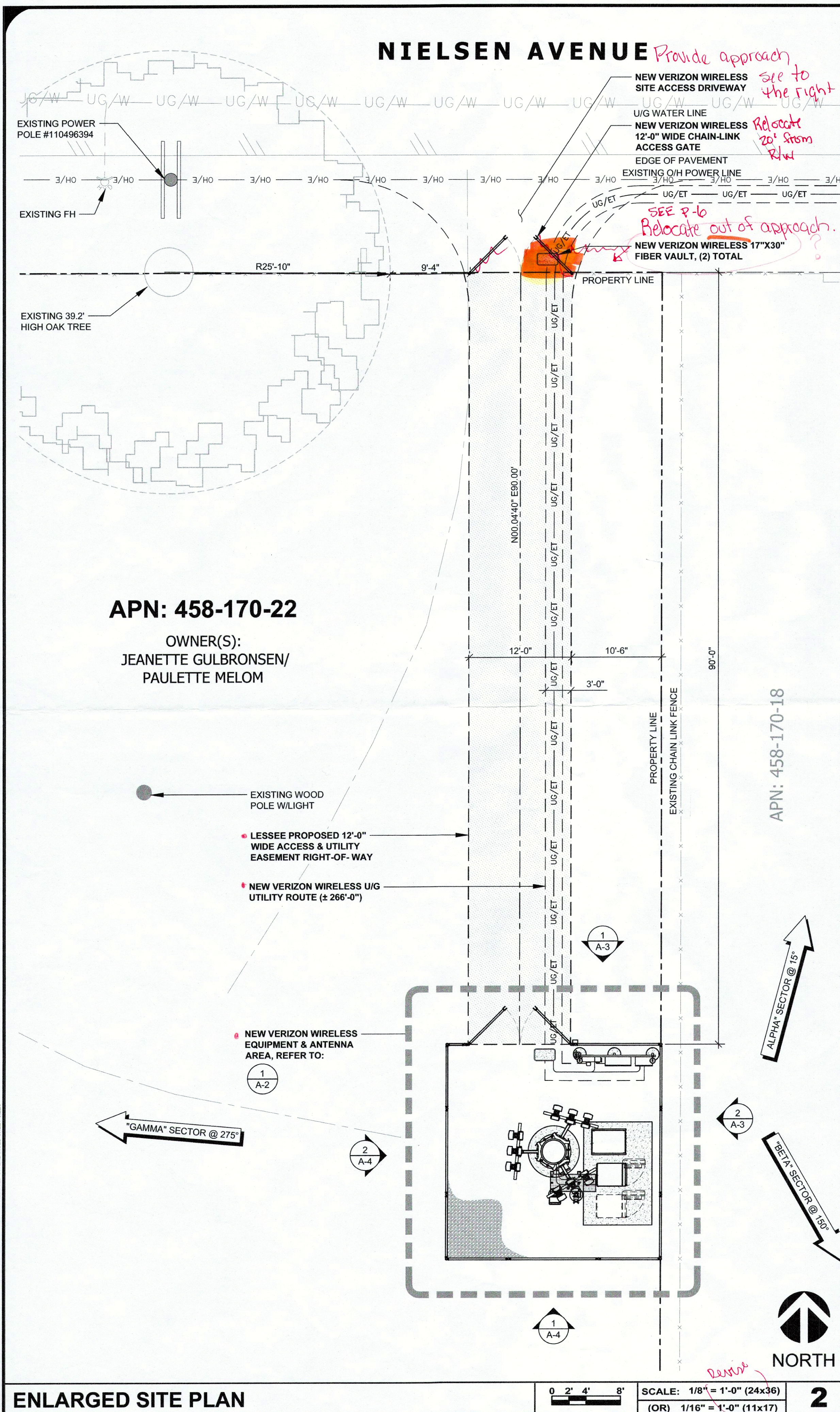
THE FMSI REQUIREMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO OCCUPANCY.

Nielsen Avenue: Scenic Collector

1. If permanent paving is not existing dedicate and construct (1) 12' eastbound travel line, a 5' shoulder, (1) 12' westbound travel line, a 5' shoulder and a 2-way left turn lane **within the limits of this application**. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed

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

Questions relative to these conditions may be directed to Leonor Ayala at (559) 621-8806 or Leonor.Ayala@fresno.gov in the Public Works Department, Traffic Planning Section.

[illegible]

PROPRIETARY INFORMATION

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WORKS
SERVICES.

**E DIVISADERO &
HWY 180
PSL# 419110
309 W NIELSEN AVE.
FRESNO, CA 93706**

CPI

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

File No. 210.413

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

CASEY OGATA-TRAN, SAC WIRELESS
8880 CAL CENTER DR., SUITE 130
SACRAMENTO, CA 95826

PROJECT NO: **2018-02352**

ADDRESS: **309 W. NIELSEN AVE.**

APN: **458-170-22**

SENT: 10/24/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
RR	\$143.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$143.00		Total Service Charge: \$150.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/19 based on the site plan submitted to the District on 10/22/18. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR
CUP
No. 2018-02352

**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 NIELSEN AVENUE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

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

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

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

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


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


**FR
CUP No. 2018-02352**

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

Page 3 of 4

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.


Debbie Campbell
Design Engineer


Gary W. Chapman
Project Engineer

**FR
CUP
No. 2018-02352**

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

Page 4 of 4

CC:

JEANETTE GULBRONSEN

4344 E. SANTA ANA

FRESNO, CA 93726

FR CUP No. 2018-02352

OTHER REQUIREMENTS
EXHIBIT NO. 2

The drainage fee identified on this notice reflects a reduction credit of fifty-five percent (55%) of the drainage fee amount otherwise payable by the proposed development of CUP 2018-02352. This credit is applied to development entitlements within Drainage Areas “RR” and “II₁” which are obligated under ordinance to pay a “full cost” drainage fee, but which are also subject to an increased Benefit Assessment on their annual property tax bill for completion of the Drainage Area “RR” and “II₁” systems. As this increased levy will fund a portion of a project which will complete the storm drain facilities in Drainage Areas “RR” and “II₁”, the “full cost” drainage fee rates for these drainage areas can be, and are by this fifty-five percent (55%) reduction, proportionately reduced.

The District requires that the developer of CUP 2018-02352 conform to the drainage patterns of the District’s Master Plan. Runoff in this area is located within a flood pool that currently outlets at Thorne Avenue and Nielsen Avenue into the Houghton Canal at elevation 284.34 (USGS Datum). Therefore, the minimum finish floor for this project shall be set one (1) foot above the outflow elevation, at 285.34 (USGS Datum). Elevations need to be checked by the developer’s engineer to confirm these elevations. The developer shall provide a drainage report to insure the project complies with the District’s grading standards, Master Plan drainage patterns, and major storm flows.

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

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

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District’s system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District’s policy governing said industrial site NPDES program requirements is available on the District’s website at: www.fresnofloodcontrol.org or contact the District’s Environmental Department, Daniel Rourke, for further information regarding these policies related to industrial site requirements.

Development No. CUP 2018-02352