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Jennifer K. Clark, AICP, Director

January 14, 2019

Please reply to:

Nina Rizzo

559-621-8091

Nina.Rizzo@fresno.gov

Casey Ogata-Tran
SAC Wireless on behalf of Verizon Wireless
casey.ogata.tran@sacw.com
(Sent via email only)

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P18-02742 FOR PROPERTY
LOCATED AT 75 E PINEDALE AVE (APN: 30306210)**

Dear Casey Ogata-Tran:

The Development and Resource Management Director, on January 14, 2019, approved Conditional Use Permit Application No. P18-02742, which proposed Conditional Use Permit No. P18-02742 pertains to a new Verizon Wireless 80' tall mono-pine unmanned telecommunication wireless facility in a 25' x 25' lease area on a vacant parcel, and the related environmental document. The proposed project was determined to be exempt from the California Environmental Quality Act by the Development and Resource Management Department on January 14, 2019 through a Class 3 Categorical Exemption. The approval of this project is subject to compliance with the following Conditions of Approval:

1) Development shall take place in accordance with the Conditions of Approval prepared for P18-02742 dated January 14, 2019.

2) Miscellaneous Requirements

a) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

b) Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

APPEALS

A notice indicating the Development and Resource Management Department Director's intended approval of this project was mailed to nearby property owners on December 21, 2018, which commenced a 10 day comment period. No comments were received and the Director approved the project on January 14, 2019. This commences a 15 day appeal period. Should an appeal be received, it shall be scheduled to be heard before the Planning Commission.

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed, but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Development and Resource Management Department by January 29, 2019. The written request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit **four copies of this corrected, final site plan, together with **three** copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Nina Rizzo in the Development Services Division for final review and approval, at least 15 days before applying for building permits. These documents can be also be uploaded electronically to the citizen access portal at www.fresno.gov/faaster .**

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **January 14, 2022** (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

Pursuant to Section 15-5308 of the FMC an expiration date of seven years from the date of approval has been established for Conditional Use Permits. Therefore, the approval for P18-02742 shall expire on **January 14, 2026** and a new conditional use permit must be obtained prior to that expiration date for the use only (not the physical structure(s)).

Our goal is to continuously improve our customer service. Please take a moment to complete a quick survey linked [here](#). If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,



Nina Rizzo, Planner
Development Services Division

Enclosures:

- Conditions of Approval
- Exhibits

City of Fresno
Development and Resource Management Department

Conditions of Approval
January 14, 2019

Conditional Use Permit Application No. P18-02742

Planner: Nina Rizzo 559-621-8091

PROJECT DESCRIPTION

Conditional Use Permit No. P18-02742 pertains to the Verizon Wireless proposal to build a new 80' tall monopine unmanned telecommunication wireless facility in a 25' x 25' lease area surrounded by a 8' tall chain link fence with barbed wire on a vacant parcel. Equipment on the tower itself will include nine 6' tall panel antennas, nine RRUs, one raycap, two hybrid cables and twelve 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 6 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 the alley behind the property to the proposed site.

PART A - ITEMS TO BE COMPLETED

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

Planner to check when completed	
<input type="checkbox"/>	Development shall take place in accordance with Exhibits T-1, C-1, C-2, A-1, A-2, A-3, A-4, A-5 dated 10/30/2018, Exhibit A (Traffic's redlined site plan) dated 10/19/2018, Traffic conditions dated 11/5/2018, Fresno Municipal Flood Control District's conditions dated 10/31/2018, and Fresno Irrigation District letter dated 10/28/2018. Transfer all comments, redlines and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
<input type="checkbox"/>	Pay Fresno Municipal Flood Control District NOR fees.
<input type="checkbox"/>	All plans, current and future, shall bear the official address for the wireless communications tower. The official address is 75 E Pinedale Avenue C/T. Revise plans to make consistent with this address.
<input type="checkbox"/>	Prior to issuance of building permits , the applicant shall 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/ or https://www.fresnocupa.com/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information. (County Health, Page 1
<input type="checkbox"/>	Per Fresno Municipal Code (FMC) Section 15-1103, revise plans to show 12-foot wide sidewalk.
<input type="checkbox"/>	Comply with City of Fresno Planning and Development Department Policies and

	Procedures Issue No. 33 titled, "Wireless Telecommunications Facilities" Item 1.A.8: Emergency Global Positioning Satellite (GPS) antenna shall be directly mounted onto the fascia of the facility or out of the line of sight from public views of the facility. A GPS antenna unit in the line of sight is not permissible.
<input type="checkbox"/>	Comply with Public Works Traffic Planning "Conditions of Approval for P1802742" dated November 5, 2018, <i>except</i> the requirement for cross access agreement because access should be granted from the same site as the lease area is located.
<input type="checkbox"/>	On Panel Antenna Layout A-2, confirm monopole is less than 24" in diameter and indicate the distance from the outer edge of antenna to the outer edge/outline of monopine branches.
<input type="checkbox"/>	Show dimensions of cabinets in the lease area.
	<i>PARKING AND LOADING</i>
<input type="checkbox"/>	All parking areas shall be graded, paved, and improved and all sites shall be properly drained and subject to the approval of the City Engineer. Please revise site plan to comply.
<input type="checkbox"/>	1 Parking Stalls are required for the proposed project and 0 stalls have been provided. Revise site plan to depict the parking space.
<input type="checkbox"/>	A six-inch-wide and six-inch-high concrete curb shall be provided along the outer edge of the parking facility pavement, except where said pavement abuts a fence or wall. Please revise site plan to reflect this requirement.
<input type="checkbox"/>	Access to the lease area facility shall be afforded from the alley. Access to the lease area should be afforded only through the parcel that the lease area is located (75 E Pinedale) and not through adjacent properties.
	<i>LANDSCAPING/SCREENING</i>
<input type="checkbox"/>	Comply with City of Fresno Planning and Development Department Policies and Procedures Issue No. 33 titled, "Wireless Telecommunications Facilities" Item I-D: <ol style="list-style-type: none"> 1. A landscaped buffer strip shall be constructed, contain and maintain deciduous and evergreen trees and shrubs, per City of Fresno landscaping requirements and standards along the exterior perimeter of any facility equipment compound which fronts onto a major or local street and is visible from the public right-of-way. 2. The landscaped buffer strip shall be at least 3 feet wide, or wider, with a raised curb encircling the facility as may be required by the Fresno Municipal Code (FMC) or through the special permit issuance and appeals process. 3. There shall be a 6-foot high solid wall (Public Works Department, Standard Drawing P-35) or approved architecturally-designed solid fence installed surrounding the equipment compound. Slatted chain-link fencing will only be considered when the equipment facility is substantially masked from public view (Public Works Department, Standard Drawing P-45), or is located in a commercial or industrial zone district.
<input type="checkbox"/>	Pursuant to Section 15-2305-F of the FMC, all areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be maintained clear and free of refuse, debris, or other accumulated matter. Add note to site plan prior to issuance of building permits.
<input type="checkbox"/>	On-site landscaping shall be installed prior to final inspection.
<input type="checkbox"/>	Submit three copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits
<input type="checkbox"/>	Landscaping must be in place before final inspection. A Hold on Occupancy shall be

	placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.
<input type="checkbox"/>	Prior to final inspection , a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
	FENCING
<input type="checkbox"/>	Reduce height of base tower wall to 6-feet, as required pursuant to City of Fresno Planning and Development Department Policies and Procedures Issue No. 33 titled, "Wireless Telecommunications Facilities" Item I-D-3.
<input type="checkbox"/>	Pursuant Section 15-2009 of the FMC, security fencing (such as barbed wire) is not permitted. An approved Security Wire Permit is required prior to the installation of barbed wire. Please submit a Security Wire Permit application via FASTER prior to installation and issuance of building permits for the proposed modifications. Application fee is \$454 plus a \$1,094 covenant/agreement fee.
<input type="checkbox"/>	Comply with Section 15-2006 of the FMC, including but not limited to: <ol style="list-style-type: none"> 1. Setbacks shall be no less than 12 inches and maximum height shall be 3 feet. 2. Front yard fence materials shall consist only of wood, tubular steel, wrought iron, or other decorative metal. Brick, stone, or stucco piers may be used in combination with these materials. New chain link front yard fences are prohibited. 3. All street frontages shall be considered Front Yards.
	NOISE
<input type="checkbox"/>	Pursuant to FMC Section 15-2506-D, provide documentation that the standby generator will not exceed the maximum noise allowed at the property line.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable

<input type="checkbox"/>	1. Building and Safety Services: <i>1. Building and Utility plans are required to be submitted to the Building and Safety Services Department for approval and permits.</i>
<input type="checkbox"/>	2. Council District Committee: <i>On November 5, 2018, the District 6 Project Review Committee approved the project by vote of 3 to 0 with no conditions.</i>
<input type="checkbox"/>	3. DPU Planning and Engineering: <i>No Comment</i>
<input type="checkbox"/>	4. DPU Water Division: <i>Project site is located within the jurisdiction of another provider for water service. The applicant should contact Pinedale Water District for water service conditions and/or restrictions.</i>
<input type="checkbox"/>	5. Fire Review: <i>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> <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</i>

		<i>Building Code by the architect or engineer of record for the building.</i>
<input type="checkbox"/>	6.	Flood Control District: <i>See attached FMFCD Notice of Requirement (NOR). NOR Review fee due.</i>
<input type="checkbox"/>	7.	Fresno County Environmental Health: <i>Recommended Conditions of Approval:</i> <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 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> • <i>If the applicant proposes a future 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. Consideration should be given to your City's municipal code.</i>
<input type="checkbox"/>	8.	Irrigation District: <i>Please refer to FID's comment letter in documents</i>
<input type="checkbox"/>	9.	PG&E: <i>No Comment</i>
<input type="checkbox"/>	10.	Planner Review: <i>See email 10/25/2018 requesting revised site plan.</i>
<input type="checkbox"/>	11.	Police Review: <i>No Comment</i>
<input type="checkbox"/>	12.	Public Works (CFD): <i>No Comment</i>
<input type="checkbox"/>	13.	Public Works ROW Landscaping: <i>No street tree requirements.</i>
<input type="checkbox"/>	14.	Public Works Traffic Planning: <i>See attached Public Works Traffic Engineering Conditions of Approval and red-lined exhibit CP1 A dated November 5, 2018.</i> <i>For questions, please contact Andreina Aguilar at (559) 621-8674 or Andreina.Aguilar@fresno.gov.</i>
<input type="checkbox"/>	15.	School District: <i>No Comment</i>

PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. Project shall comply with all provisions of the City of Fresno Planning and Development Department [Policies and Procedures Issue No. 33](#) titled, "Wireless Telecommunications Facilities". Revisions to this project, where exceptions to these policies are necessary, shall be requested explicitly in writing.

PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, Woodward Park Community Plan and with the Corridor - Center Mixed Use planned land use designation.
2. Development shall take place in accordance with the CMX (*Corridor/Center Mixed-Use*) zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated October

1, 2018.

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.

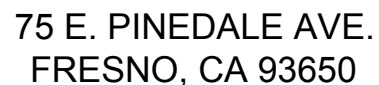
- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

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.

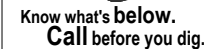
58. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits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



CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (NORTH &
CENTRAL), CALL USA NORTH 811

TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org

CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

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

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

Map of the project area showing the proposed route from Herndon to the site. The map includes major highways (99, 41, 168, 180) and local streets (West, Shields, Palm, Blackstone, 1st, Bullard, Cedar, Chestnut, Ashlan, Clovis, Fowler, Temperance, Del Wolf, Highland, Kings Canyon, Belmont). A north arrow is present in the bottom right corner.

FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 75 E. PINEDALE AVE. FRESNO, CA 93650
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 2. TURN LEFT ONTO OAK GROVE RD 3. TURN RIGHT ONTO YGNACIO VALLEY RD 4. TURN RIGHT ONTO LAYTON RD 5. CONTINUE ON MARSH CREEK RD 6. KEEP RIGHT TO CONTINUE ON CAMINO DIABLO 7. TURN LEFT ONTO HOLWAY DR 8. TURN RIGHT ONTO CO HWY 14 9. TURN LEFT ONTO W GRANT LINE RD 10. TURN LEFT TO MERGE ONTO E205 E 11. MERGE ONTO I-5 N	12. TAKE EXIT 461 FOR CA-120 E 13. TAKE EXIT 6 TO MERGE ONTO CA-99 S 14. TAKE EXIT 147 FOR AVE 9 TOWARD RD 31 15. TURN LEFT ONTO AVE 9 16. CONTINUE ONTO CHABRENS BLVD 17. TURN RIGHT TO MERGE ONTO CA-41 S 18. TAKE LEFT 135 FOR BLACKSTONE AVENUE 19. TURN RIGHT ONTO N BLACKSTONE AVE 20. TURN LEFT ONTO E MINARETS AVE 21. TURN LEFT ONTO N ABBY ST 22. TURN LEFT ONTO E PINEDALE AVE 23. DESTINATION WILL BE ON THE LEFT

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 8'-0" TALL WOOD FENCE
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT 17'-0" X 4'-0" CONCRETE PAD
- NEW VERIZON WIRELESS 20KW GENERAC STANDBY GENERATOR W/96 GALLON DIESEL TANK (UL142) ON NEW 17'-0" X 4'-0" CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (1) NEW VERIZON WIRELESS ELECTRICAL METER W/USED DISCONNECT
- (1) NEW VERIZON WIRELESS INTERSECT CABINET W/GENERATOR RECEPTACLE
- (1) NEW VERIZON WIRELESS TELCO BOX
- (1) NEW VERIZON WIRELESS 80'-0" HIGH MONOPINE
- (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

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

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

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.

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.

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA BUILDING CODES
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

[illegible]

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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

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



75 E. PINEDALE AVE.
FRESNO, CA 93650

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

APN: 303-062-10

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

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ 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:

LOTS 35 AND 36, INCLUSIVE, IN BLOCK 35 OF THE TOWNSITE OF PINEDALE, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9 PAGES 92 AND 93 OF PLATS, FRESNO COUNTY RECORDS.

APN: 303-062-10

EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 28, 1923 AS BOOK 303, PAGE 226 OF OFFICIAL RECORDS.
*** PLOTTED AS SHOWN HEREON ***

APPL NO. P18-02742 EXHIBIT C-1 DATE 10/30/2018

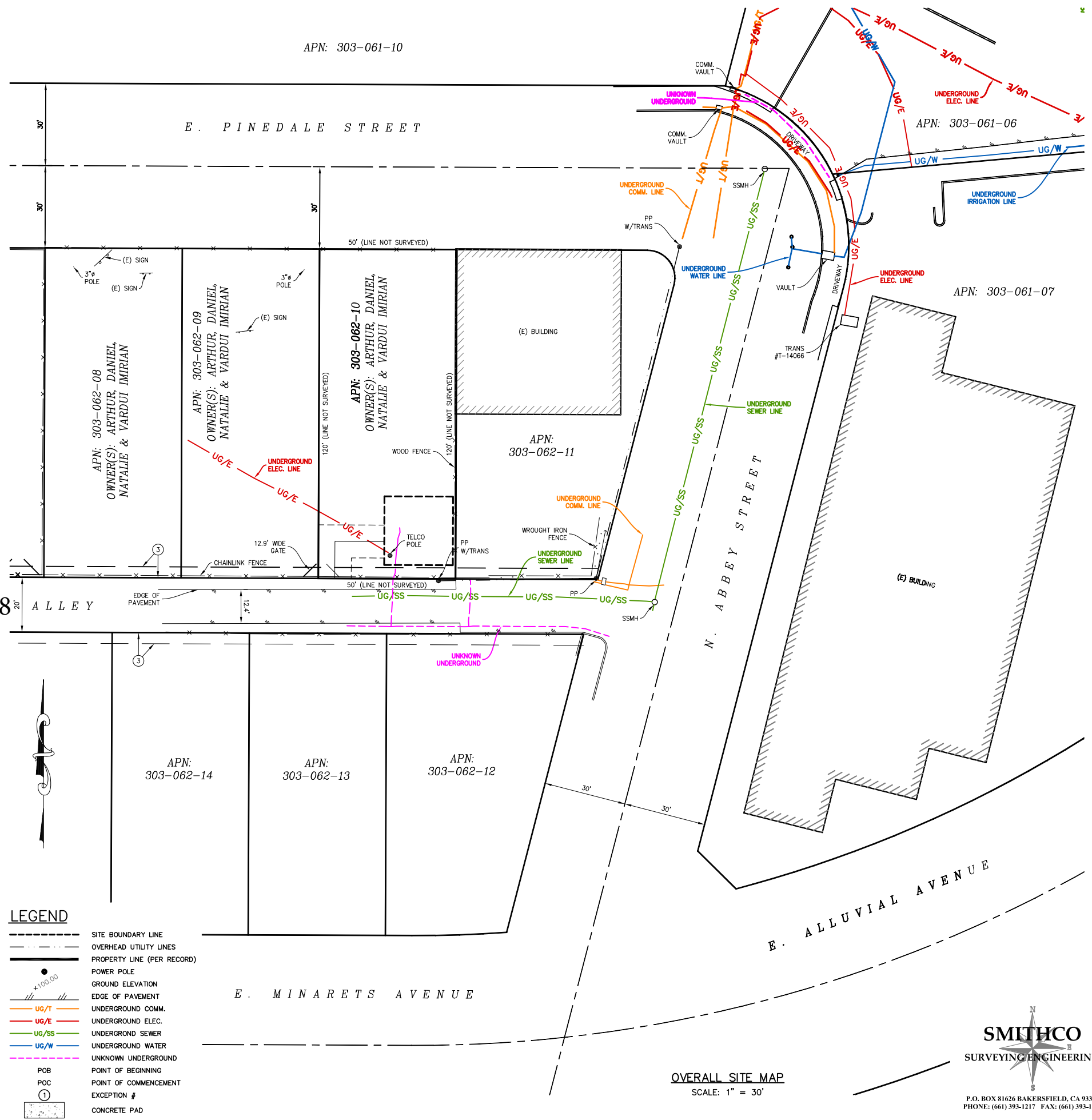
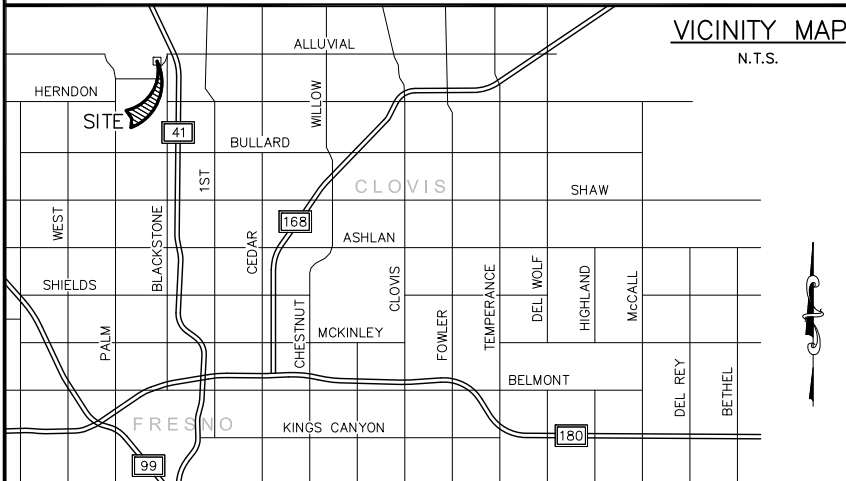
PROJ ENG. _____ **DATE** _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____

DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

[illegible]

SMITHCO JOB NO.: 82-909



5015 SHOREHAM PL, SUITE 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



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PRELIMINARY

419071
ABBY &
SPRUCE

75 E. PINEDALE AVE.
FRESNO, CA 93650

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

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

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

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 00°13'03" E, ALONG THE WEST LINE OF SAID LESSOR'S PROPERTY, A DISTANCE OF 5.00 FEET; THENCE LEAVING SAID WEST LINE, N 89°46'57" W, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

COURSE 1) THENCE CONTINUING N 89°46'57" W, A DISTANCE OF 25.00 FEET;
COURSE 2) THENCE N 00°13'03" E, A DISTANCE OF 8.53 FEET TO POINT 'A';
COURSE 3) THENCE CONTINUING N 00°13'03" E, A DISTANCE OF 16.47 FEET;
COURSE 4) THENCE S 89°46'57" E, A DISTANCE OF 25.00 FEET;
COURSE 5) THENCE S 00°13'03" W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

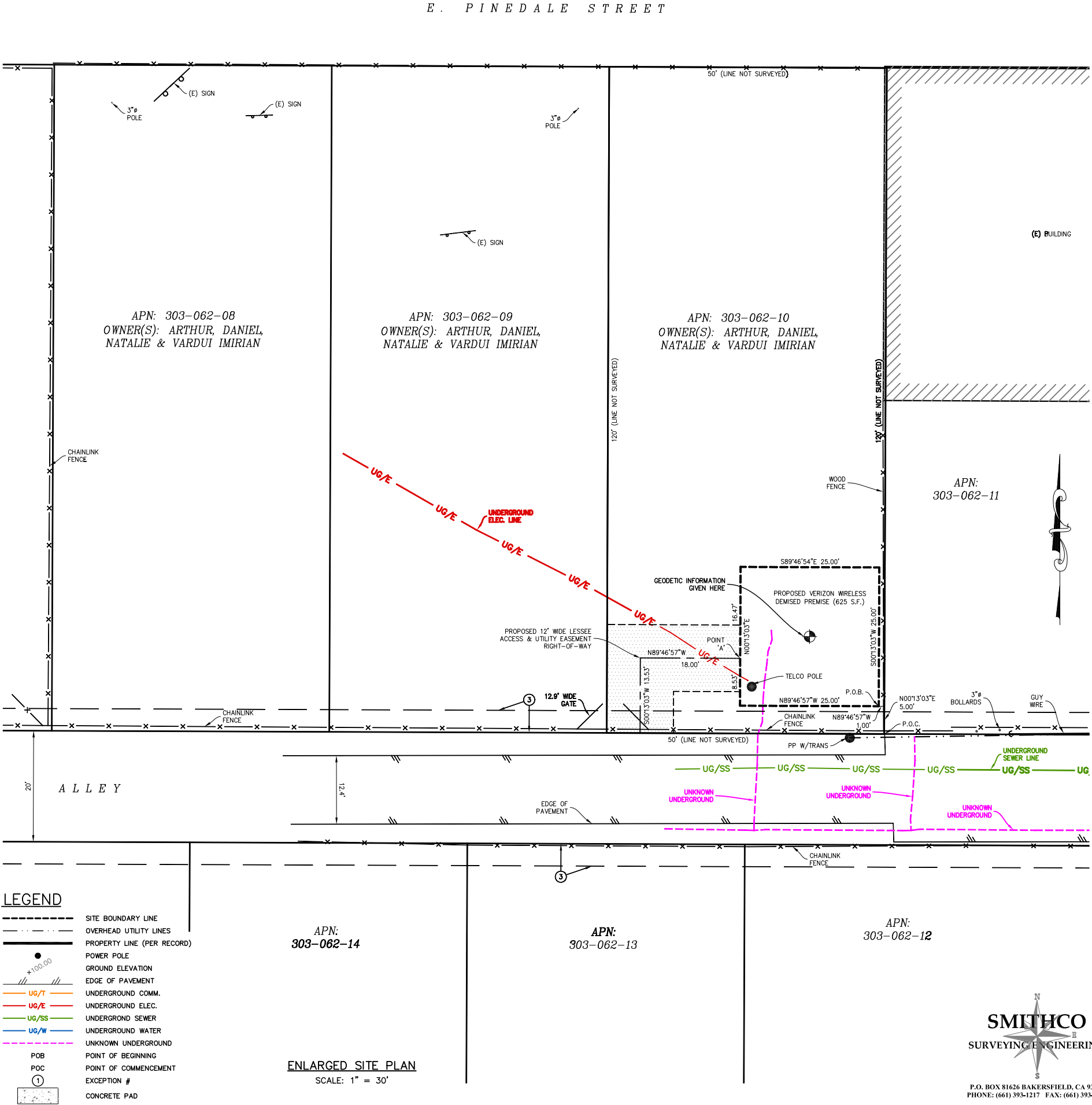
PROPOSED LESSEE ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

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 89°46'57" W, A DISTANCE OF 18.00 FEET;
COURSE 2) THENCE S 00°13'03" W, A DISTANCE OF 13.53 FEET TO THE SOUTH LINE OF THE LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

APPL NO. P18-02742 EXHIBIT C-2 DATE 10/30/2018
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	11/29/17	PRELIMINARY	SL
1	12/04/17	LEASE/ESMNTS	SL
2	10/30/18	REDLINES	SL

SMITHCO JOB NO.: 82-909

SAC
WIRELESS
ENGINEERING GROUP
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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WALNUT CREEK, CA 94598

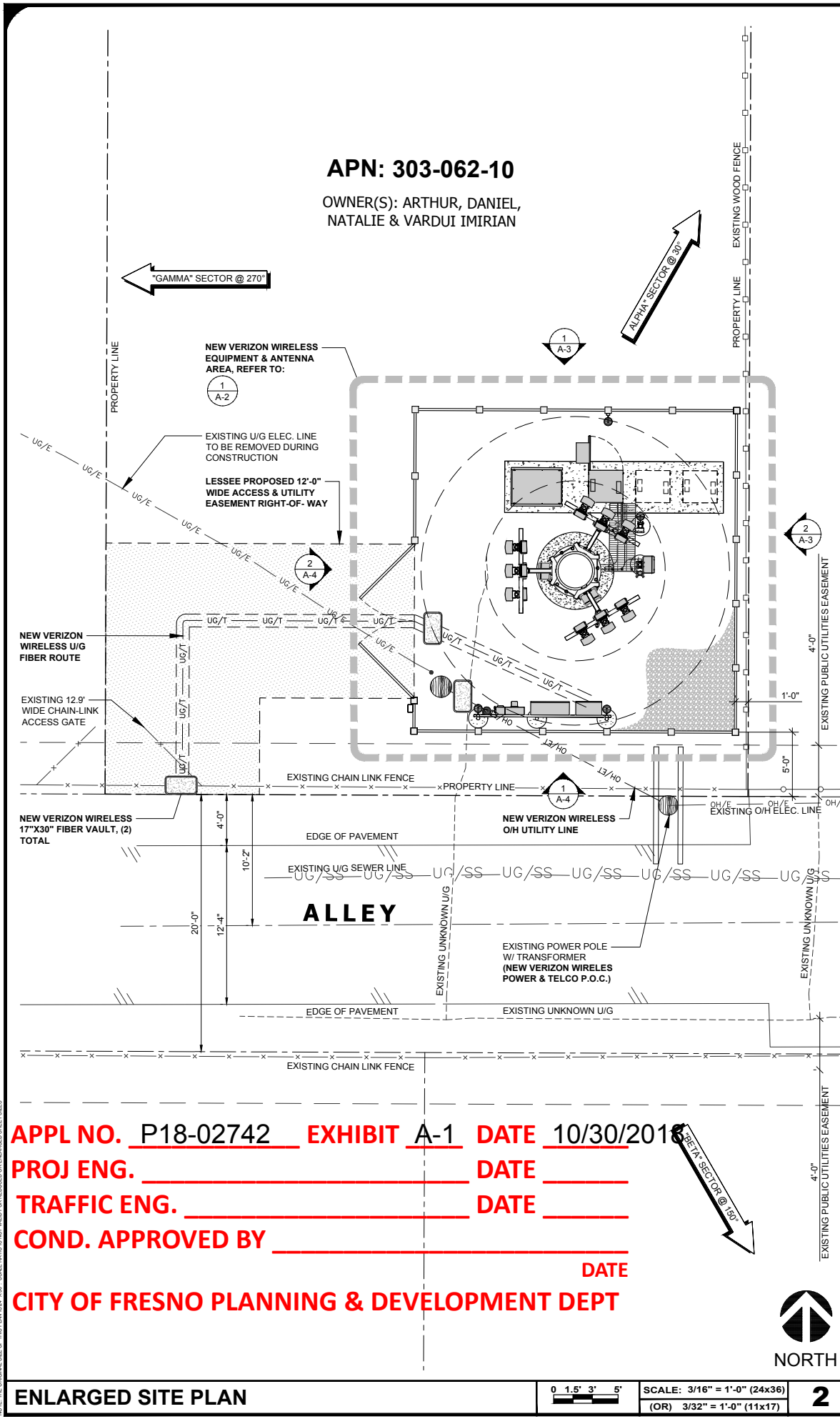
PRELIMINARY

419071
ABBY &
SPRUCE

75 E. PINEDALE AVE.
FRESNO, CA 93650
FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

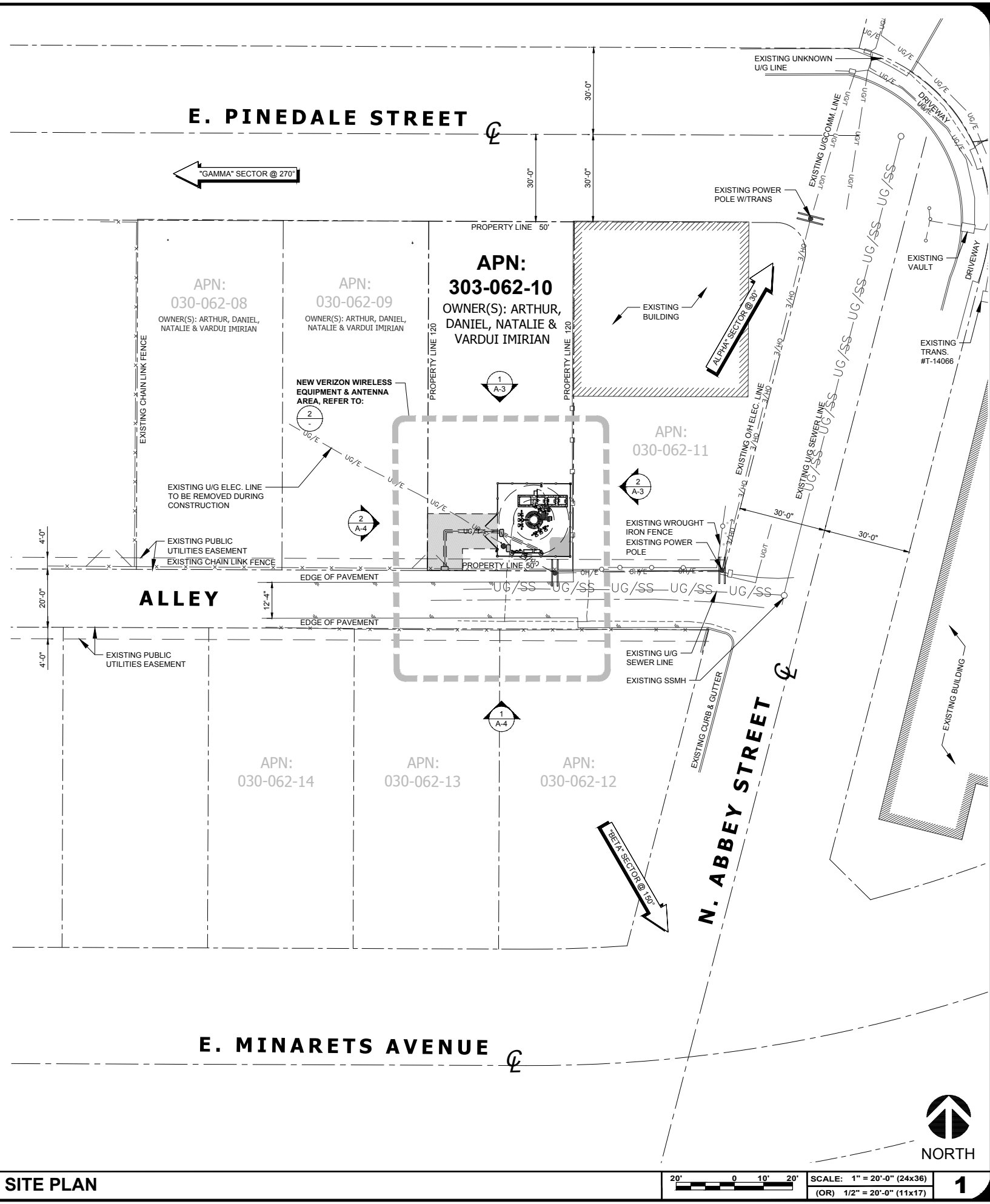


APPL NO. P18-02742 EXHIBIT A-1 DATE 10/30/2018
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

ENLARGED SITE PLAN

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

2



SITE PLAN

SCALE: 1" = 20'-0" (24x36)
(OR) 1/2" = 20'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	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

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

ABBY & SPRUCE

PSL# 419071

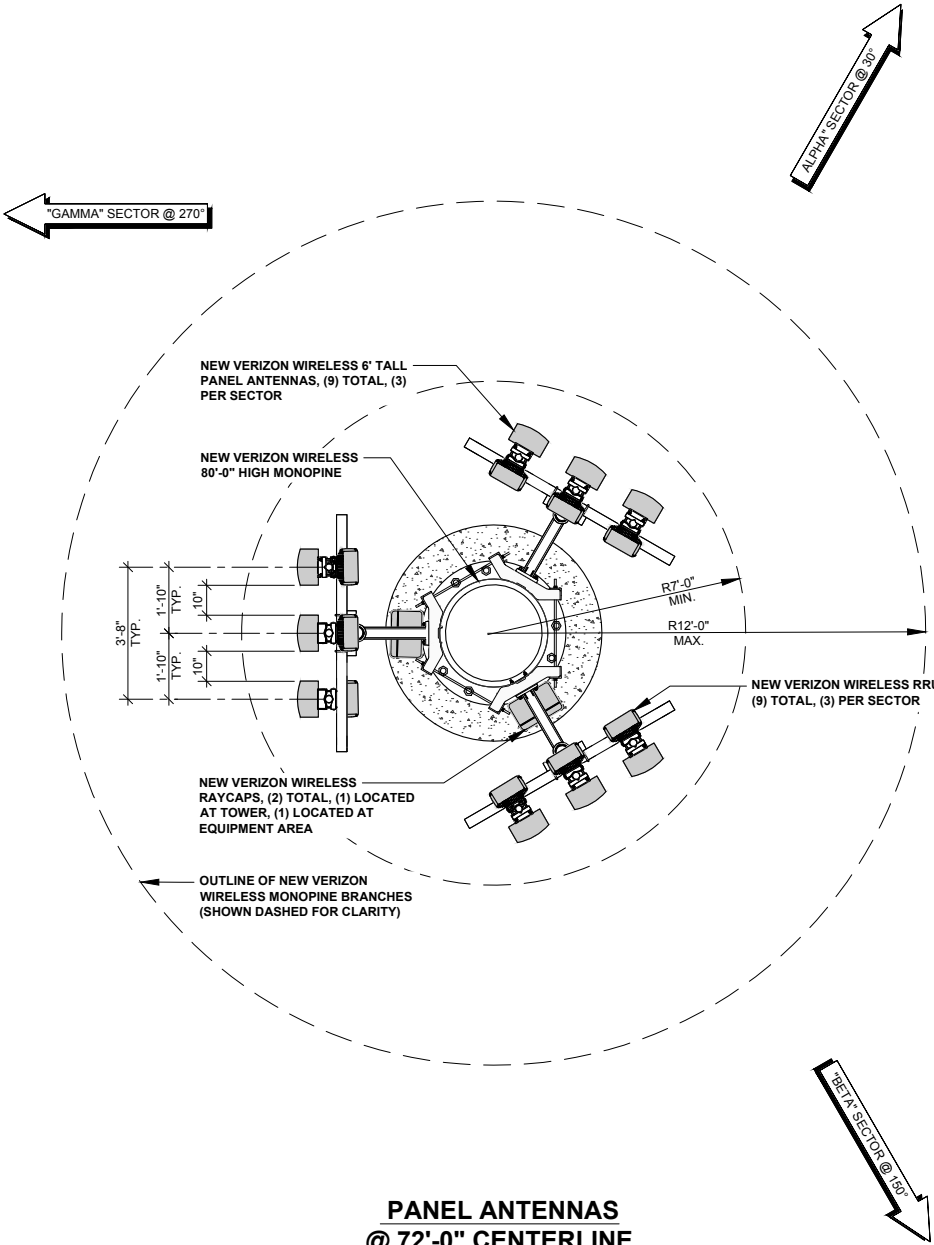
75 E. PINEDALE AVE.
FRESNO, CA 93650

SHEET TITLE:

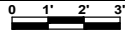
SITE PLAN

A-1

APPL NO. P18-02742 EXHIBIT A-2 DATE 10/30/2018
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



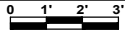
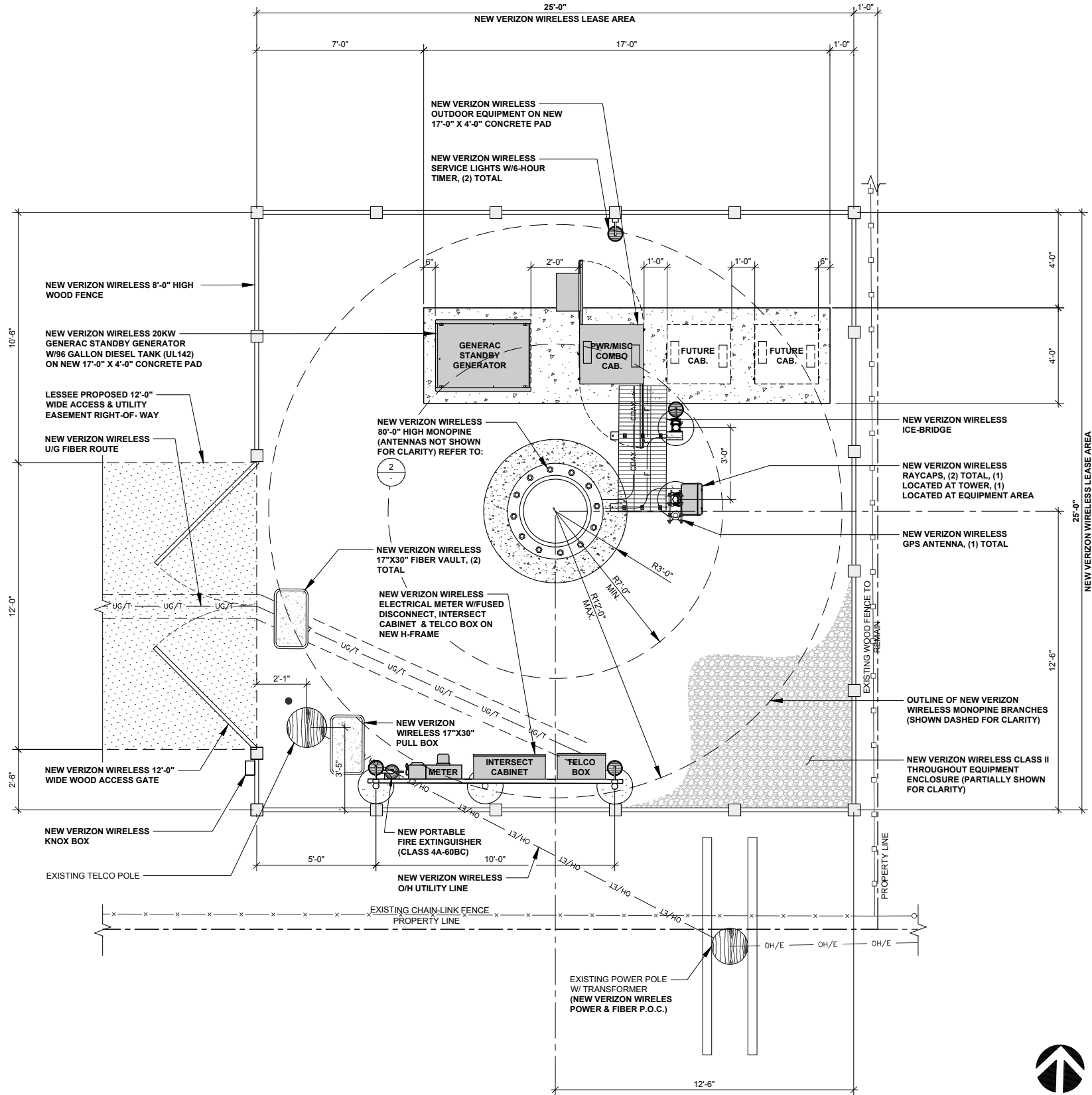
PANEL ANTENNA LAYOUT



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

2

EQUIPMENT LAYOUT



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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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ABBY & SPRUCE

PSL# 419071

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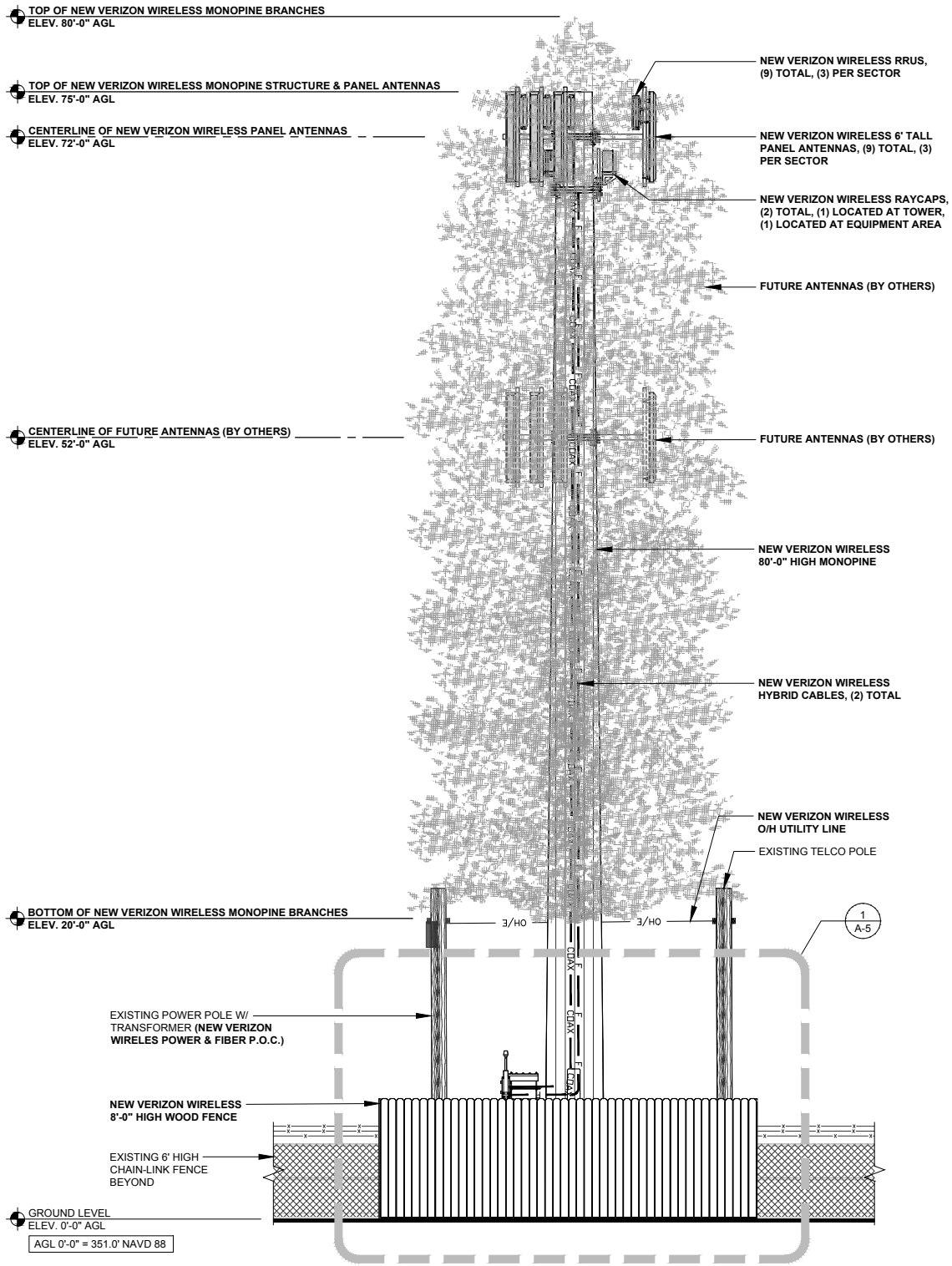
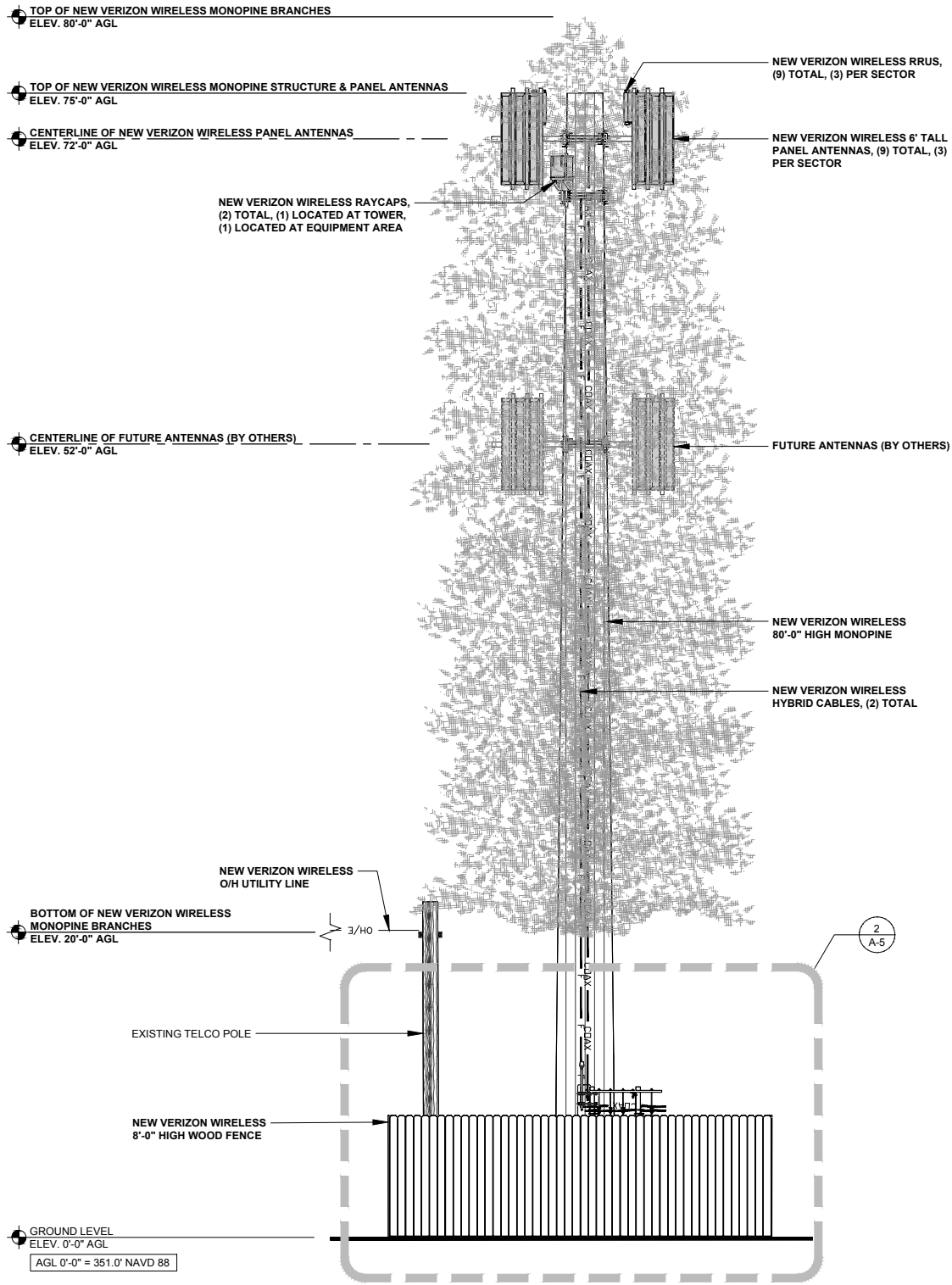
SHEET TITLE:

EQUIPMENT & ANTENNA LAYOUTS

A-2

APPL NO. P18-02742 EXHIBIT A-3 DATE 10/30/2018
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

NOTE:
NEW VERIZON WIRELESS ANTENNAS
COVERED WITH ANTENNA SOCKS AND
ALL OTHER EQUIPMENT ON TOWER
PAINTED TO MATCH MONOPINE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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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TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.
FRESNO, CA 93650

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

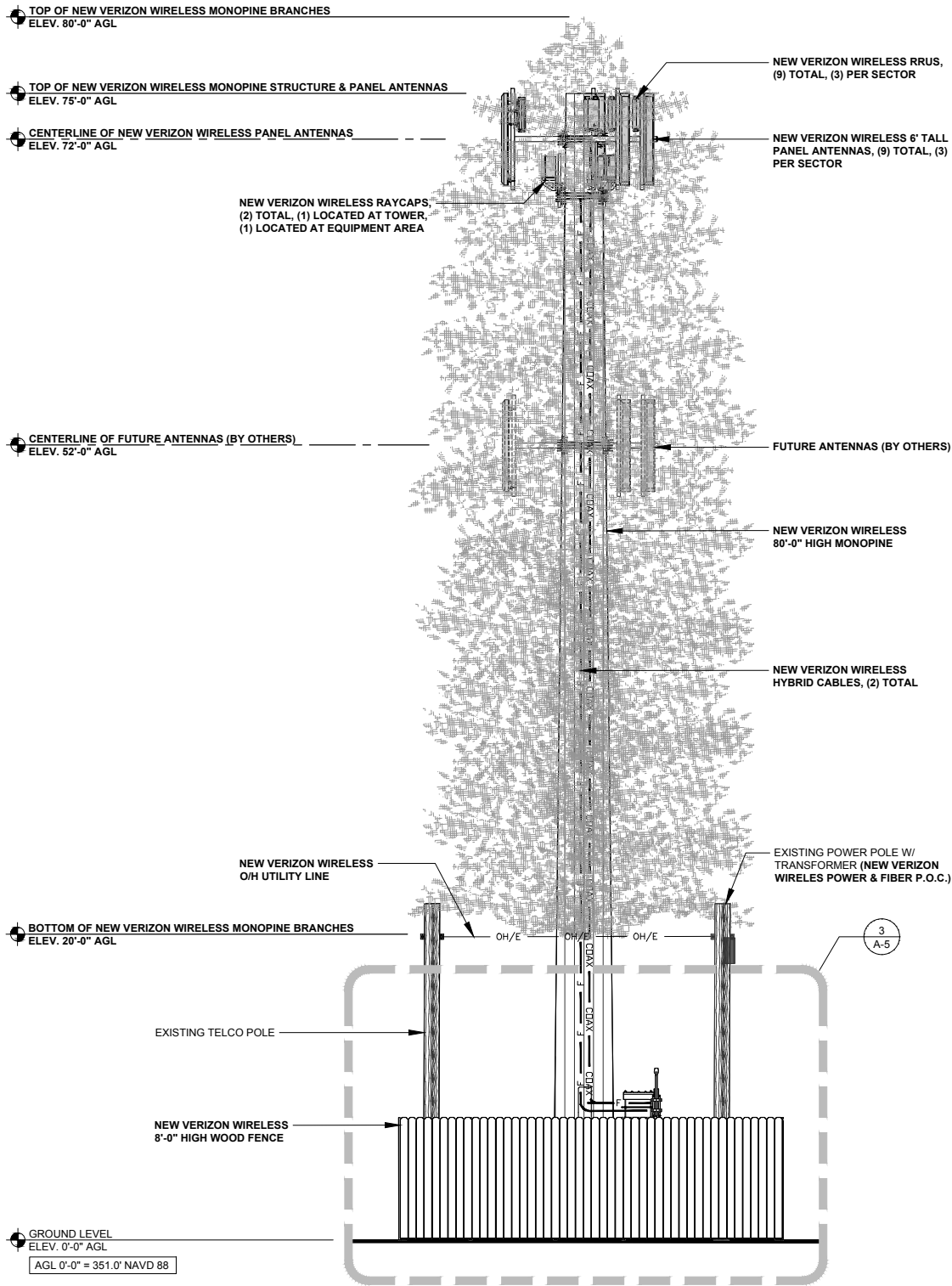
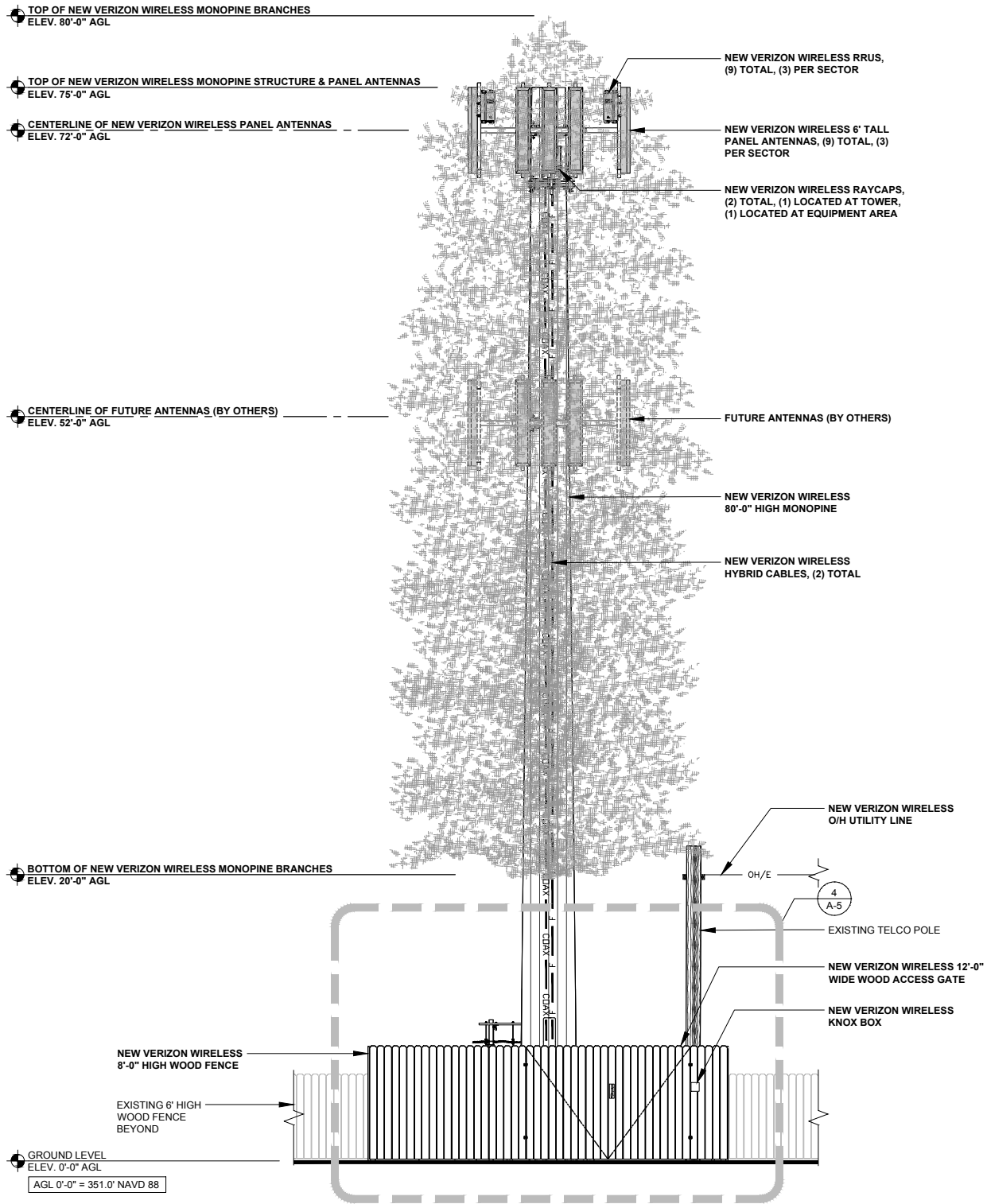
0 1.5' 3' 5'

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

1

APPL NO. P18-02742 EXHIBIT A-4 DATE 10/30/2018
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

NOTE:
NEW VERIZON WIRELESS ANTENNAS
COVERED WITH ANTENNA SOCKS AND
ALL OTHER EQUIPMENT ON TOWER
PAINTED TO MATCH MONOPINE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.
FRESNO, CA 93650

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

A-4

WEST ELEVATION

0 1.5' 3' 5'

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

2

SOUTH ELEVATION

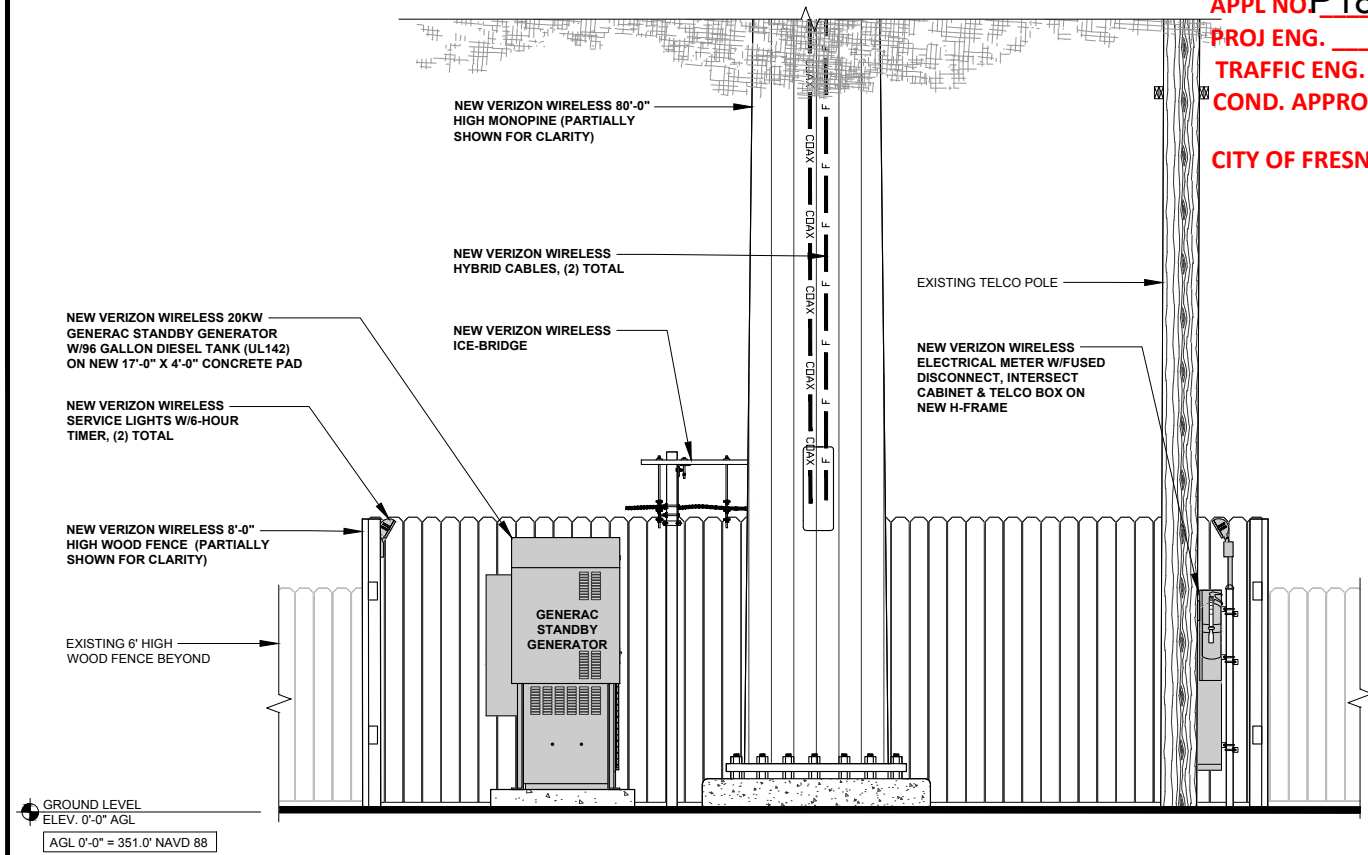
0 1.5' 3' 5'

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

1

APPL NO. P18-02742 EXHIBIT A-5 DATE 10/30/2018

PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



WEST EQUIPMENT ELEVATION

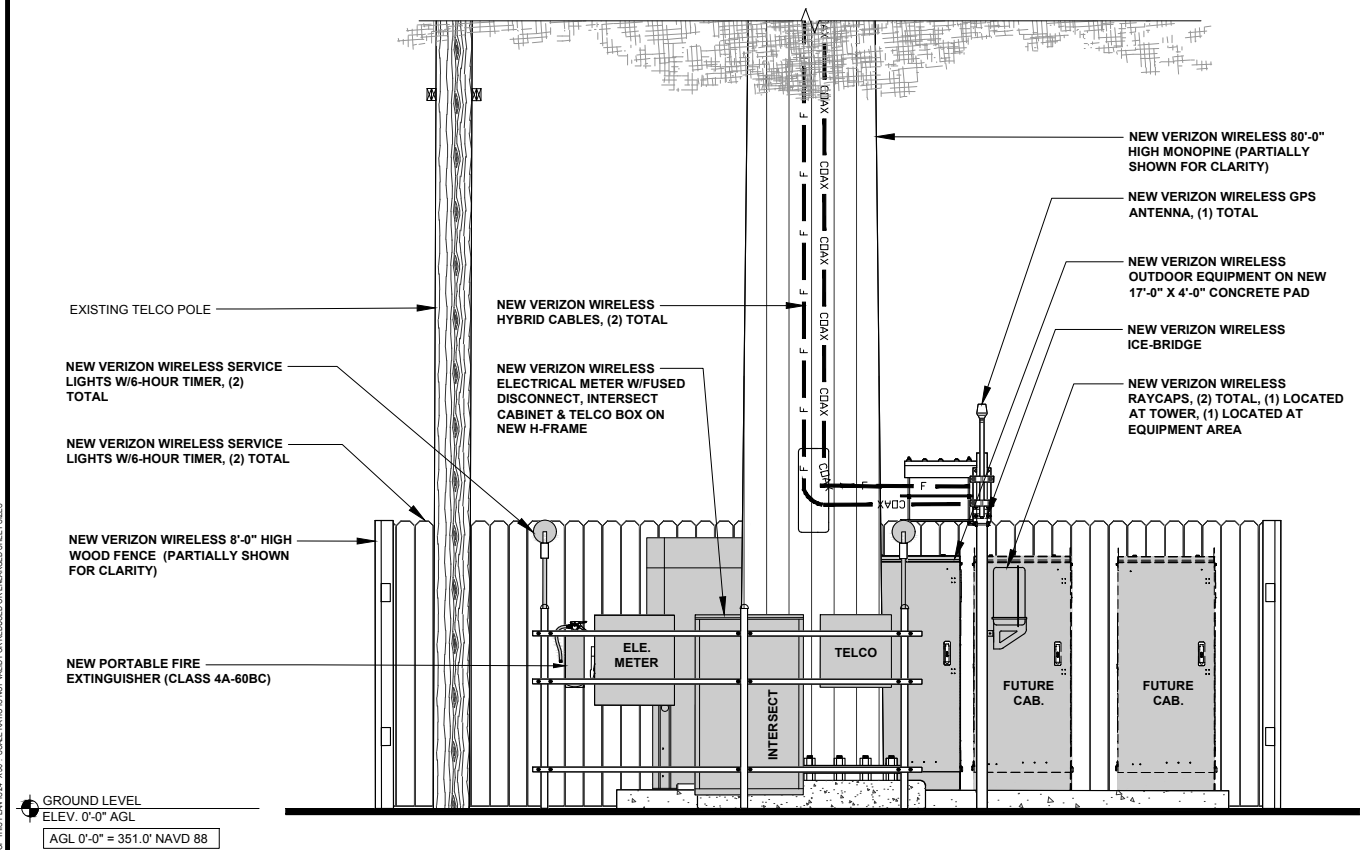
0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

4

EAST EQUIPMENT ELEVATION

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

2



SOUTH EQUIPMENT ELEVATION

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

3

NORTH EQUIPMENT ELEVATION

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

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA
4	10/30/18	100% ZONING	FA



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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

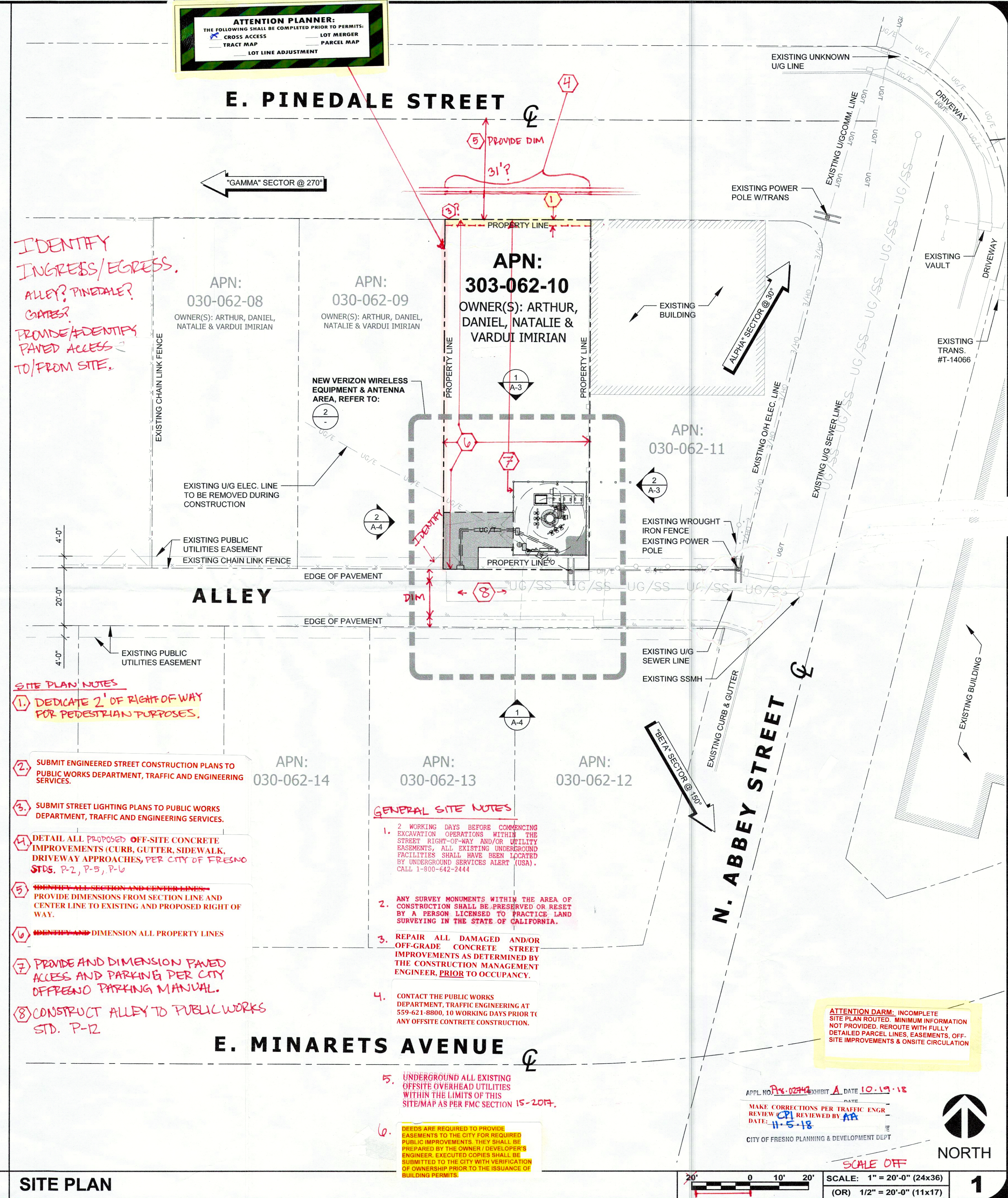
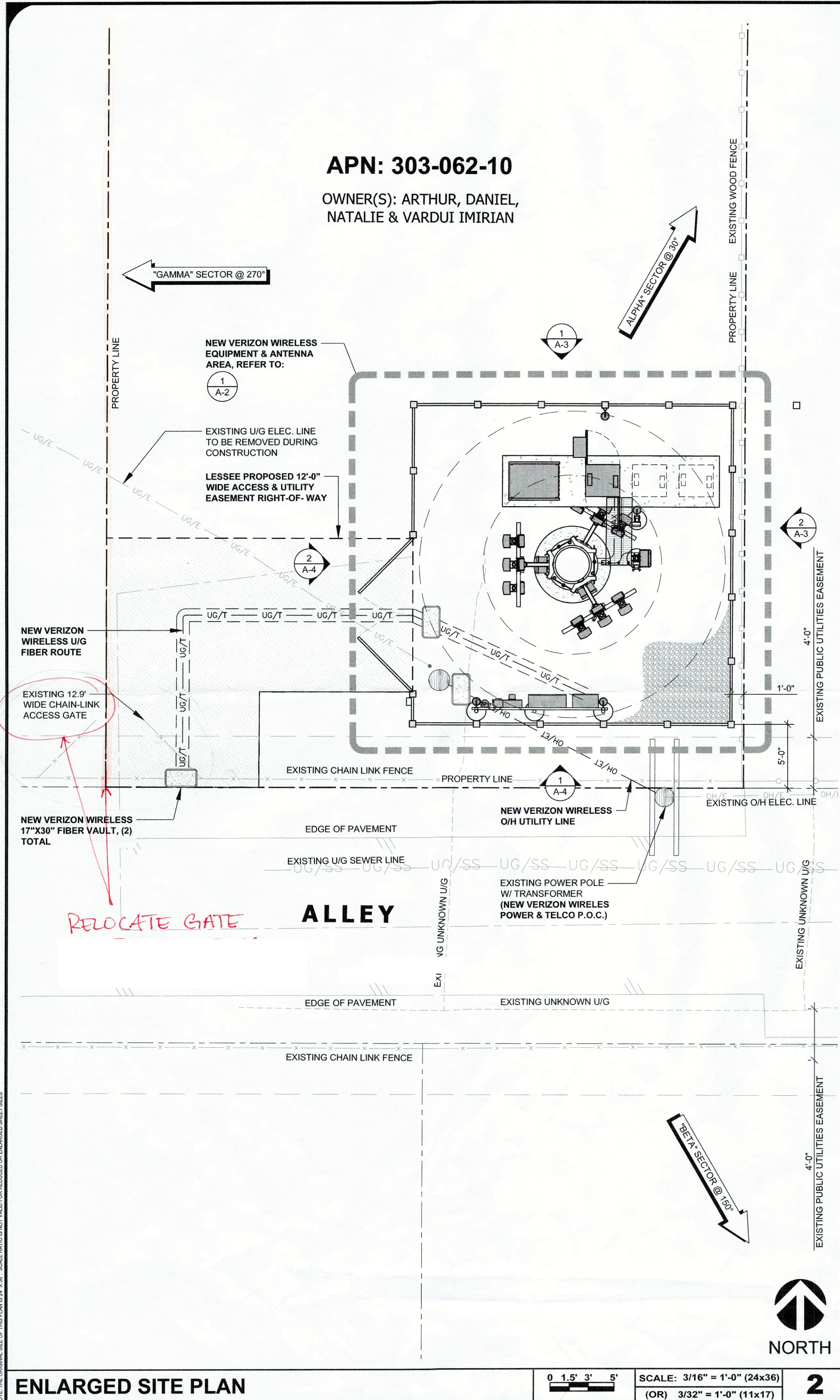
ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.
FRESNO, CA 93650

SHEET TITLE:
EQUIPMENT
ELEVATIONS

A-5



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/01/17	90% ZONING	FA
1	01/05/18	100% ZONING	FA
2	02/09/18	100% ZONING	FA
3	09/12/18	100% ZONING	FA

SAC AE DESIGN GROUP, INC.

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SAN DIEGO, CA 92122
WWW.SAGW.COM
619.736.3766

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verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

RECEIVED

OCT 19 2018

PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

ABBY & SPRUCE

PSL# 419071

75 E. PINEDALE AVE.
FRESNO, CA 93650

SHEET TITLE:

SITE PLAN

A-1



SUBJECT: Conditions of Approval for **P18-02742**

DATE: November 5, 2018

TO: Nina Rizzo, Planner I
Development and Resource Management Department

FROM: Andreina Aguilar, Engineer I
Public Works Department, Traffic Planning Section

APN: 303-062-10

ADDRESS: 75 East Pinedale 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	A Cross Access Agreement is required.	Nina Rizzo	Planning and Resource Management Department (559) 621-8091 Nina.Rizzo@fresno.gov
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. Provide a vicinity map identifying 4 major streets (1/2 square mile), legal description.
2. Dimension property lines.

B. OFFSITE INFORMATION:

1. Identify and dimension proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), street lights (specify if wood or metal pole), guy wires.

C. ONSITE INFORMATION:

1. Identify a 12' visibility triangle at all driveways and points of ingress/egress into public right of way per Fresno Municipal Code (FMC) 15-2018B.
2. **Parking Lot:**
 - a. **Stalls:** Provide length and width. Identify the vehicular overhang adjacent to continuous 6" concrete curbing/wheel stops, directional arrows at beginning and end of aisles.
 - b. Identify lighting and/or accessibility signage.
3. Identify existing and proposed walls and fences complete with location height and type of material. 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.

PUBLIC IMPROVEMENT REQUIREMENTS

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

Repair all damaged and/or off grade off-site concrete street and/or alley improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. 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.

Pinedale Avenue: Local

1. Dedication Requirements
 - a. Dedicate **2'** of property for pedestrian purposes to accommodate for 12' sidewalk.
2. Construction Requirements:
 - a. Construct **18'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. If access is proposed from Pinedale Avenue, construct a driveway approach to Public Works Standards **P-2 and P-6**, as approved on the site plan.
 - c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

- d. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern. A **2'** dedication for a pedestrian easement is required. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
- e. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.

Alley:

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

Street and / or Alley Construction Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. 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 and **55 MPH** for Arterials.

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.

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

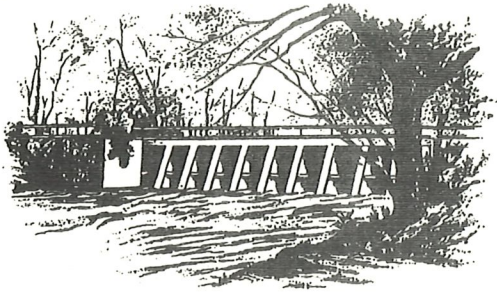
1. Provide paved access to and from site. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.
2. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**. No obstructions shall be within the vehicle overhang. Provide the number that are required, provided, compact, and designated for accessible parking stalls.
3. Gates: If proposed, provide a minimum of **20'** from the gate to the back of walk.
4. When no masonry wall is required, wheel stops in the form of a **6"** high concrete curb or other approved fixed barrier, placed a minimum distance of **3'** from the property line, or the building to be protected, shall be installed.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master fee schedule.

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

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

Questions relative to these conditions may be directed to Andreina Aguilar (559) 621-8674 or Andreina.Aguilar@fresno.gov in the Public Works Department, Traffic Planning Section.



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

October 28, 2018

Ms. Nina Rizzo
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P18-02742
N/W Minarets and Abby avenues

Dear Ms. Rizzo:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P18-02742 for which the applicant proposes the development of an 80 feet tall monopole telecommunication facility, APN: 303-062-10. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Bullard No. 124 runs westerly, crosses Alluvial Avenue approximately 750 feet northeast of the subject property, crosses Blackstone Avenue approximately 500 feet northwest of the subject property, continues westerly on the north side of Alluvial Avenue, and turns southerly crosses Alluvial Avenue approximately 1,700 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Blackstone Avenue, Alluvial Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

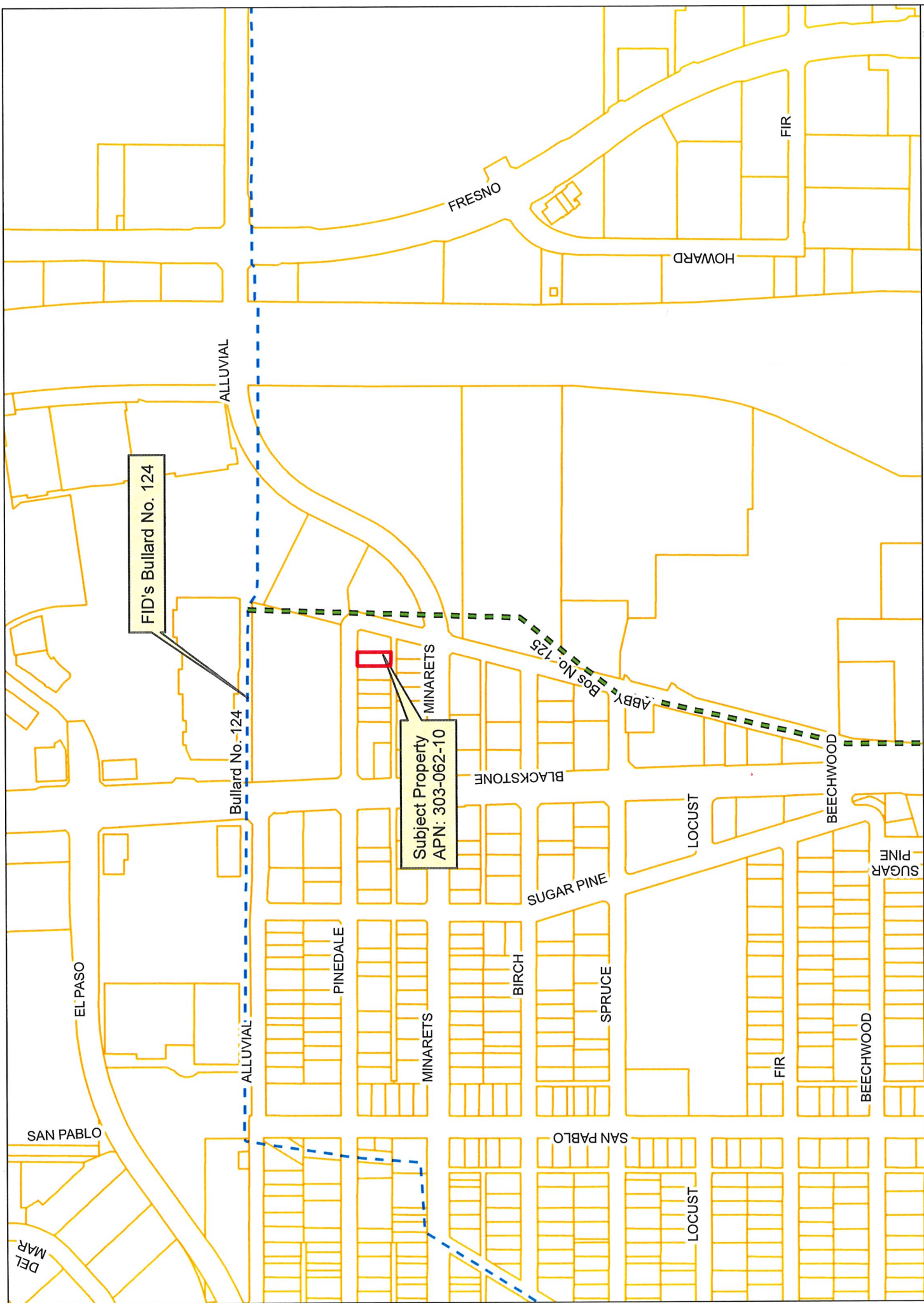
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment


G:\Agencies\FresnoCity\Planning Application\P18-02742.doc

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



FID's Bullard No. 124

Subject Property
APN: 303-062-10




0 220 440 Feet
1 inch = 437.3 feet

Date Saved: 10/29/2018 9:11:24 AM
Path: G:\Fidgis\20181029 Master.mxd

Legend

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

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



Christopher Lundeen

From: do_not_reply@fresno.gov
Sent: Friday, October 19, 2018 9:07 AM
To: Engineering Review
Cc: Nina.Rizzo@fresno.gov
Subject: Planning Application P18-02742 - Task Assigned

A task associated with Planning Application P18-02742 has been assigned for your review. You can review details online.

Application Description: Conditional Use Permit No. P18-02742 pertains to a new Verizon Wireless 80' tall mono-pine unmanned telecommunication wireless facility in a 25' x 25' lease area surrounded by a 8' chain link fence with barbed wire on a vacant parcel.

Task Information: Irrigation District

Due 11/3

[Menu](#)[Help](#)**File Date:** [10/01/2018](#)**Application Status:** [In Review](#)**Application Type:** [Conditional Use Permit](#)**Application Detail:** [Detail](#)**Description of Work:** [Conditional Use Permit No. P18-02742 pertains to a new Verizon Wireless 80' tall mon wire on a vacant parcel.](#)**Application Name:** [CUP - New 80' Tall Monopine Cell Tower](#)**Address:** [75 E PINEDALE AVE, FRESNO, CA 93650](#)**Owner Name:** [IMIRIAN ARTHUR & VARDUI IMIRIAN DANIEL & NATALIE](#)**Owner Address:** [10924 POMEGRANATE, , MADERA, CA 93638](#)**Parcel No:** [30306210](#)

Contact Info:	Name	Organization Name	Contact Type
	Casey Etsuko Ogata-Tran	SAC Wireless on...	Applicant

Licensed Professionals Info:	Primary	License Number	License Type	Name

Job Value: [\\$0.00](#)

Workflow Status:	Task	Assigned To	Status
	Application	Nina Rizzo	Accept
	Plan Distribution	Alondra Williams	Assign Revie...
	Public Utilities Commi...	Alondra Williams	
	Airports	Airports	
	Fresno Area Express	FAX	
	County PW and Planning	Alondra Williams	
	Caltrans	Alondra Williams	
	Council District Commi...	Ricky Caperton	
	Council Member	District6	
	US Postal Service	USPS	
	Public Works TIS Review	Jill Gormley	
	Long Range Planning	Amber Piona	No Comment
	Public Works Traffic P...	Louise Gilio	
	Public Works (CFD)	Ann Lillie	
	DPU Water Division	Robert Diaz	
	DPU Planning and Engin...	Kevin Gray	
	DPU Solid Waste Manage...	Kevin Gray	
	Fire Review		
	Police Review	Northeast PD	
	Fresno County Environm...	Public Health	Reviewed wit...
	Building and Safety Se...	Christian Mendez	
	Irrigation District	FID	

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
1	12/24/17	LEADER/CHANGES	SS
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WIRELESS
ENGINEERING GROUP
3015 S. GARDEN AVENUE, SUITE 100
FRESNO, CA 93701
TEL: (559) 231-7700
FAX: (559) 231-7701

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WIRELESS ENGINEERING GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIRELESS ENGINEERING GROUP.

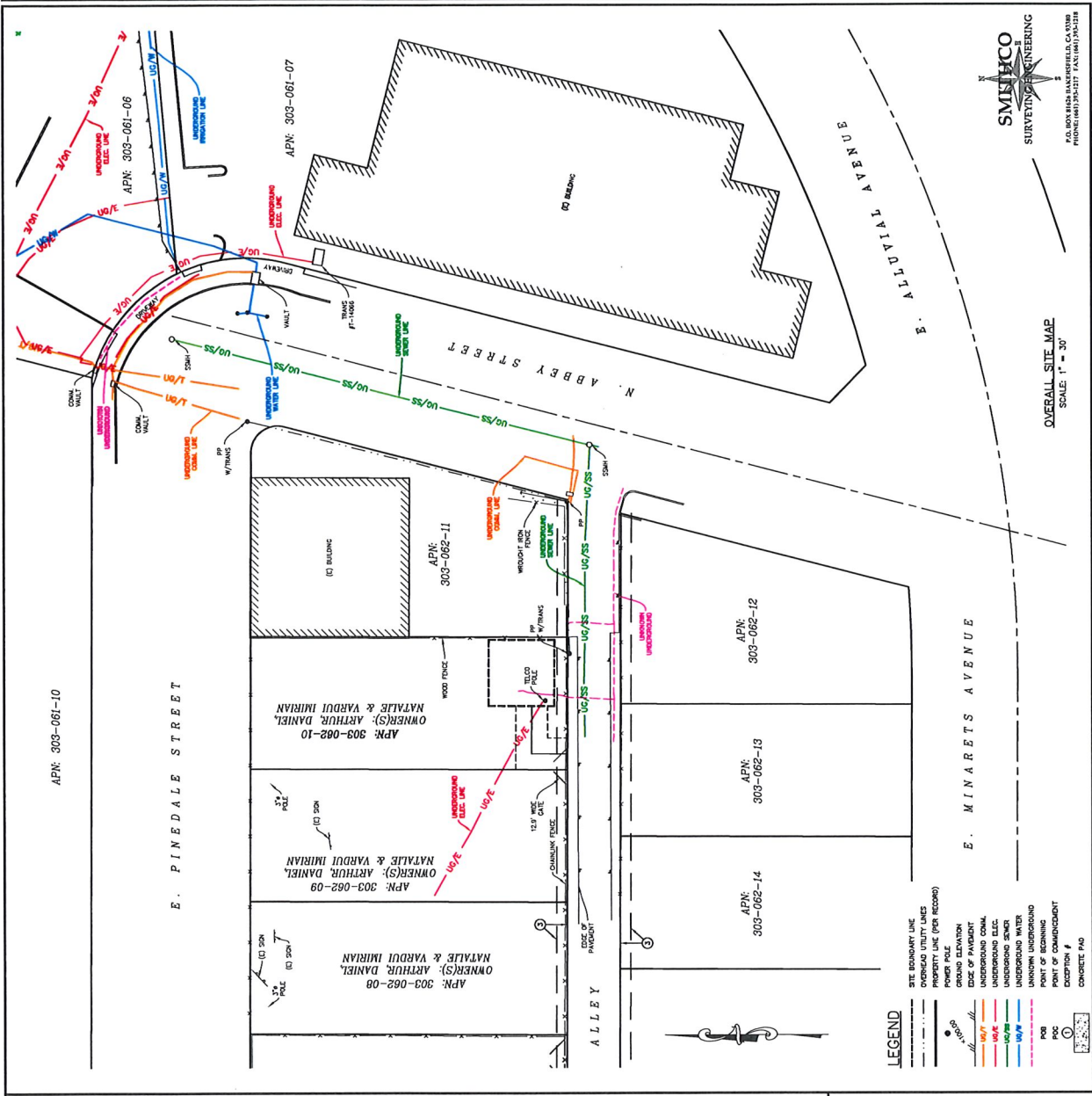
Verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

419071
ABBY &
SPRUCE

75 E. PINEDALE AVE.
FRESNO, CA 93650
FRESNO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1



LEGEND

- SITE BOUNDARY LINE
- PROPERTY LINE (FOR RECORD)
- GROUND ELEVATION
- EDGE OF PAVEMENT
- UNDERGROUND COMAL
- UNDERGROUND ELEC
- UNDERGROUND SINK
- UNDERGROUND WATER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- DESCRIPTION #
- CONCRETE PAD

NOTES

APN: 303-062-10
OWNER: ARTHUR MIRIAN AND YARDUI MIRIAN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED INTEREST IN THE REAL PROPERTY DESCRIBED IN THE MAP, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PART OF LAND, AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY. IT IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES, INCLUDING BUT NOT LIMITED TO, AERIAL PHOTOGRAPHS, FIELD NOTES, AND OTHER INFORMATION. IT IS NOT A BOUNDARY SURVEY, AND IT IS NOT TO BE USED AS SUCH. 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. 15608, DATED FEBRUARY 18, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 36° 50' 35.40" N, NAD 83
LONG. 119° 47' 19.87" W, NAD 83
ELEV. 351.0' MWD 88 (BASES OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.15D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (geocentric) are expressed as UTM Zone 18Q, and the vertical datum (mean sea level) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE RECORD:

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

LOT 36, INCLUSIVE, IN BLOCK 35 OF THE TOWNSHIP OF PINEDALE, IN THE COUNTY OF FRESNO, FRESNO COUNTY RECORDS.

APN: 303-062-10

EASEMENTS PER TITLE RECORD:

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 20, 2009, IN THE COUNTY OF FRESNO, FRESNO COUNTY RECORDS.

AND PLOTTED AS SHOWN HEREON.

VICINITY MAP
N.T.S.

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

File No. 210.413

Page 1 of 3

PUBLIC AGENCY

NINA RIZZO
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

CASEY ETSUKO, SAC WIRELESS
8880 CAL CENTER DR., SUITE 130
SACRAMENTO, CA 95826

PROJECT NO: **2018-02742**

ADDRESS: **75 E. PINEDALE AVE.**

APN: **303-062-10**

SENT: **10/31/18**

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

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 10/19/18. 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. 2018-02742**

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

Page 2 of 3

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO PINEDALE AVE.
☐ 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.

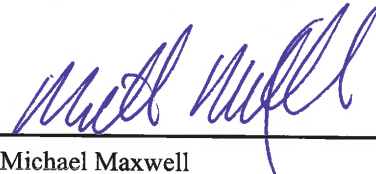
**FR
CUP No. 2018-02742**

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

Page 3 of 3

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


Michael Maxwell
Project Engineer

**FR
CUP No. 2018-02742**

OTHER REQUIREMENTS
EXHIBIT NO. 2

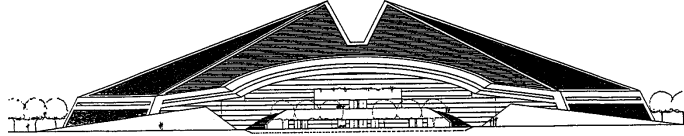
Our records indicate that there may not be continuous existing curb and gutter to convey runoff to the Master Plan inlet located at Abby Street and Minarets Avenue. The developer shall be required to provide documentation and/or improvements satisfactory to the City of Fresno to allow for conveyance of storm water to the inlet location.

No surface runoff shall be directed towards the alley.

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

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

Development No. CUP 2018-02742



CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

2600 Fresno Street
Fresno, California 93721-3604

Date: 1/14/2019

To: **DEVELOPMENT DEPARTMENT BUILDING OFFICIAL**

From: Nina Rizzo, Planner

Subject: **WITHHOLDING OF FINAL INSPECTION**

Address: 75 E Pinedale Ave C/T

APN: 303-062-10

Tract / Lot No: _____

This is a request to WITHHOLD FINAL INSPECTION at the above address, APN, or Tract/Lot No., for the following reasons:

Landscape Certification Form

☒ This action is being taken at the request of Casey Ogata-Tran SAC Wireless on behalf of Verizon Wireless Owner /Agent for favorable consideration of the building permit application prior to satisfying the conditions of approval of special permit number _____.

- ☐ A refundable cash deposit may be accepted in the amount of \$_____ in lieu of work being done prior to occupancy.
- ☐ A refundable cash deposit may NOT be taken because the condition is hazardous to life and property.
- ☐ A refundable cash deposit may NOT be taken because of the requirements of the Subdivision Agreement.

Acknowledged by: *Emailed to Applicant on January 14, 2019.*