CITY OF FRESNO

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

FEBRUARY 20, 2019

CONDITIONAL USE PERMIT APPLICATION NOS.

P18-03222 AND P18-03223

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

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

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

1. Conditional Use Permit Application No. P18-03222 requests authorization to develop a 3,052-square-foot convenience store and service station with eight fueling positions on approximately ±0.56 acres located on the northwest corner of North Cedar Avenue and East Tulare Streets.

2. Conditional Use Permit Application No. P18-03223 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 (Package Store - sale of beer and wine for consumption off the premises where sold) license for the proposed convenience store.

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

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

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

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

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

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

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

   a) Development and operation shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.

   b) Development shall take place in accordance with the policies of the Fresno General Plan and the Downtown Neighborhoods Community Plan.

   c) Development shall take place in accordance with the NMX (*Neighborhood Mixed Use*) zone district and all other applicable sections of the FMC.

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

2) IF ALCOHOL APPROVED: Alcohol Sales Use Requirements

   a) Verification of compliance with the conditions of Conditional Use Permit Application No. P18-03223 shall be demonstrated on annual basis. Cost of verification shall be

   b) Contact the California Alcoholic Beverage Control Department for the license to sell alcoholic beverages.

   c) Exercise of the special permit shall take place in accordance with all city, county, state, and federal laws and regulations, including ABC licensing requirements.

   d) Operations and development of the subject property shall occur in accordance with all requirements included within Section 15-2706 of the FMC pertaining to uses with Alcohol Sales, including but not limited to, the following:

      i) Lighting. The exterior of the premise, including adjacent public sidewalks and all parking lots under the control of the establishment, shall be illuminated during all hours of darkness during which the premises are open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, required illumination shall be placed and/or shielded in a way that minimizes interference with the neighboring residences.

ii) Litter and Graffiti.

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

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

iv) Video Surveillance.

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

v) Signage.

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

more restrictive provisions shall govern.

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

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

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

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

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

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

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

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

- Advertising and signage on windows and clear doors shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlets, including the area in which the cash registers are maintained, from exterior public sidewalks, parking lots, or entrance to the outlets.

- Any establishment located within 250 feet of a sensitive use may not advertise alcohol sales in a manner visible from the outside of the establishment, such as from a public thoroughfare, sidewalk, or parking lot.

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

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

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

viii) Compliance with Laws. The establishment must remain in compliance with all local, State, and federal laws, regulations, and orders, as well as all conditions of approval imposed on the use. This includes compliance with annual City business license fees.

ix) Posting of Conditions. A copy of all conditions of approval and training requirements shall either be posted in a conspicuous and unobstructed place near the entrance, cashier counter, or customer service area of the establishment or posted in an employee area and provided upon request (e.g. via flyer or brochure) to patrons and enforcement officials.

x) Prohibited Products. The sale or distribution of one or more of the following shall be prohibited.

- Wine in containers of less than 750 milliliters.
- Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of four-packs or greater.
- Distilled spirits in containers of less than 375 milliliters.
- Paper or plastic cups in quantities less than their usual and customary packaging.

3) City and Other Services

a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies:

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

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

- Please consider combating crimes through the implementations of Crime Prevention Through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days (14) of recordings has the ability to play back and is downloadable.

- Solid Waste Division
  - General Findings: This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.
  - General Requirements:
    - This location will require a one, 2-cell trash enclosure, designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection to be serviced weekly.
    - Developer will need to provide a 44’ (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
- Sewer Division
  - The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in the alley between East Iowa and East Tulare Avenues. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:
    - Installation of sewer house branch(s) shall be required.
    - Street work permit is required for any work in the Right-of-Way.
    - On-site sanitary sewer facilities shall be private.
    - Abandon any existing on-site private septic systems.
    - The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.
  - Sanitary Sewer Fees

    The following Sewer Connection Charges are due and shall be paid for the Project:

    - Sewer Lateral Charge.
    - Sewer Oversize Area.
    - Sewer Facility Charge (Non-Residential)
    - Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

        - Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.
- Water Division
    - On-site water facilities shall be private.
    - Installation of water meter shall be required.
    - The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
    - The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
    - The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
    - The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
    - The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
    - The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.
- Fresno County Department of Public Health
    - Prior to issuance of building permits, the applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
    - Prior to operation, the applicant shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
    - Prior to alcohol sales, the applicant shall obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
    - Prior to the issuance of building permits, the applicant shall submit three (3) sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health,

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

- Prior to occupancy, the applicant shall apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

4) Miscellaneous Requirements

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

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

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

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

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

BACKCHECK PROCESS

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

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

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

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by within three years from the date of Planning Commission approval, pursuant to FMC Sections 15-5013-A, C, D and E. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

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

City of FRESNO

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

DATE: December 27, 2018

TO: Jarred Olsen
Development and Resource Management Department

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

APN: **460-296-09** **ADDRESS:** **4151 East Tulare Avenue**

ATTENTION:

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

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

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. Properly identify and dimension **property lines and easements.**

B. OFFSITE INFORMATION:

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

C. ONSITE INFORMATION:

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

PUBLIC IMPROVEMENT REQUIREMENTS

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

Repair all damaged and/or off grade off-site concrete street and alley improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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

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

Cedar Avenue: Arterial

1. Dedication Requirements
   a. Dedicate a **2' easement,** for public pedestrian purposes, within the limits of this application.
   b. If needed dedicate a corner cut for public street purposes at the intersection of Cedar Ave and Tulare Street for ramp.
2. Construction Requirements:
   a. Construct a driveway approach to Public Works Standards **P-2, and P-6,** as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48.**
   b. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
   c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A2"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
   d. Where missing construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern.
   e. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   f. If not existing construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterials.
   g. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-24 thru P-27, P-28, P-30 thru P-32.**

Tulare Street: Collector

1. Dedication Requirements
   a. Dedicate a **4' easement** for public pedestrian purposes, within the limits of this application.
2. Construction Requirements:
   a. Construct driveway approaches to Public Works Standards **P-2 and P-6,** as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48.** **Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A2"**.
   b. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
   c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A2"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
   d. Where missing construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern.
   e. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).

Alley:

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

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

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21**, **P-22**, **P-23**.
2. If Electric Vehicle Charging Stations are required per DARM, provide a detail for the proposed/future equipment to verify sufficient space is available.
3. Install **30"** state standard "STOP" signs at locations shown. A "right turn only" sign is also required, at the same location; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
4. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A1 and A2".** No obstructions shall be within the **3'** overhang.

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

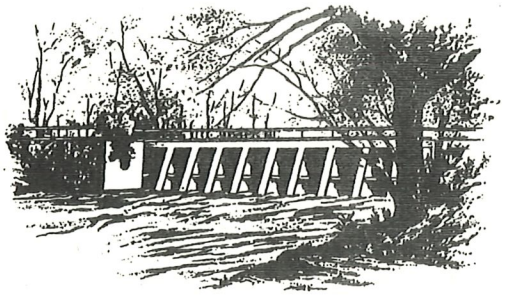
Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

Cedar Avenue: Arterial

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

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

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



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

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

December 28, 2018

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

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

Dear Mr. Olsen,

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

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

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Conditional Use Permit\P18-03223.doc

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.413

PUBLIC AGENCY

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

DEVELOPER

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

PROJECT NO: **2018-03223**
ADDRESS: **4151 E. TULARE AVE**
APN: **460-296-09**

SENT: 1/10/19

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
II3	$0.00	NOR Review	$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$100.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $0.00	**Total Service Charge:**	**$150.00**	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/19 based on the site plan submitted to the District on 12/13/18 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR CUP No. 2018-03223

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

1.

_X_ **a.** Drainage from the site shall BE DIRECTED TO CEDAR AVENUE AND/OR TULARE AVENUE.

___ **b.** Grading and drainage patterns shall be as identified on Exhibit No.

___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

___ Developer shall construct facilities as shown on Exhibit No. 1 as

_X_ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

_X_ Grading Plan

_X_ 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:

_X_ **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.)

_X_ Does not appear to be located within a flood prone area.

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

FR CUP No. 2018-03223

FR CUP No. 2018-03223

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

Rick Lyons
Project Engineer

CC:

SHEHADEY PROPERTIES, LTD

144 E. BELMONT AVE.

FRESNO, CA 93701

FR CUP No. 2018-03223

OTHER REQUIREMENTS
EXHIBIT NO. 2

No surface runoff shall be directed towards the alley.

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

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

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

Development No. CUP 2018-03223

Fresno Unified School District
Preparing Career Ready Graduates

Facilities Management & Planning

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

SUPERINTENDENT
Robert G. Nelson, Ed.D.

December 18, 2018

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

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

Dear Mr. Olsen,

In response to your request for school district information regarding the above planning application for the proposed construction of a 3,000 square-foot '7-Eleven' convenience store with gas station to be located at 4151 East Tulare Avenue, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is $0.61 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

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

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

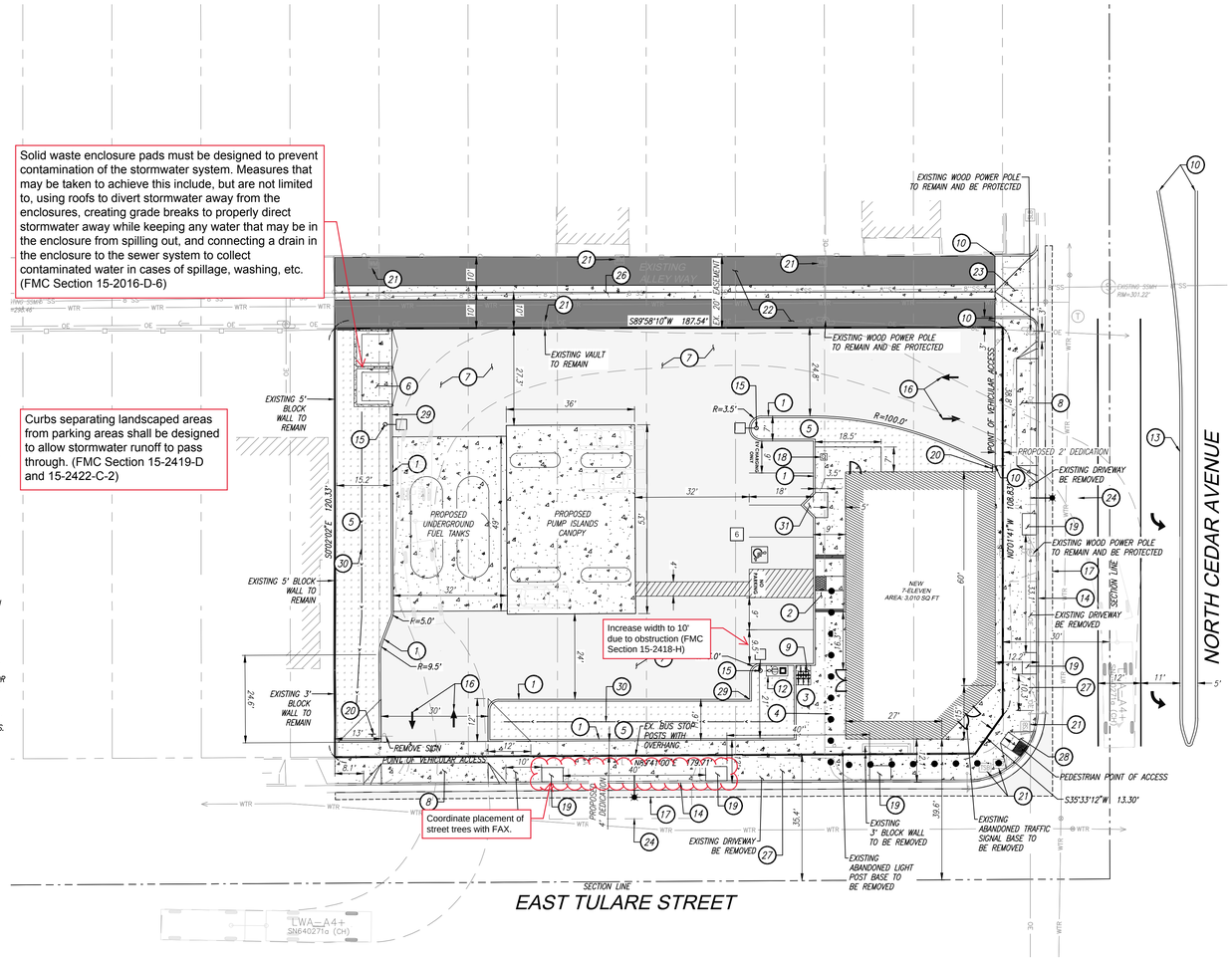
AB:hl
c: Terri Dickerhoff, Applicant/Agent

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

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

GENERAL NOTES

1. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
2. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444
3. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA
4. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE DIRECTOR
5. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
6. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
7. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIENCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
8. MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING REF: PW STD. DWG. P-28, P-29, P-30, P-31 & P-32
9. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.



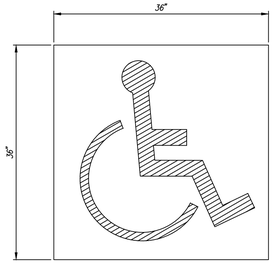
LEGEND:

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

Resize/relocate to comply with FMC Section 15-2429-A-6

Depict

Min. 5' per FMC Section 15-1104-F



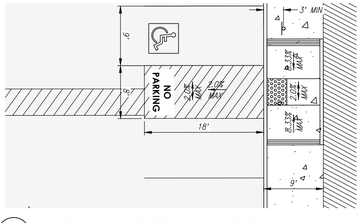
B — INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE

KEYNOTES

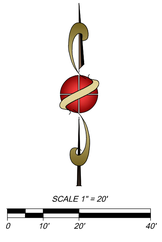
1. PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
2. PROPOSED ACCESSIBLE RAMP PER DETAIL THIS SHEET
3. PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5.
4. PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL SPACES AISLE TO MAIN ENTRANCE OF TENANT SPACE
5. PROPOSED LANDSCAPE AREA
6. PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
7. PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21,P-22, & P-23
8. PROPOSED 30' DRIVEWAY APPROACH PER CITY OF FRESNO STANDARD P-2, P-6 & P-48. PROVIDE 10' OF RED CURB ON EITHER SIDE OF APPROACH
9. PROPOSED BICYCLE PARKING
10. PROPOSED CURB TAPER
11. PROPOSED HEALY TANK

Depict and lay horizontally and screened from public right-of-way.

12. PROPOSED AIR/WATER STATION
13. PROPOSED MEDIAN PER CITY OF FRESNO STD. P-62 AND MEDIAN CURB PER CITY OF FRESNO STD. P-9. TO BE SUBMITTED ON STREET PLANS FOR REVIEW
14. PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
15. PROPOSED SITE LIGHT
16. PROPOSED PAINTED DIRECTIONAL ARROWS
17. PROPOSED LIMIT OF SAWCUT
18. PROPOSED EV CHARGER
19. PROPOSED 4"X6" TREE WELL PER CITY OF FRESNO STD. P-8
20. INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATLY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R3-5 (RIGHT) DIRECTLY BELOW
21. ADJUST UTILITY BOX TO GRADE
22. CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
23. CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
24. PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
25. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
26. CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
27. PROPOSED 12' SIDEWALK PER CITY OF FRESNO STD. P-5
28. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
29. PROPOSED CURB CUT
30. PROPOSED SWALE
31. PROPOSED TREE WELL

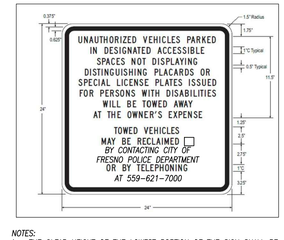


A — TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE
NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE



NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" x 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

C — SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE



NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
5. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

D — ACCESSIBLE ENTRY SIGN
NOT TO SCALE

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

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC.

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

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

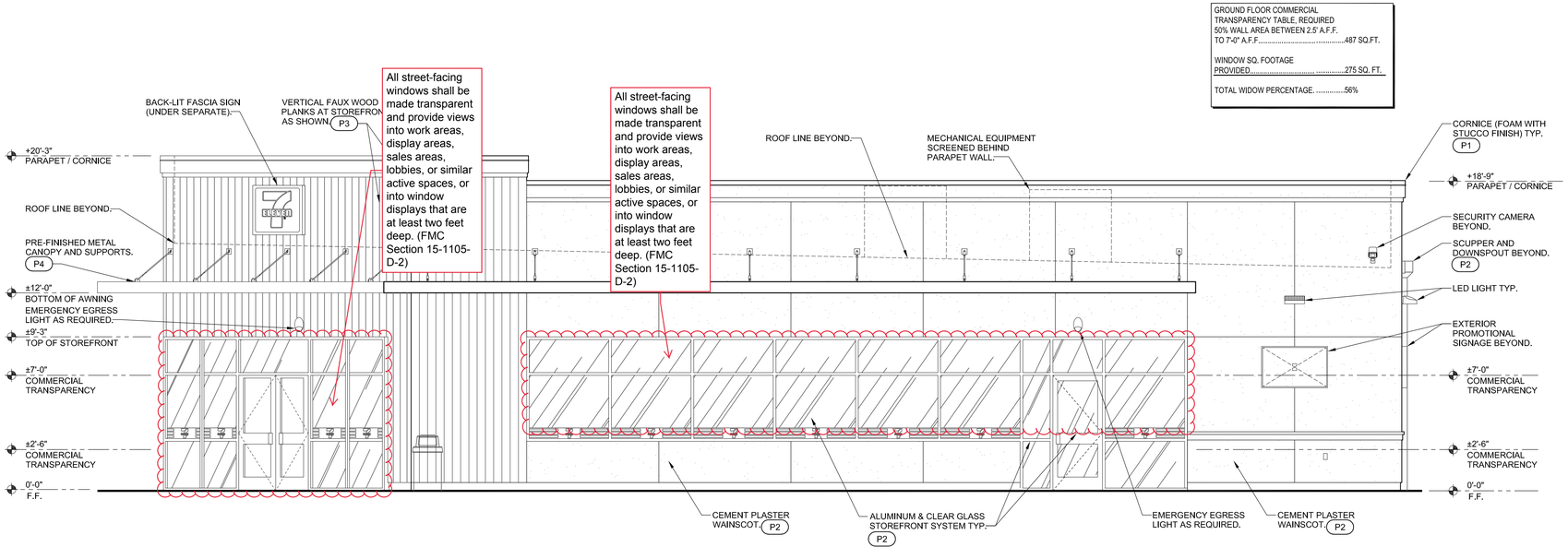
REVISIONS

DRAWN BY: CPG
CHECKED BY: KV
DATE: 1/10/2019

REGISTERED PROFESSIONAL ENGINEER
NATHAN M. GLEAVES
NO. 67552
CIVIL
STATE OF CALIFORNIA

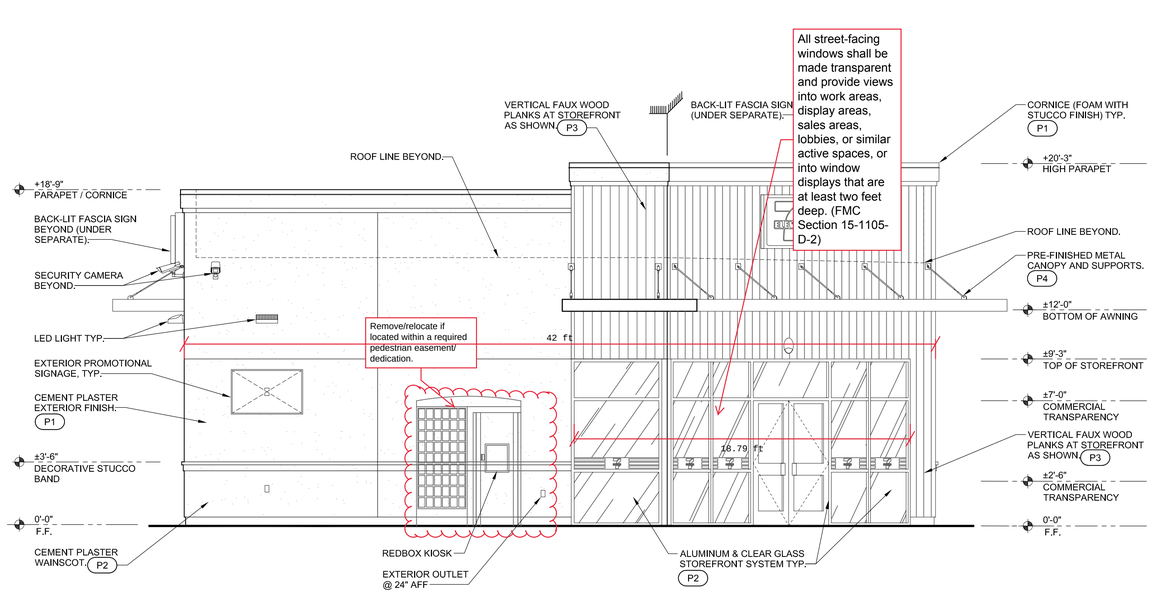
SHEET NUMBER: 2 OF 2
JOB NUMBER: 18-169

P:\CIVIL 3D PROJECTS\2018\18-169\PRODUCTION DRAWINGS\CIVIL\18-169 SITE PLANLONG 1/10/2019 8:16:41 AM



EXTERIOR ELEVATION EAST

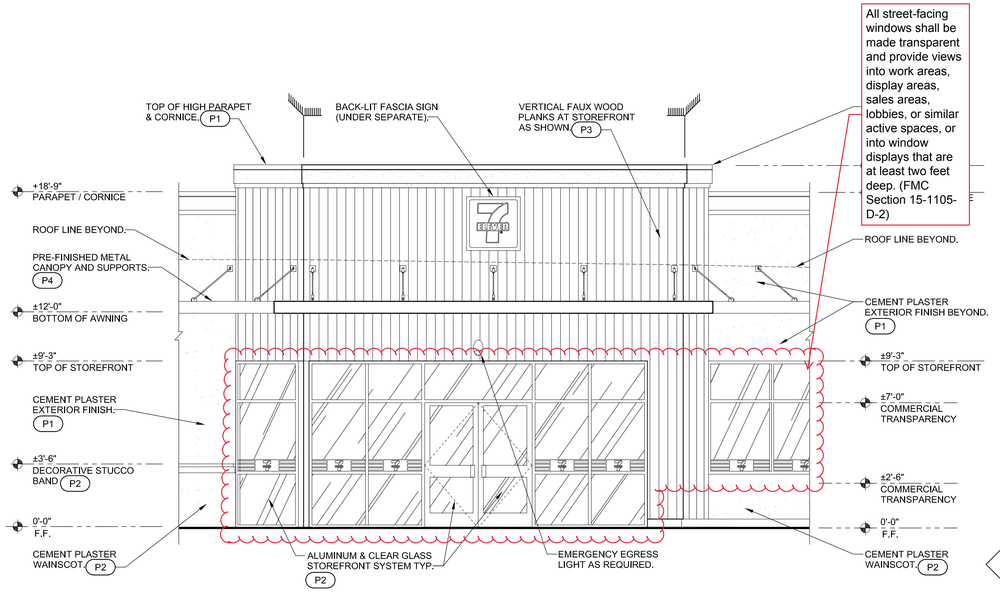
(NORTH CEDAR AVENUE BUILDING SIDE) SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION SOUTH

(EAST TULARE AVENUE BUILDING SIDE) SCALE 1/4" = 1'-0"

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



EXTERIOR ELEVATION SOUTH EAST CORNER

(ANGLE WALL FACING INTERSECTION) SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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

TITLE
EXTERIOR ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234

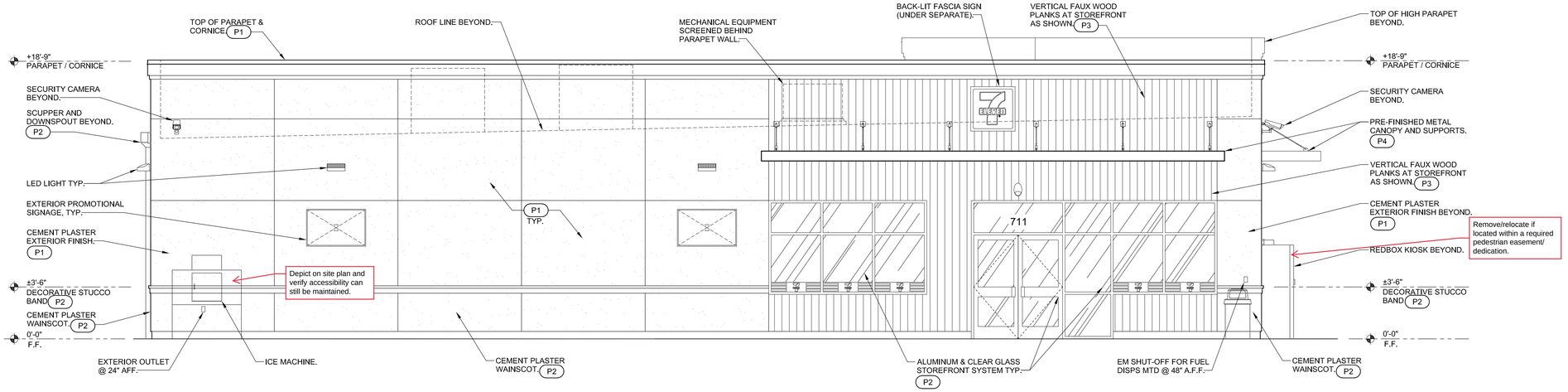
FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

7-ELEVEN #----
W/GAS STATION
Cedar & Tulare
Fresno, CA.

-

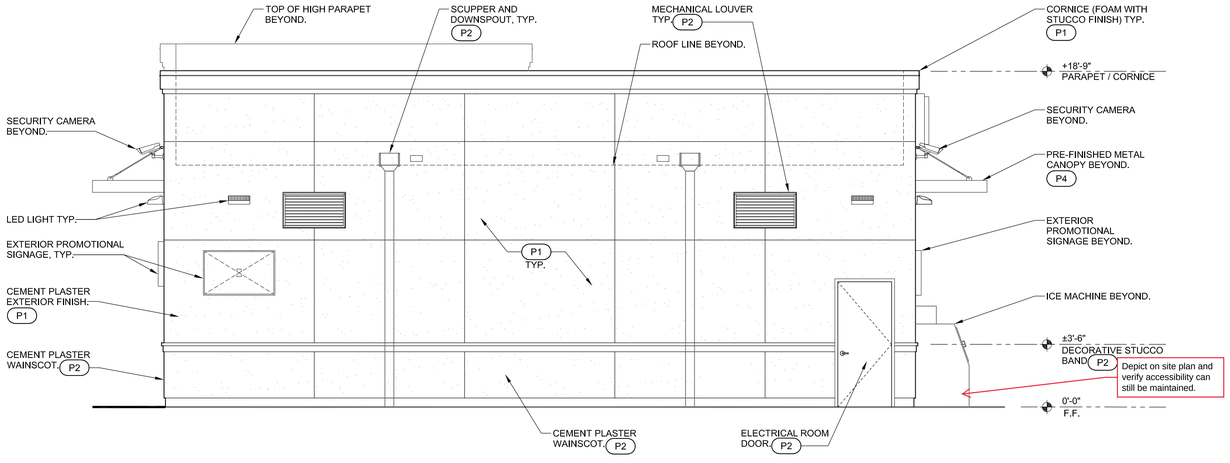
A3.0

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FM GROUP INC, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.



EXTERIOR ELEVATION WEST

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION NORTH

SCALE 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FM GROUP INC, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

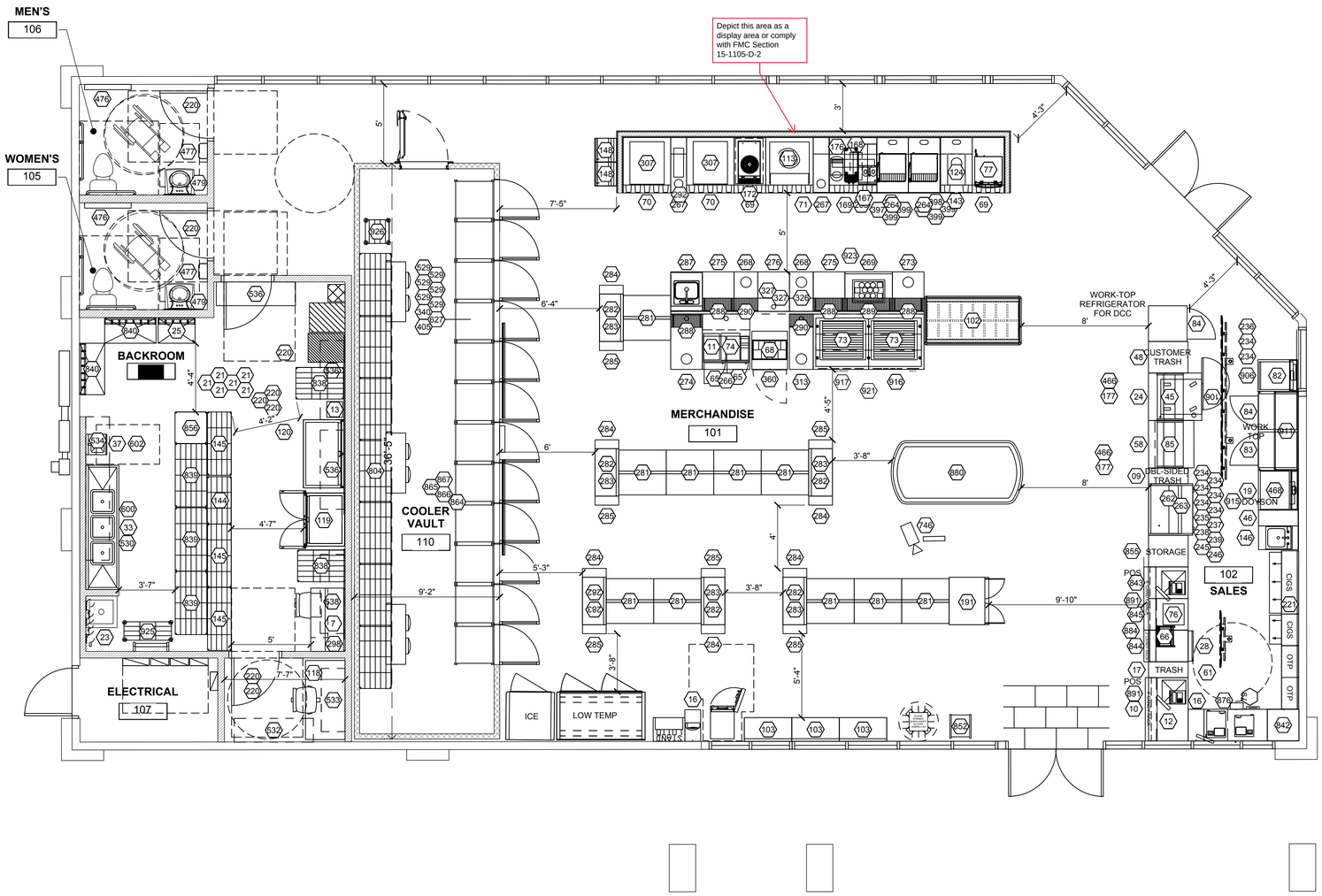
7-ELEVEN #----
W/GAS STATION
Cedar & Tulare
Fresno, CA.

-

TITLE
EXTERIOR ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234

A3.1



LAYOUT INFORMATION

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

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

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

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

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

OVERHEAD SHELVES = 38 FT
FLOOR SHELVES = 35 FT

WALL TYPE LEGEND

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

OCCUPANCY CALCULATION

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

N

1042810 - FRESNO, CA - LAYOUT 5

11/12/18

4151 E. TULARE
FRESNO, CA

SCALE: ¼"=1'-0"

APPROVED: YES ☐ NO ☒
00/00/00

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

PRINTED BY: AMOORE
DRAWING NAME: 1042810 FRESNO CA.DWG PRINT DATE: Nov 12, 2018 - 11:51am

Rev. #	Date	Description

7-ELEVEN, INC.
3200 Hackberry Rd, Irving, Texas 75063

7-11 #1042810
4151 E. TULARE
FRESNO, CA

GPD GROUP
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

Job#:	Scale:	Date:	Drawn By:	Checked By:
2018111.33	AS NOTED	11/12/18	TB	PO

Documents prepared by GPD Group are to be used only for the specific project and purpose for which they are intended. Any extension of use to other projects, by owner or any other party without this written consent of GPD Group is done at the user's own risk. If used in a way other than that expressed, user should hold GPD Group harmless from all claims and losses.

PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SHEET:

SOIL REPORT NOTES

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

PLANTING NOTES

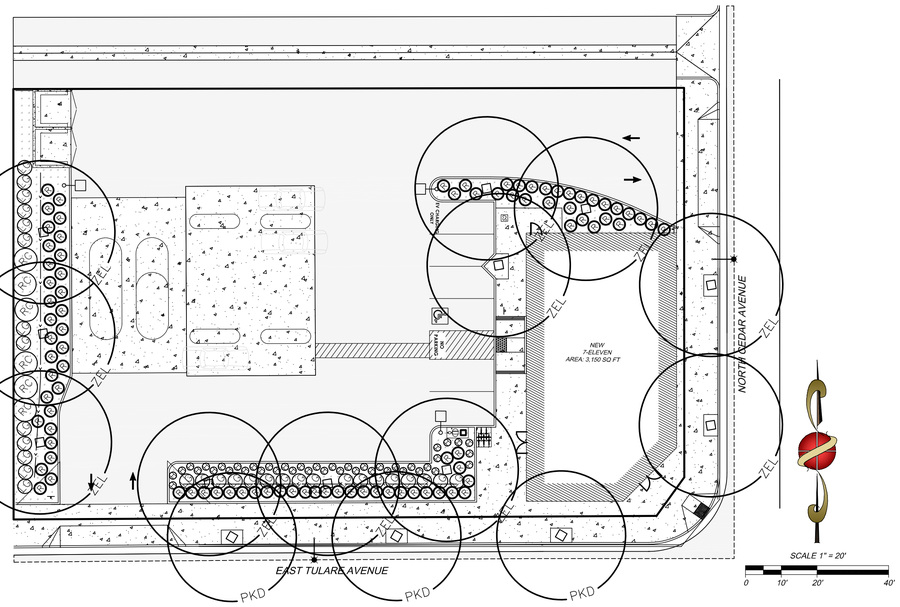
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK, MATERIALS, EQUIPMENT AND SERVICES FOR PERFORMING THE "PLANTING" APPEARING ON THE CONSTRUCTION DRAWINGS FOR THE INSTALLATION OF THIS PROJECT.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CLIENT REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. SEE DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSIONS BACK FILL AND FERTILIZER REQUIREMENTS.
5. THE CONTRACTOR SHALL REFER TO THE PLANS AND SPECIFICATIONS WHEN PREPARING THE BID. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF THE PLANT MATERIAL IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. PLANTS SHALL BE TRUE TO THE BOTANICAL NAME; GENUS, SPECIES AND/OR HYBRID NAME AS SPECIFIED IN THE PLANT LEGEND. CONTRACTOR SHALL REFER TO THE SUNSET WESTERN GARDEN BOOK FOR COMPLETE DESCRIPTIONS OF PLANT MATERIALS. SUBSTITUTIONS OF PLANT TYPES AS SPECIFIED IN THE DRAWINGS ARE NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE CITY OF FRESNO AND/OR LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL BE SUBMITTED IN WRITTEN FORM. CONTRACTOR SHALL CONTACT CLIENT'S REPRESENTATIVE IMMEDIATELY WITH ANY DISCREPANCY OR UNAVAILABILITY ISSUES. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO CLIENT'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE INAPPROPRIATE MATERIALS AT NO EXPENSE TO OWNER.
6. ALL PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS SHALL BE OF ADEQUATE SIZE AS SPECIFIED ON THE PLANS AND BE IN GOOD CONDITION UPON ARRIVAL AT PROJECT SITE. THEY SHALL BE FREE OF BROKEN LIMBS, CUTS OR ABRASIONS TO IT'S TRUNK AND LIMBS, SUN SCALDED LEAVES, INSECT INFESTATIONS, DISEASES, FUNGI AND SHOW NO SIGNS OF DISTRESS FROM LACK OF WATERING. ALL SUBSTANDARD PLANT MATERIAL WILL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
8. NO PLANTING WORK SHALL BEGIN UNTIL THE FOLLOWING HAS BEEN COMPLETED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO: DRAINAGE SYSTEM, IRRIGATION SYSTEM, FINAL GRADES HAVE BEEN ESTABLISHED, SOIL PREPARATION AND PLANTING AREAS HAVE BEEN PROPERLY GRADED.
9. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT THE CLIENT'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO PRECISION CIVIL ENGINEERING WILL RESULT IN CONTRACTORS RESPONSIBILITY TO RELOCATE THE MATERIALS AT NO EXPENSE TO OWNER.
10. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. PROVIDE PROTECTIVE BARRIER THROUGHOUT CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING REQUIRED ROOT BARRIERS WHEN TREES ARE FIVE FEET OR LESS FROM HARDSCAPE AREAS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE DAMAGED BY THIS CONSTRUCTION CONTRACT. REPLACEMENT AND RECONDITIONING WILL INCLUDE BUT NOT BE NECESSARILY LIMITED TO: RIPPING, SOIL PREPARATION, SOIL CONDITIONING, FINE GRADING AND SEEDING); TREE, SHRUB AND GROUND COVER REPLACEMENT, ETC.
13. LANDSCAPE AREAS TO BE ROUGH GRADED TO 4" BELOW SURROUNDING HARDSCAPE FINISHED SURFACE TO ALLOW FOR 3" MULCH LAYER.
14. THE CONTRACTOR SHALL USE THE FOLLOWING PROCEDURES TO PREPARE BACKFILL PLANTING SOIL:

CONTAINER BACKFILL METHOD

MIX THE FOLLOWING MATERIALS TOGETHER ON-SITE. USE THIS AS BACKFILL MIX FOR ALL CONTAINER PLANTINGS. TO ONE CUBIC YARD ON SITE SOIL, ADD THE FOLLOWING:

- 8 CU. FEET – KELLOGG'S 'NITRO-HUMUS' OR EQUAL COMPOSTED MATERIAL
- 3 POUNDS – 'JOHN & BOBS' SOIL OPTIMIZER, WITH 14% HUMIC ACID
- INSTALL AGRIFORM 'SLOW RELEASE' 20-10-5 FERTILIZER PELLETS AS PER RECOMMENDATIONS SEE STANDARD PLANTING DETAIL.

15. PRIOR TO TOP DRESSING, USE 'PRE-EMERGENT HERBICIDE, 'RONSTAR' OR EQUAL AT A RATE SPECIFIED BY THE MANUFACTURER FOR ALL SHRUB PLANTING AREAS. AVOID PRE-EMERGENT HERBICIDE IN TURF AND ANNUAL COLOR AREAS.
16. THE CONTRACTOR SHALL GUARANTEE THE PLANTING AND ALL OF ITS COMPONENTS FOR THE TIME PERIOD SPECIFIED IN THE CONTRACT. THE GUARANTEE SHALL BEGIN AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE DURING THAT TIME PERIOD.
17. CONTROLLED RELEASE FERTILIZE TABLETS TO BE ADDED PER MANUFACTURERS RECOMMENDATIONS.
18. PRIOR TO BUILDING FINAL (OR FINAL ACCEPTANCE OF THE TRACT), ALL DOCUMENTS REQUIRED BY MWELO SHALL BE SUBMITTED IN AN ACCEPTABLE FORM TO THE CITY ENGINEERING DIVISION:
    - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER
    - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
    - IRRIGATION AUDIT REPORT
    - SOIL ANALYSIS REPORT
    - DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS
    - AS-BUILTS OF THE LANDSCAPE PLANTING AND IRRIGATION PLANS WHICH SHALL BE SUBMITTED THROUGH THE ENGINEER OF RECORD, AND NOT THE LANDSCAPE CONTRACTOR, OR WRITTEN CERTIFICATION BY THE LANDSCAPE ARCHITECT/CONTRACTOR THAT THE PROJECT HAS BEEN INSTALLED PER PLAN.



PLANT LEGEND

CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

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

CITY OF FRESNO
TREE, LANDSCAPE & SHADE REQUIREMENTS

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

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

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

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

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

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

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

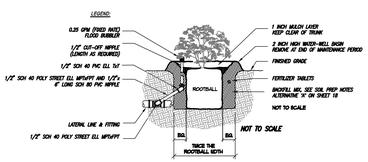
PROJECT SITE LOT AREA = 21,796 SQ FT
ONE TREE PER 2,000 SQ. FT. = 11 TREES

TREES PROVIDED = 9 TREES

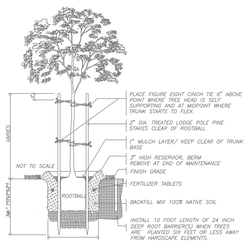
(D) A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED

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

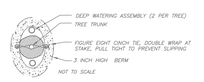
PROPOSED LANDSCAPED AREA = 3,010 SQ FT
= 29% LANDSCAPED



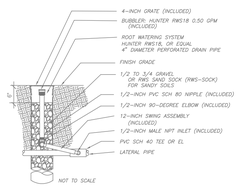
SHRUB PLANTING



TREE PLANTING AND IRRIGATION



TREE IRRIGATION WELL



TREE DEEP WATERING

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

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC

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

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

REVISIONS

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

LICENSED LANDSCAPE ARCHITECT
MICHAEL J BERNHARDT
CERTIFICATE NO. 4415
SIGNATURE
DATE
STATE OF CALIFORNIA

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

P:\CIVIL 3D PROJECTS\2018\18-169\PRODUCTION DRAWINGS\LANDSCAPE\18-169 LANDSCAPE.DWG 1/10/2019 3:38:47 PM

GENERAL NOTES:

1. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, 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, RIGHT-OF-WAY AND ACTUAL OR POTENTIAL PRESCRIPTIVE EASEMENTS OR USES OF THE SUBJECT PROPERTY; AND,
   C) EXISTING AND PROPOSED GRADE DIFFERENTIAL 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 IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TOT EH PUBLIC HEALTH, SAFETY, AND WELFARE.

4. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.

5. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.

6. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.

7. OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (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.

8. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.

9. 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.

10. FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.

11. 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.

12. ALL PLANTING AND OTHER LANDSCAPE ELEMENTS SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITIONS. 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.

13. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.

14. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

15. 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.

16. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

17. PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.

18. DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING," FOR THE TREE LIST AND FURTHER DETAILS.

19. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

20. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. 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. (INCLUDE ~~THIS NOTE ON THE SITE AND LANDSCAPE PLANS.~~)

21. 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 DEPARTMENT.

22. 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.

23. THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET: A) THE TREE(S) IS IRREPAIRABLY DISEASED OR PRESENTS A DANGER OF FALLING THAT CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE PRESERVATION AND/OR PREVENTATIVE PROCEDURES AND PRACTICES SO 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).

24. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.

25. THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.

26. PARKING LOTS, INCLUDING LANDSCAPE 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.

27. A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."

28. 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.

29. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENCY CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.

30. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.

31. 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.

32. BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-I-2.1C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO PEDESTRIAN WAYS. LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.

33. ALL GENERAL PROVISIONS OF SECTION 15-2403 OF THE FMC SHALL APPLY TO ALL PARKING AREAS.

34. 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.

35. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

36. 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.

37. WINDOW SIGNS ARE LIMITED TO 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.

38. BANNERS, STREAMERS, MOVING SIGNS, AND INFLATABLE (INCLUDING AIR DANCERS, BALLOONS, AND SIMILAR OBJECTS) ARE ALLOWED SUBJECT TO TEMPORARY USE PERMIT APPROVAL FOR ESTABLISHMENTS WITHIN NON-RESIDENTIAL DISTRICTS. SIGN OF THIS TYPE DO NOT COUNT TOWARD TOTAL MAXIMUM SIGN AREA. NO SIGN PER THIS SECTION SHALL BE DISPLAYED FOR MORE THAN 60 DAYS DURING A CALENDAR YEAR.

39. EVERY SIGN DISPLAYED WITHIN THE CITY, INCLUDING EXEMPT SIGNS, SHALL BE MAINTAINED IN GOOD 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.

40. 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 OR STREET, EXCEPT FOR PUBLIC STREET LIGHTS AND STADIUM LIGHTS. NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT ONTO A RESIDENTIAL ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES, EXCEEDING ONE-HALF FOOT-CANDLE.

41. 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.

42. PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.

43. 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.

44. 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 SITE (E.G., CONSTRUCTION EQUIPMENT, TRAINS, TRUCKS, ETC.) ARE EXEMPT FROM THIS STANDARD.

45. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.

46. 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".

47. 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.)

48. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.

49. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

50. 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.~~)

51. 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.

52. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.

53. 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.

54. 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)621-8797.

55. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.

56. 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.

57. 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.

58. OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING FACADES 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 ALLOWED ON THE SITE, ?

59. 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.

60. 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.

61. 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)

62. 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 IL-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 THAT 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.

63. 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.

64. 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 BUILDING PERMITS.

65. SCHOOL FEES

   SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT THE RESPECTIVE SCHOOL DISTRICT IN THE ZONE. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

66. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

GENERAL NOTES

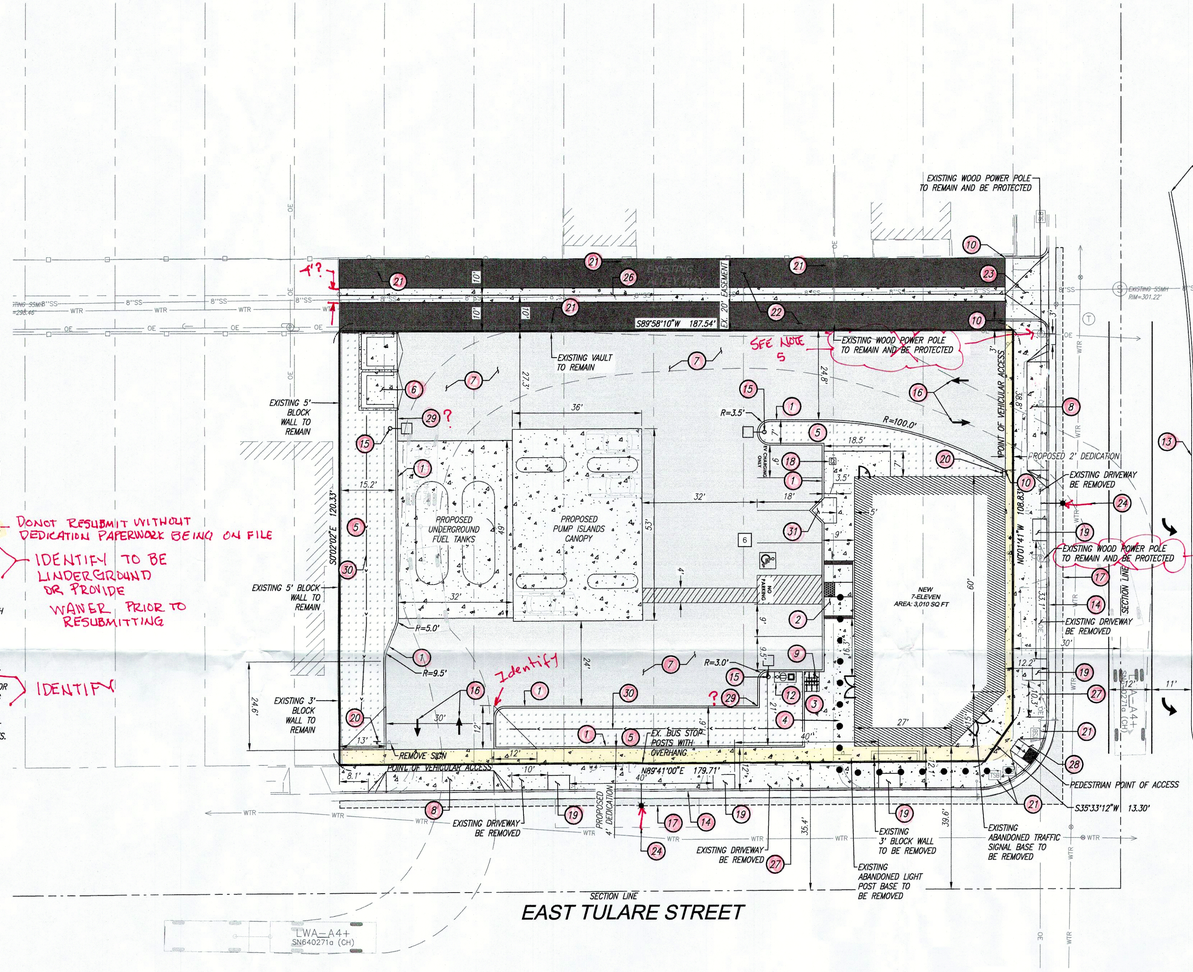
1. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
2. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444
3. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA
4. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS
5. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE DIRECTOR
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
7. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
8. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIENCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
9. MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING REF: PW STD. DWG. P-28, P-29, P-30, P-31 & P-32
10. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

DONOT RESUBMIT WITHOUT DEDICATION PAPERWORK BEING ON FILE

IDENTIFY TO BE UNDERGROUND OR PROVIDE WAIVER PRIOR TO RESUBMITTING

IDENTIFY

IDENTIFY

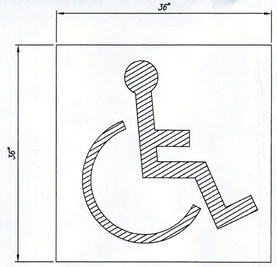


LEGEND:

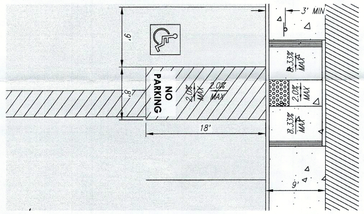
- EXISTING PROPERTY LINE
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- 10"SS — EXISTING 10" SANITARY SEWER LINE
- 14"WM — EXISTING 14" WATER MAIN
- PROPOSED CURB AND GUTTER
- PROPOSED PATH OF TRAVEL
- PROPOSED CONCRETE IMPROVEMENT
- PROPOSED AC PAVEMENT PER P-21, P-22, & P-23
- PROPOSED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

KEYNOTES

1. PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
2. PROPOSED ACCESSIBLE RAMP PER DETAIL THIS SHEET
3. PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5.
4. PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL SPACES AISLE TO MAIN ENTRANCE OF TENANT SPACE
5. PROPOSED LANDSCAPE AREA
6. PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
7. PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21,P-22, & P-23
8. PROPOSED 30' DRIVEWAY APPROACH PER CITY OF FRESNO STANDARD P-2, P-6 & P-48. PROVIDE 10" OF RED CURB ON EITHER SIDE OF APPROACH
9. PROPOSED BICYCLE PARKING
10. PROPOSED CURB TAPER
11. PROPOSED HEALY TANK (Identify)
12. PROPOSED AIR/WATER STATION
13. PROPOSED MEDIAN PER CITY OF FRESNO STD. P-62 AND MEDIAN CURB PER CITY OF FRESNO STD. P-9. TO BE SUBMITTED ON STREET PLANS FOR REVIEW
14. PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
15. PROPOSED SITE LIGHT
16. PROPOSED PAINTED DIRECTIONAL ARROWS
17. PROPOSED LIMIT OF SAWCUT
18. PROPOSED EV CHARGER
19. PROPOSED 5'X6' TREE WELL PER CITY OF FRESNO STD. P-8
20. INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATLY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R3-5 (RIGHT) DIRECTLY BELOW
21. ADJUST UTILITY BOX TO GRADE
22. CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
23. CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
24. PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
25. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32 Identify
26. CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-20 12
27. PROPOSED 12' SIDEWALK PER CITY OF FRESNO STD. P-5
28. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
29. PROPOSED CURB CUT ?
30. PROPOSED SWALE
31. PROPOSED TREE WELL



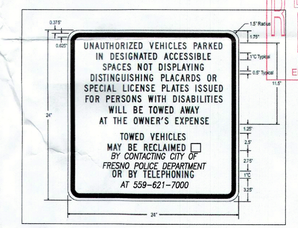
B — INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE



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

NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" x 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

C — SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE



NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
5. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 11298.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

D — ACCESSIBLE ENTRY SIGN
NOT TO SCALE

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC

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

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

REVISIONS

DRAWN BY: CPG
CHECKED BY: KV
DATE: 1/10/2019

REGISTERED PROFESSIONAL ENGINEER
NATHAN M. CLEAVES
NO. 67552
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER: 2 OF 2
JOB NUMBER: 18-169

SPR. NO. R19-038122 EXHIBIT A1 DATE 1/15/19
DATE
MAKE CORRECTIONS PER TRAKIT
REVIEW # 2 REVIEWED BY CG/LA
DATE 2/8/19
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

RECEIVED
JAN 22 2019
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

CP2

P:\CIVIL 3D PROJECTS\2018\18-169\PRODUCTION DRAWINGS\CIVIL\18-169 SITE PLANING 1/10/2019 8:25:45 AM