

**City of Fresno
Planning and Development Department**

**Conditions of Approval
January 22, 2021**

Conditional Use Permit Application No. P20-01589

Planner: Thomas Veatch

PROJECT DESCRIPTION

Conditional Use Permit Application No. P20-01589 was filed by Kevin Gallagher of Complete Wireless Co. and pertains to the 2.89 acres located at 5747 N. Palm. The applicant proposes to construct a new 80ft mono-eucalyptus telecommunications tower and facility with associated ground equipment.

APN: 416-083-26 ADDRESS: 5747 N PALM AVE ZONING: CC Commercial - Community

PART A - ITEMS TO BE COMPLETED

The following items are required prior to plan check submittal

Planner to check when completed

- ☐ Development shall take place in accordance with Plan Exhibits A-1, A-2, F-1, F-2, and E dated 9/22/2020. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and **submit to planner at least 15 days prior to plan check submittal.**
- ☐ Due to environmental factors such as wind, rain and sun, the owner/applicant shall conduct an annual inspection on all mono-trees to ensure that the faux foliage is lush, continues to resemble a tree, and fully screens all antennas and other equipment.
- ☐ All mono-tree designs shall incorporate appropriate three-dimensional bark cladding, and shall provide for screening foliage to extend beyond all antennas by no less than 24 inches. The design, number and placement of any branch-like structures affixed to the slim line monopole shall insure the adequate camouflaging of the antennas, related electrical cables and equipment, and the antenna and equipment mounts **(add note to elevations).**
- ☐ Socks matching the color and texture of the foliage are required for all antenna and other equipment mounted on the mono-tree **(add note to elevations).**
- ☐ Project is located in Precision Approach Zone (Zone 7) of Fresno Yosemite International Airport. Per Fresno County Airport Land Use Compatibility Plan, submit documentation from FAA 7460 Review Process that shows FFA has determined the antenna would not be considered a hazard to air navigation OR documentation specifying 7460 is not required.
- ☐ Prior to issuance of building permits, the applicant shall submit a **Hazardous Materials Business Plan** pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable

- ☐ 1. Airports: Airspace Protection
> Airspace review required for any objects (temporary or permanent) over 100 feet tall.
- ☐ 2. Council District Committee:

		D2 recommended approval with a 3-0 vote on December 14, 2020. See attached voting record for details.
<input type="checkbox"/>	3.	County PW and Planning: No Comment
<input type="checkbox"/>	4.	DPU Planning and Engineering: No Comment
<input type="checkbox"/>	5.	DPU Water Division: No Comment
<input type="checkbox"/>	6.	Fire Review: Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
<input type="checkbox"/>	7.	Flood Control District: See attached FMFCD Notice of Requirements (NOR) memo dated 10/8/20. NOR review fees due.
<input type="checkbox"/>	8.	Fresno Area Express: No Comment
<input type="checkbox"/>	9.	Fresno County Environmental Health: Recommended Conditions of Approval: <ul style="list-style-type: none"> • If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • The proposed emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to your City's municipal code. • Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information. • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
<input type="checkbox"/>	10.	Irrigation District: See attached FID memo dated 10/8/20..

<input type="checkbox"/>	11. Police Review: No Comment
<input type="checkbox"/>	12. Public Works (CFD): No Comment
<input type="checkbox"/>	13. Public Works ROW Landscaping: No Comment
<input type="checkbox"/>	14. Public Works Traffic Planning: See attached Traffic Planning redlines CP1 dated 10-13-2020. Make the minor revisions to the site plan for sign-off.
<input type="checkbox"/>	15. School District: No Comment

PART C - PLANNING - OTHER REQUIREMENTS

Development shall take place in accordance with the policies of the Fresno General plan, Bullard Community Plan and with the Commercial - Community planned land use designation.

2. Development shall take place in accordance with the CC Commercial – Community zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated 9/22/2020
5. Development shall comply with all prior special permits on the property

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

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 Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

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

FENCES/WALLS, LANDSCAPING, PARKING

- 10. Nothing in the Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
- 11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
- 12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
- 13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
- 14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
- 15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
- 16. 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.

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

27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. 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.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. 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.

39. 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 Planning and Development 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'.
40. 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, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 *et seq.*)

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

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

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

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

www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

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

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
43. 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.)**
44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**

45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. 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.
47. 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.
48. Open street cuts are not permitted; all utility connections must be bored.
49. 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.
50. 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 Planning and Development 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.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. **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.
54. **CITYWIDE DEVELOPMENT IMPACT FEES**
 - a) Traffic Signal Charge (Fresno Municipal Code 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 Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
 - b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

- c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)
55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code 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.
56. 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.
57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
- Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of certificate of occupancy.
58. SCHOOL FEES
- School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.
59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.
 - b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.
60. SEWER CONNECTION CHARGES (Fresno Municipal Code Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.
- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
 - b) Oversize Sewer Charge (based on property frontage to a depth of 100')
 - c) Wastewater Facilities Charge
 - d) Trunk Sewer Charge

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

61. **WATER CONNECTION CHARGES:** (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.
- a) Frontage Charge (based on property frontage)
 - b) Service Charges (based on service size required by applicant)
 - c) Meter Charges (based on service need)
 - d) Water Capacity fee (based on size of meter)
62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

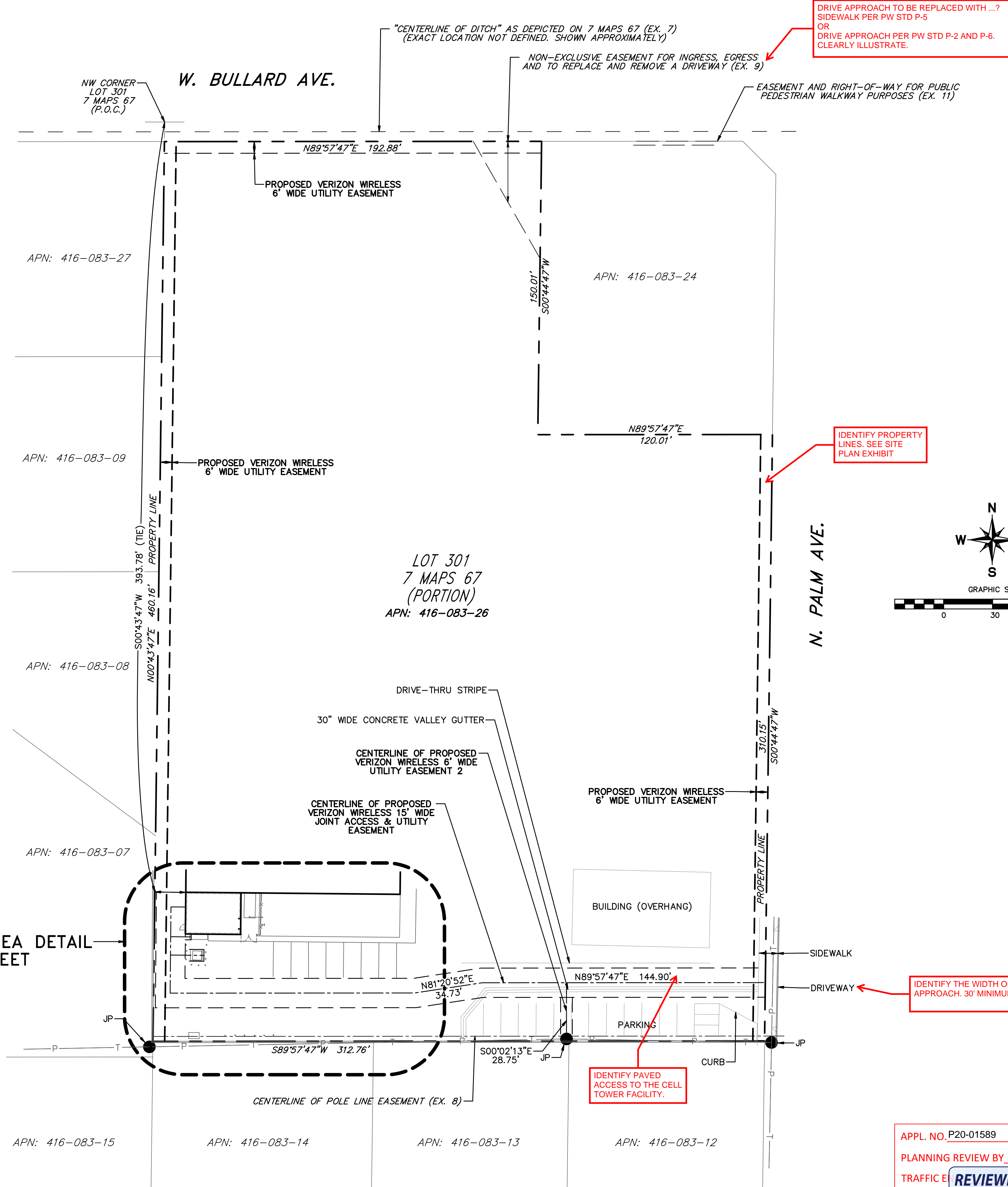
PUBLIC WORKS DEPARTMENT GENERAL NOTES
(to be added to the site plan)

63. 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.
64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
68. For Standard Drawings [Click Here](#)
69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
70. Traffic Planning Checklist [Click Here](#).
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECORDED PRODUCT.

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SEE LEASE AREA DETAIL
LS2 SHEET



APPL. NO. P20-01589 EXHIBIT A-1 DATE 08/22/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENGINEER _____ DATE _____
APPROVED By PUBLIC WORKS - ANDREINA AGUILAR at 3:23 pm, Oct 13, 2020
CITY OF FRESNO DARM DEPT

LEGEND			
	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JP JOINT POLE		TP TELEPHONE POLE
	PP POWER POLE		EL+124.5' SPOT ELEVATION
AMSL.....ABOVE MEAN SEA LEVEL			
AGL.....ABOVE GROUND LEVEL			
CP #.....FIELD CONTROL POINT			

DATE OF FIELD VISIT: 05/23/2019

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075

NOTES:

THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:
SEE CONDITION OF TITLE DESCRIPTION EXTRACT, LS3 SHEET.

LEASE AREA DESCRIPTION:
SEE LS3 SHEET.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:
SEE LS3 SHEET.

UTILITY EASEMENT DESCRIPTIONS:
SEE LS3 SHEET.

BASIS OF ELEVATIONS: NAVD 88.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83.

PROJECT BENCH: SEE LS2 SHEET.

LANDLORD INFORMATION: BULLARD PALM INVESTORS
285 W SHAW AVENUE #107
FRESNO, CA 93704

NET AREA OF:
UNDERLYING PARCEL(S): 2.89± AC.

SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06019C1560H, EFFECTIVE DATE 2/18/2009, PER FEMA INTERACTIVE WEBSITE.

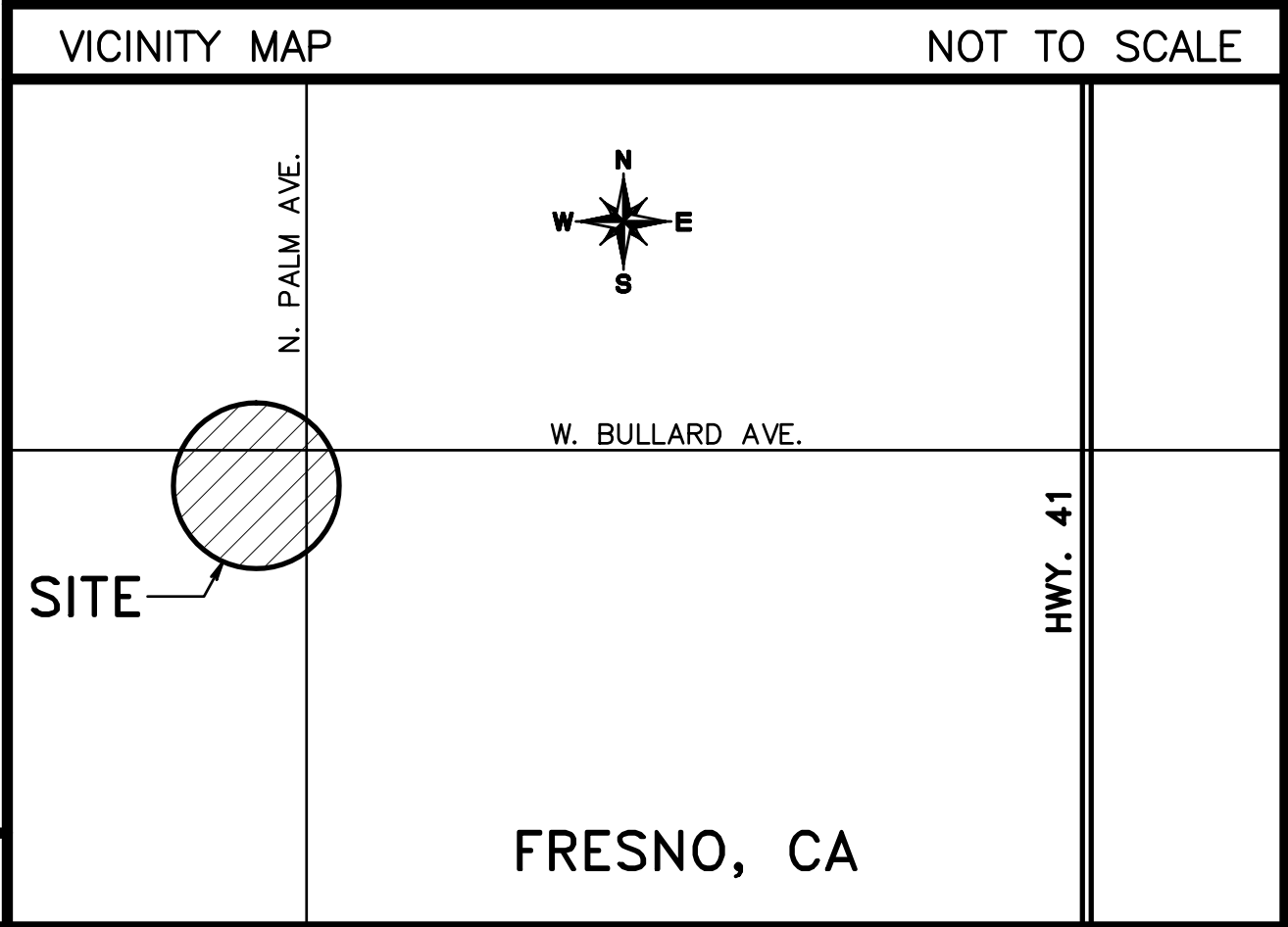
FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORRS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 334.1' AMSL

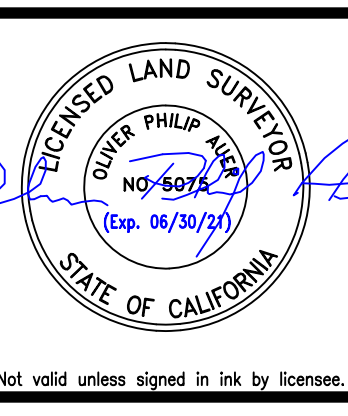
LATITUDE: N36°49'17.96"
LONGITUDE: W119°48'33.92" (NAD 83)



Phil Auer Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (805) 397-7224
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

verizon
SIERRA & N PALM
5747 N PALM AVENUE
FRESNO, CA 93704
TOPOGRAPHIC SURVEY MAP
SHEET TITLE:



Revisions:
△
△
△
△ ADDITIONAL TOPO ADDED
△ FINAL SURVEY

Name: SIERRA & N PALM
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 08/10/2020

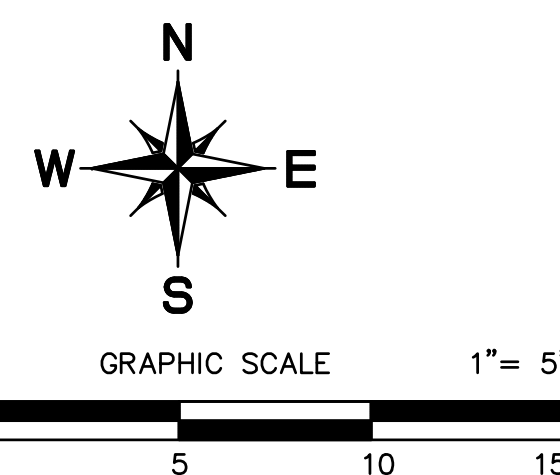
Job No. N/A

LS1










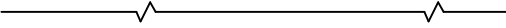



SITE MAP

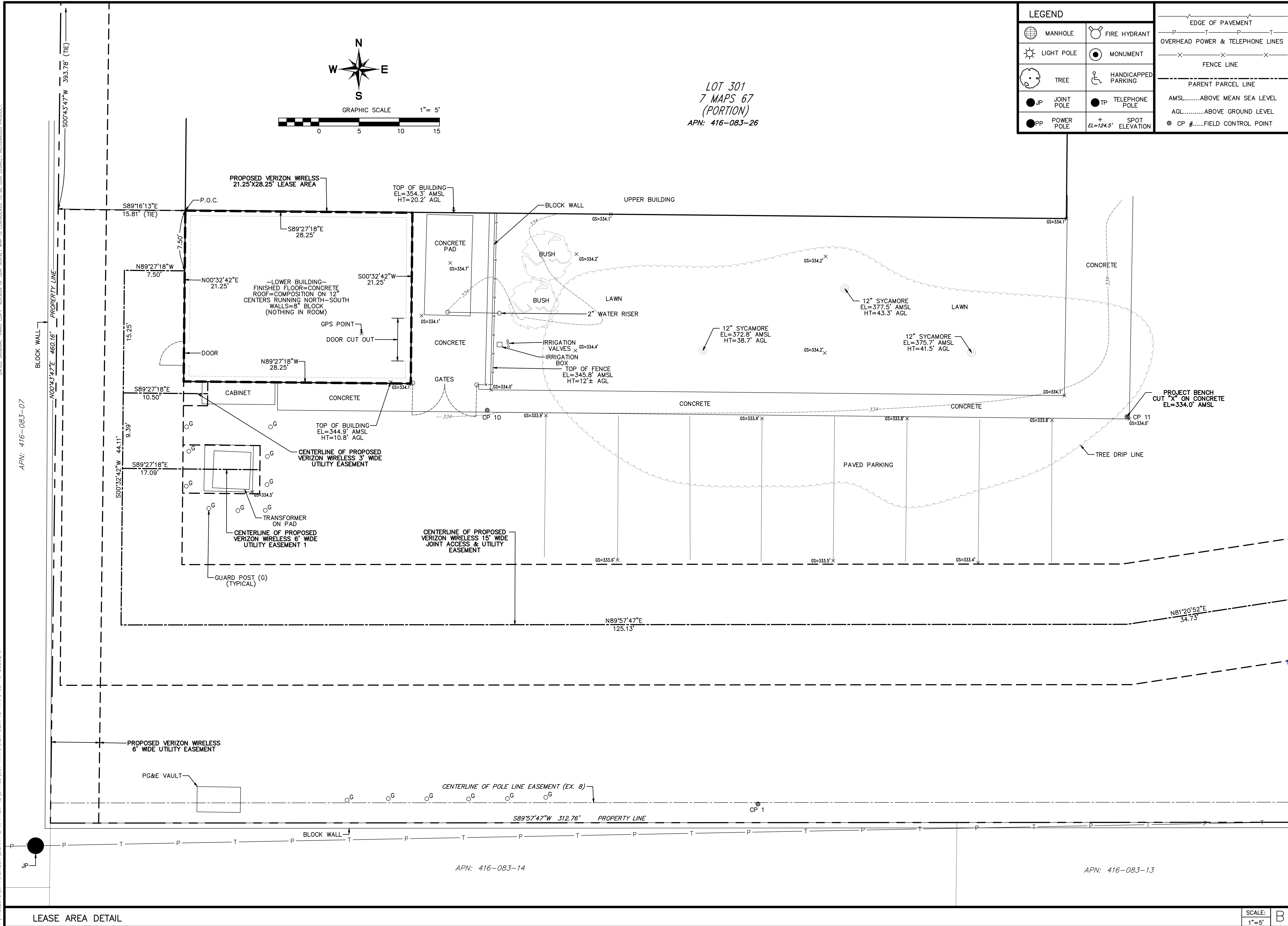
SCALE:
1"=30'

A




LOT 301
7 MAPS 67
(PORTION)
APN: 416-083-26

LEGEND			
	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JOINT POLE		TELEPHONE POLE
	POWER POLE	$\begin{matrix} + \\ EL=124.5' \end{matrix}$ SPOT ELEVATION	
		 EDGE OF PAVEMENT  OVERHEAD POWER & TELEPHONE LINES  FENCE LINE  PARENT PARCEL LINE AMSL.....ABOVE MEAN SEA LEVEL AGL.....ABOVE GROUND LEVEL © CP #.....FIELD CONTROL POINT	



Phil Auer Surveying
14407 Corte Lejos
Bakersfield, CA 93314
Phone: (661) 587-8129
Mobile: (510) 714-7224
E-mail: isa075@earthlink.net



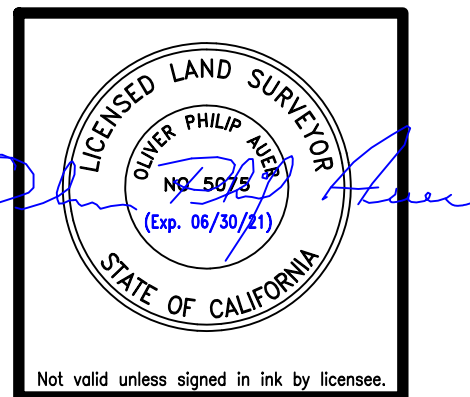
SIERRA & N PALM

5747 N PALM AVENUE

FRESNO, CA 93704

SHEET TITLE:

TOPOGRAPHIC SURVEY MAP



Revisions:	
△	
△	
△	
①	ADDITIONAL TOPO ADDED
②	FINAL SURVEY

Name: SIERRA & N PALM
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 08/10/2020

Job No. N/A

LS2

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECORDED PRODUCT.

F:\PROJECTS\0PA\VERIZON\SIERRA & N PALM V2\OFFICE\007_R1AFS\VZW_SCANPV2_R1AFS_08-10-2020.prn

CONDITION OF TITLE DESCRIPTION EXTRACT

Real property in the City of Fresno, County of Fresno, State of California, described as follows:

ALL OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 163.34 FEET AND THE EASTERLY 10 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE NORTH 160 FEET OF THE EAST 130 FEET OF SAID LOT 301; AND

ALSO EXCEPTING THEREFROM THE NORTH 10 FEET THEREOF.

APH: 416-083-26

LEASE AREA DESCRIPTION:

BEING A PORTION OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 301; THENCE LEAVING SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 301 SOUTH 00°43'47" WEST 393.78 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°16'13" EAST 15.81 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE TRUE POINT OF BEGINNING SOUTH 89°27'18" EAST 28.25 FEET; THENCE SOUTH 00°32'42" WEST 21.25 FEET; THENCE NORTH 89°27'18" WEST 28.25 FEET; THENCE NORTH 00°32'42" EAST 21.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

BEING A PORTION OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 301; THENCE LEAVING SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 301 SOUTH 00°43'47" WEST 393.78 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°16'13" EAST 15.81; THENCE SOUTH 00°32'42" WEST 7.50 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE TRUE POINT OF BEGINNING NORTH 89°27'18" WEST 7.50 FEET; THENCE SOUTH 00°32'42" WEST 44.11 FEET; THENCE NORTH 89°57'47" EAST 125.13 FEET; THENCE NORTH 81°20'52" EAST 34.73 FEET; THENCE NORTH 89°57'47" EAST 144.90 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING A POINT ON THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 301, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTH PALM AVENUE, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 5350 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING A PORTION OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 3.00 FEET IN WIDTH LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 301; THENCE LEAVING SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 301 SOUTH 00°43'47" WEST 393.78 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°16'13" EAST 15.81; THENCE SOUTH 00°32'42" WEST 7.50 FEET; THENCE NORTH 89°27'18" WEST 7.50 FEET; THENCE SOUTH 00°32'42" WEST 15.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE TRUE POINT OF BEGINNING SOUTH 89°27'18" EAST 10.50 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 32 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION 1:

BEING A PORTION OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 301; THENCE LEAVING SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 301 SOUTH 00°43'47" WEST 393.78 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°16'13" EAST 15.81; THENCE SOUTH 00°32'42" WEST 7.50 FEET; THENCE NORTH 89°27'18" WEST 7.50 FEET; THENCE SOUTH 00°32'42" WEST 24.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE TRUE POINT OF BEGINNING SOUTH 89°27'18" EAST 17.09 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 102 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION 2:

BEING A PORTION OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 301; THENCE LEAVING SAID POINT OF COMMENCEMENT AND ALONG THE WEST LINE OF SAID LOT 301 SOUTH 00°43'47" WEST 393.78 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89°16'13" EAST 15.81; THENCE SOUTH 00°32'42" WEST 7.50 FEET; THENCE NORTH 89°27'18" WEST 7.50 FEET; THENCE SOUTH 00°32'42" WEST 48.89 FEET; THENCE NORTH 89°57'47" EAST 125.13 FEET; THENCE NORTH 81°20'52" EAST 34.73 FEET; THENCE NORTH 89°57'47" EAST 43.20 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE TRUE POINT OF BEGINNING SOUTH 00°02'13" EAST 28.75 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 173 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING THE SOUTH 6.00 FEET OF THE NORTH 16.00 FEET OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 130.00 FEET OF SAID LOT 301.

CONTAINING 1150 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING THE WEST 6.00 FEET OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 163.34 FEET OF SAID LOT 301.

CONTAINING 2760 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

BEING THE WEST 6.00 FEET OF THE EAST 16.00 FEET OF LOT 301 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 5, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 67 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 160.00 FEET OF SAID LOT 301.

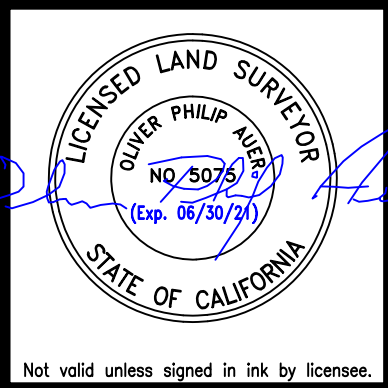
CONTAINING 1860 SQUARE FEET MORE OR LESS.

Phil Auer Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (805) 714-7224
Mobile: (510) 714-7224
E-mail: ls5075@earthlink.net

verizon
SIERRA & N PALM
5747 N PALM AVENUE
FRESNO, CA 93704

SHEET TITLE: TOPOGRAPHIC SURVEY MAP



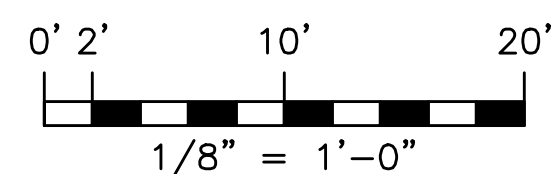
Revisions:
△
△
△
△ ADDITIONAL TOPO ADDED
△ FINAL SURVEY

Name: SIERRA & N PALM
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 08/10/2020

Job No. N/A

LS3

1. 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.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDER-GROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES.
4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET. WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQ'D STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.



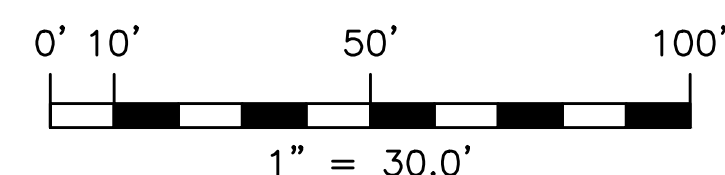
APPL. NO. P20-01589 EXHIBIT A-2 DATE 09/22/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. **REVIEWED** DATE _____

APPROVED BY *By PUBLIC WORKS - ANDREINA AGUILAR at 3:23 pm, Oct 13, 2020*

CITY OF FRESNO DARM DEPT



COMPLETE
Wireless Consulting

MST ARCHITECTS
W I R E L E S S D I V I S I O N
1520 River Park Drive, Sacramento, CA 95815
916-567-9630
www.MSTarchitects.com



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OVERALL AND ENLARGED SITE PLANS

אורדו וורד:

valid unless signed in ink by licensee.

visions:

162.1846_A11.dwg

Drawn By: JCE

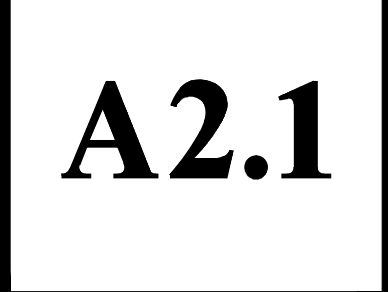
Checked By: TST

<p> Sample: AS NOTED </p>

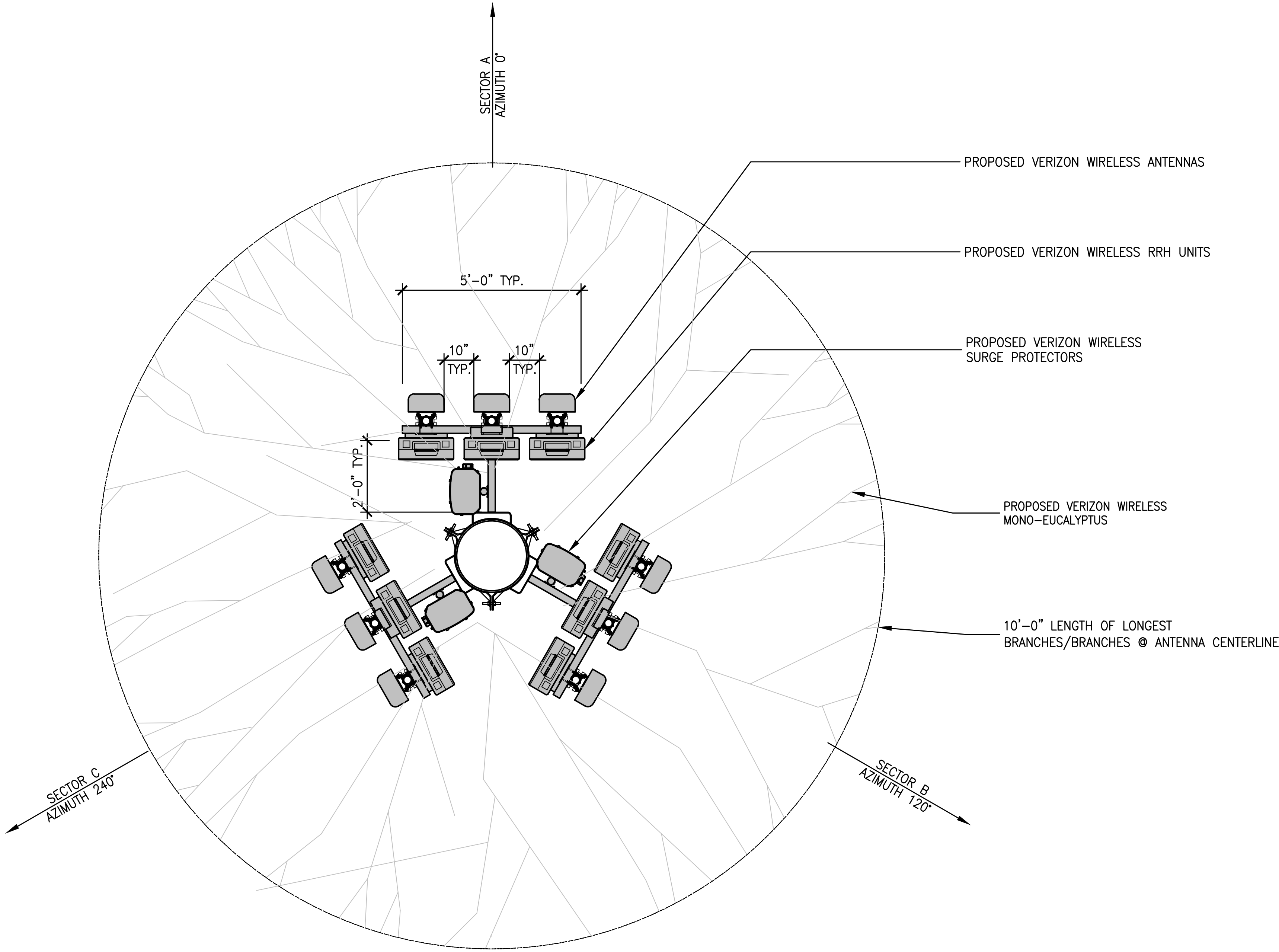
e: 09/04/2020

No. 162.1846

A1.1



EQUIPMENT SCHEDULE (PRELIMINARY AND SUBJECT TO CHANGE)					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	TO BE DETERMINED	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP / HYBRID TRUNK CABLE	3/3			3/3

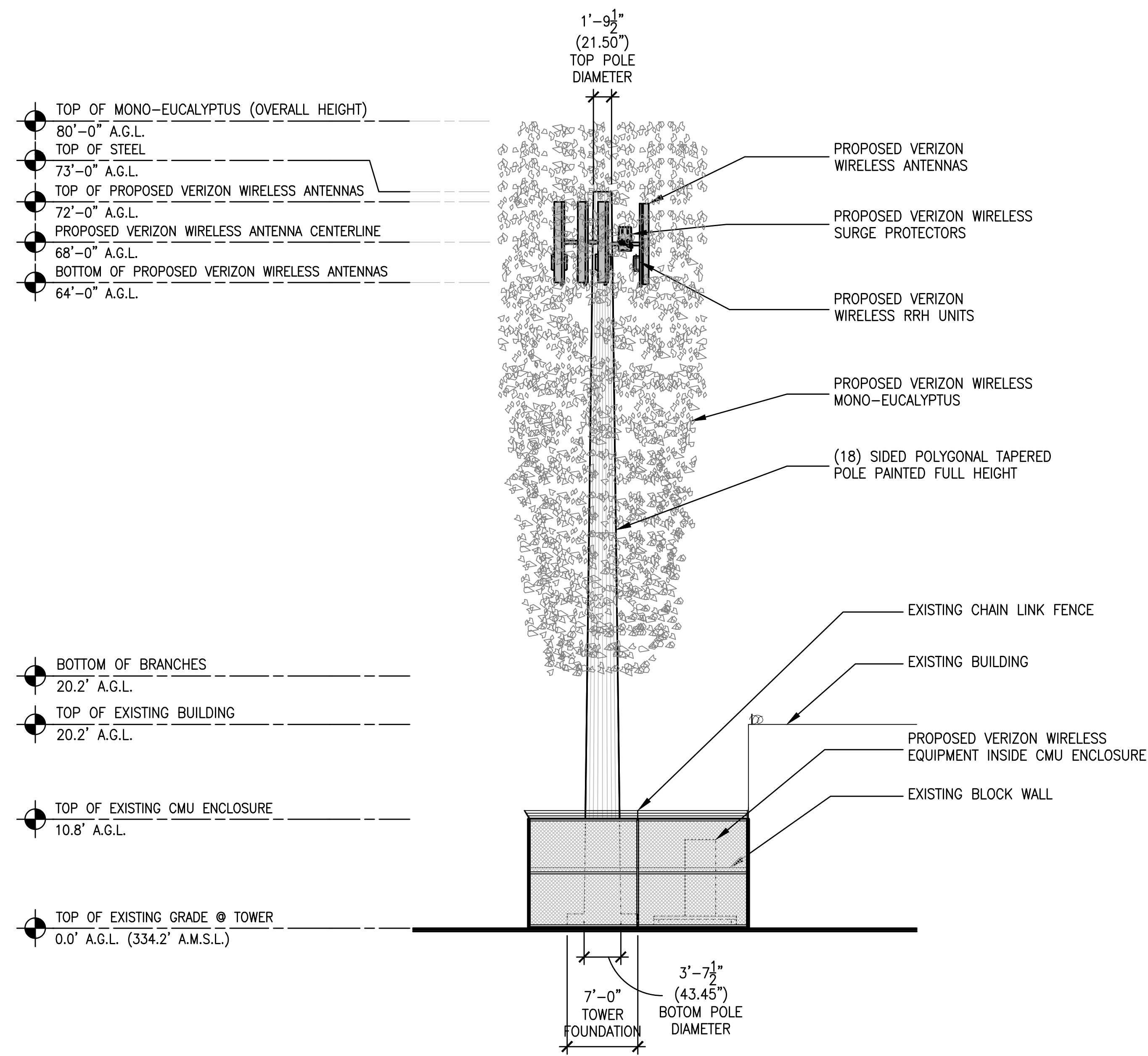


NOTE: VERIZON WIRELESS TO INSTALL "LEAF SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT BROWN

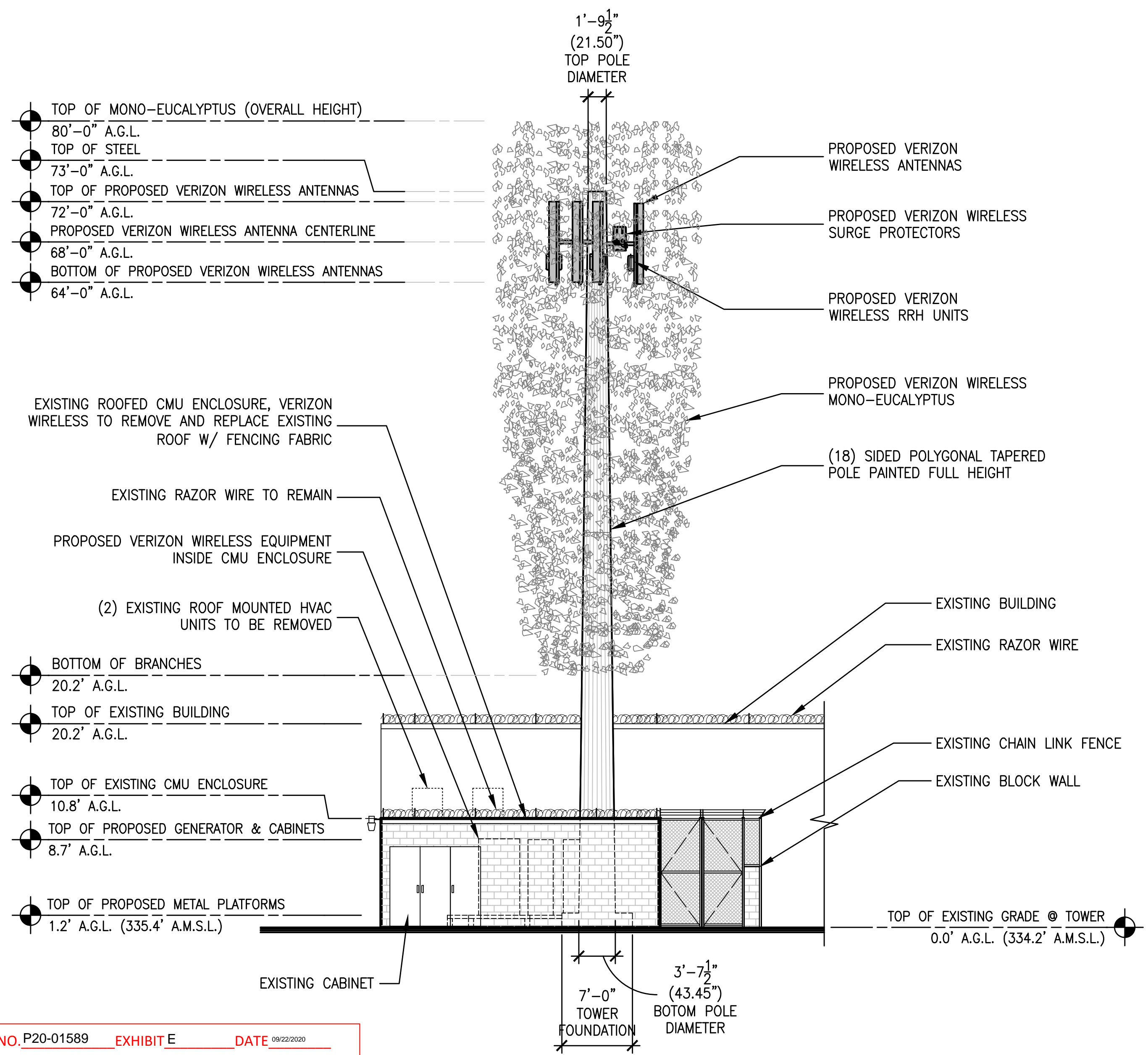
APPL. NO. P20-01589 EXHIBIT F-2 DATE 09/22/2020
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

0' 1' 5' 10'
1/2" = 1'-0"
N
1
A2.2
ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"

- NOTES:
1. VERIZON WIRELESS TO INSTALL "LEAF SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT BROWN.
 2. BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
 3. ALL CABLES TO BE RUN INSIDE THE PROPOSED MONO-EUCALYPTUS.
 4. SEE PENDING TOWER DRAWINGS FOR POLE DIAMETER.



2 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

APPL. NO. P20-01589 EXHIBIT E DATE 09/22/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE
PROJECT REVIEW
December 14, 2020
Project Record

ITEM 5B. Conditional Use Permit Application No. P20-01589

Conditional Use Permit Application No. P20-01589 was filed by Kevin Gallagher of Complete Wireless Co. and pertains to the 2.89 acres located at 5747 N. Palm. The applicant proposes to construct a new mono-eucalyptus telecommunications tower and facility for associated ground equipment. The parcel is zoned CC.

COMMITTEE RECOMMENDATION

APPROVE

APPROVE WITH COMMENT(S)

DENY

NO ACTION

	Rodriguez (Chair)	Feath	Lindemann	Westburg	Buffington
Approve	X		X (S)		X (M)
Deny					
Abstain					
Absent		X		X	

COMMITTEE CONDITIONS / COMMENTS

Applicant Kevin Gallagher presented the proposed plan amendment.

The Committee had questions regarding community outreach, noise generation, and safety concerns.

Applicant clarified to the satisfaction of the Committee.

Committee Member Buffington moved and Committee Lindemann seconded the motion to approve CUP No. P20-01589. The motion carried three votes to zero.

Staff Facilitator: Kelsey George
Kelsey George, Planner

Date: 12/15/2020

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

File No. 210.413

Page 1 of 3

PUBLIC AGENCY

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

DEVELOPER

KEVIN GALLAGHER, FRESNO MSA LP C/O
COMPLETE WIRELESS CONSULTING
2009 V ST.
SACRAMENTO, CA 95818

PROJECT NO: **2020-01589**

ADDRESS: **5747 N. PALM AVE.**

APN: **416-083-26**

SENT: **October 08, 2020**

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

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 9/22/20 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. 2020-01589**

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

Page 2 of 3

**FR
CUP No. 2020-01589**

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

1. ☒ **a.** Drainage from the site shall BE DIRECTED TO PALM AND/OR BULLARD AVENUE.
☐ **b.** Grading and drainage patterns shall be as identified on Exhibit No.
☐ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

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

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

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

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

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

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

Page 3 of 3

**FR
CUP No. 2020-01589**

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, RCE

Digitally signed by Debbie Campbell Date: 10/8/2020 11:38:09 AM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 10/7/2020 12:25:58 PM

CC:

BULLARD PALM INVESTORS

285 W. SHAW, #107

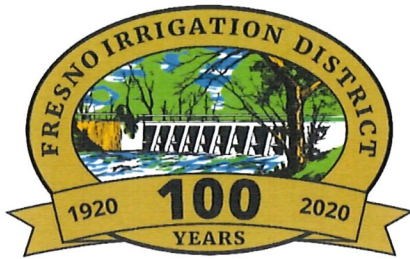
FRESNO, CA 93704

OTHER REQUIREMENTS

EXHIBIT NO. 2

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.



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

A Century of Commitment, Conveyance & Customer Service

October 8, 2020

Thomas Veatch
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. P20-01589
S/W Bullard and Palm avenues
FID's B-Main No. 126

Dear Mr. Veatch:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. P20-01589 for which the applicant proposes the construction of a new mono-eucalyptus telecommunications tower, APN: 463-083-26. FID has the following comment:

1. FID's active B-Main No. 126 runs southerly along the east side of Palm Avenue, crosses the intersection with Bullard Avenue, traverses the north side of the subject property and continues west along the south side of Bullard Avenue, as shown on the attached FID exhibit map and does not appear to be impacted by the proposed construction of the telecommunications tower. Should this project include any street and/or utility improvements along Palm Avenue, Bullard Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

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

Sincerely,

A blue ink signature of Laurence Kimura.

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Conditional Use Permit\P20-01589.doc



Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Tuesday, September 22, 2020 7:09 PM
To: Engineering Review
Subject: Planning Application P20-01589 - Task Assigned

A task associated with Planning Application P20-01589 has been assigned for your review. You can review details online.

Application Description: Conditional Use Permit Application No. P20-01589 was filed by Kevin Gallagher of Complete Wireless Co. and pertains to the 2.89 acres located at 5747 N. Palm. The applicant proposes to construct a new mono-eucalyptus telecommunications tower and facility for associated ground equipment. The parcel is zoned CC.

Task Information: Irrigation District

Done 10/13