

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
CONDITIONAL USE PERMIT APPLICATION NO. C-13-047

Return Completed Form to:

Sandra Brock
Email: Sandra.Brock@fresno.gov
Telephone: 559-621-8041
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-13-047 was filed by Gary Giannetta, on behalf of Russ Nakata of Sequoia II, LLC, and pertains to 7.8 acres of property located on the northeast corner of East Nees Avenue and North First Street. The applicant proposes the construction of a 7,150 square-foot retail commercial detached building with a drive-through service lane within the existing Sequoia Village Shopping Center. The property is zoned C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/conditions of zoning*) zone district.

APN: 402-220-53, 55

ZONING: C-1/UGM/cz

ADDRESS: 682 EAST NEES AVENUE

DATE ROUTED: April 24, 2013

COMMENT DEADLINE: May 24, 2013

If no response is received by the comment deadline, it will be assumed you have no comments to submit.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____
Name and Title Telephone Number Date

Master Application Form

C-13-047

Check all that apply:

<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Rezone	<input type="checkbox"/> Variance	<input type="checkbox"/> Revised Exhibit <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Deviation	<input type="checkbox"/> Easement Encroachment
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Voluntary Parcel Merger	<input type="checkbox"/> Fresno Green Project	<input type="checkbox"/> Public Art Project
<input type="checkbox"/> Annexation	<input type="checkbox"/> Other:	

Project Name: Sequoia Village Shopping Center
 Project Address 682 E. Nees Avenue A.P.N. 402-220-53 & 55
 Size of Site: Sq.Ft. 7.8 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) _____
 Project Description (attach additional pages if necessary): A 7,150 square foot building with a drive thru lane for the development of the third building pad within the existing retail commercial shopping center of the northeast corner of Nees Avenue and First Street.
 Zoning Designation: C-1/UGM General Plan Designation: _____
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): C-99-37

Please read carefully before signing or filing.

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name: Russ Nakata Signature: Russ Nakata
 Company/Organization: Sequoia II, LLC
 Address: 4747 N. First Street, #128 City: Fresno Zip: 93726
 Email: sequoiafjv@aol.com Phone: 559-227-0701

Check all that apply Applicant Owner Other Project Engineer

Name: Gary Giannetta Signature: Gary Giannetta
 Company/Organization: Gary G. Giannetta Consulting Civil Engineer
 Address: 1119 'S' Street City: Fresno Zip: 93721
 Email: garygce@sbcglobal.net Phone: 559-264-3590

Check all that apply Applicant Owner Other _____

Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
 Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist's) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>WJackett</u>	Date:	<u>4-11-2013</u>
Verification By:		Date:	
Application Fee:	<u>\$8177.00</u>	EA Fee:	<u>\$3624.00</u>
PZ No:	<u>13-8000047</u>	Zone District:	<u>C-1/UGM/CZ</u>

ENVIRONMENTAL ASSESSMENT APPLICATION

1 . APPLICANT'S NAME: Russ Nakata
 ADDRESS: 4747 N. First Street, #128
 CITY & ZIP: Fresno, 93726
 TELEPHONE: 559-227-0101
 EMAIL: sequoiafjv@aol.com
 SIGNATURE: _____

Russ Nakata

2 . CONSULTANT'S NAME: Gary Giannetta
 ADDRESS: 1119 "S" Street
 CITY & ZIP: Fresno, CA 93721
 TELEPHONE: (559) 264-3590
 EMAIL: garygcc@shcglobal.net
 SIGNATURE: _____

Gary Giannetta

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy

3 . **DESCRIPTION OF PROPOSED PROJECT:** 3a. Narrative Description - Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

A 7,150 square foot building with a drive thru lane for the development of the third building pad within the existing retail commercial shopping center of the northeast corner of Nees Avenue and First Street.

3b . Area of Parcel: 7.8 Acres/or Square Feet: _____

3c . Proposed Project is located on the: Northeast (corner) Nees Avenue and
First Street and _____

Street Address: 682 E. Nees Avenue

3d . Existing Zoning: C-1/UGM 3e . Assessor's Parcel Number: 579-074-14s & 15s

3f . **Related Entitlement** (indicate by)

- Rezoning: Proposed Zone(s) _____
- Tentative Tract Map; if known, TT Map No. _____
- Site Plan Review
- Conditional Use Permit C-99-37
- Parcel Map
- Other; Identify: _____

4 . IF RESIDENTIAL USE is proposed, number of dwelling units: _____

5 . IF NON-RESIDENTIAL USE is proposed, identify: Retail Commercial Building

5a . Non-residential Floor area: 7,150

5b . Estimated total number of employees: 25 (total of all shifts)

5c . Total Number of off-street parking spaces provided: With the proposed building and parking lot expansion there will be 8.7 stall/1,000 sf.

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT - CITY OF FRESNO

Application No. C-13-047
 Date: 4-11-13
 P&Z No. _____
 Received by: _____

ENVIRONMENTAL ASSESSMENT APPLICATION - PAGE 2

6 . If this project involves a Site Plan Review and/or rezoning for an industrial use, described in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

N.A.

7 . Identify probable sources of noise generated by the proposed project that may affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

Moderate noise during construction phase of project.

8 . Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

None.

9 . Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

None.

10 . Describe existing structures on the site and other site characteristics:

None existing structures on proposed building pad.

11 . Describe the existing use of the site and other site characteristics:

Vacant building pad within existing shopping center.

12 . Adjoining Land Uses: (Example: North - new single story apartments)

North Vacant land

South Across the street retail commercial

East Restaurant within shopping center

West Walgreen Drug Store

13 . Is the proposed project site within 200 yards of an existing or proposed freeway? Yes No;
Within 200 yards of a railroad? Yes No

14 . It is the applicant's opinion that significant adverse effects on the environment/will will not /result from the proposed project.

15 . Other comments or information. Attach additional sheets if necessary.

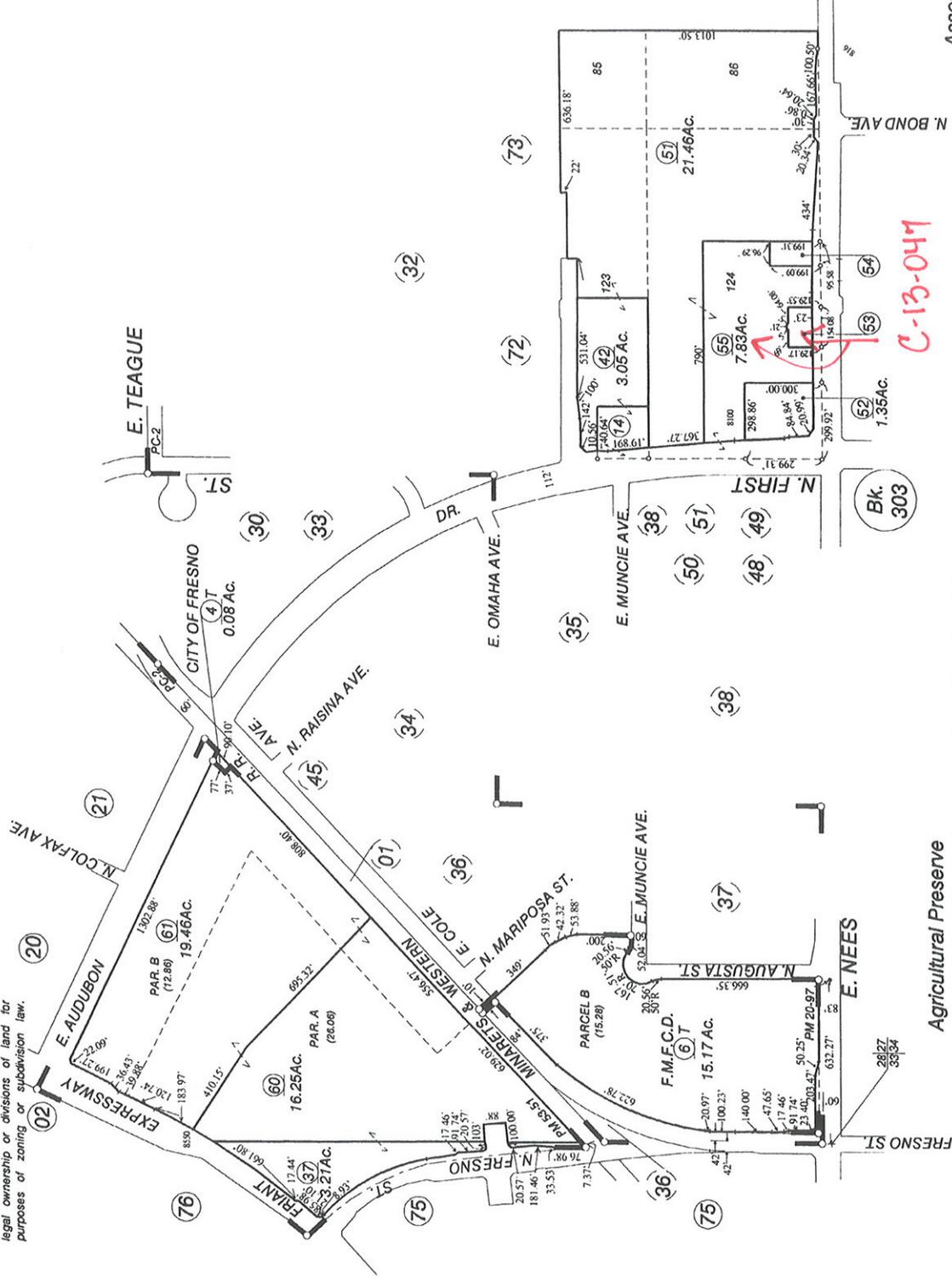
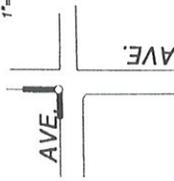
402-22

Tax Rate Area

- 5-154
- 5-353
- 5-089

SUBDIVIDED LAND IN POR. SEC. 27, T.12S., R.20E., M.D.B.& M.

NOTE
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.



C-13-044

Assessor's Map Bk. 402 - Pg. 22

County of Fresno, Calif.

Agricultural Preserve

Perrin Colony No. 2-(Amended)- Plat Bk. 4, Pg. 68

Parcel Map No. 76-31 - Bk. 20, Pg. 97

Parcel Map No. 91-22 - Bk. 53, Pgs. 51 & 52

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

08-27-2010 DK

NOTES:

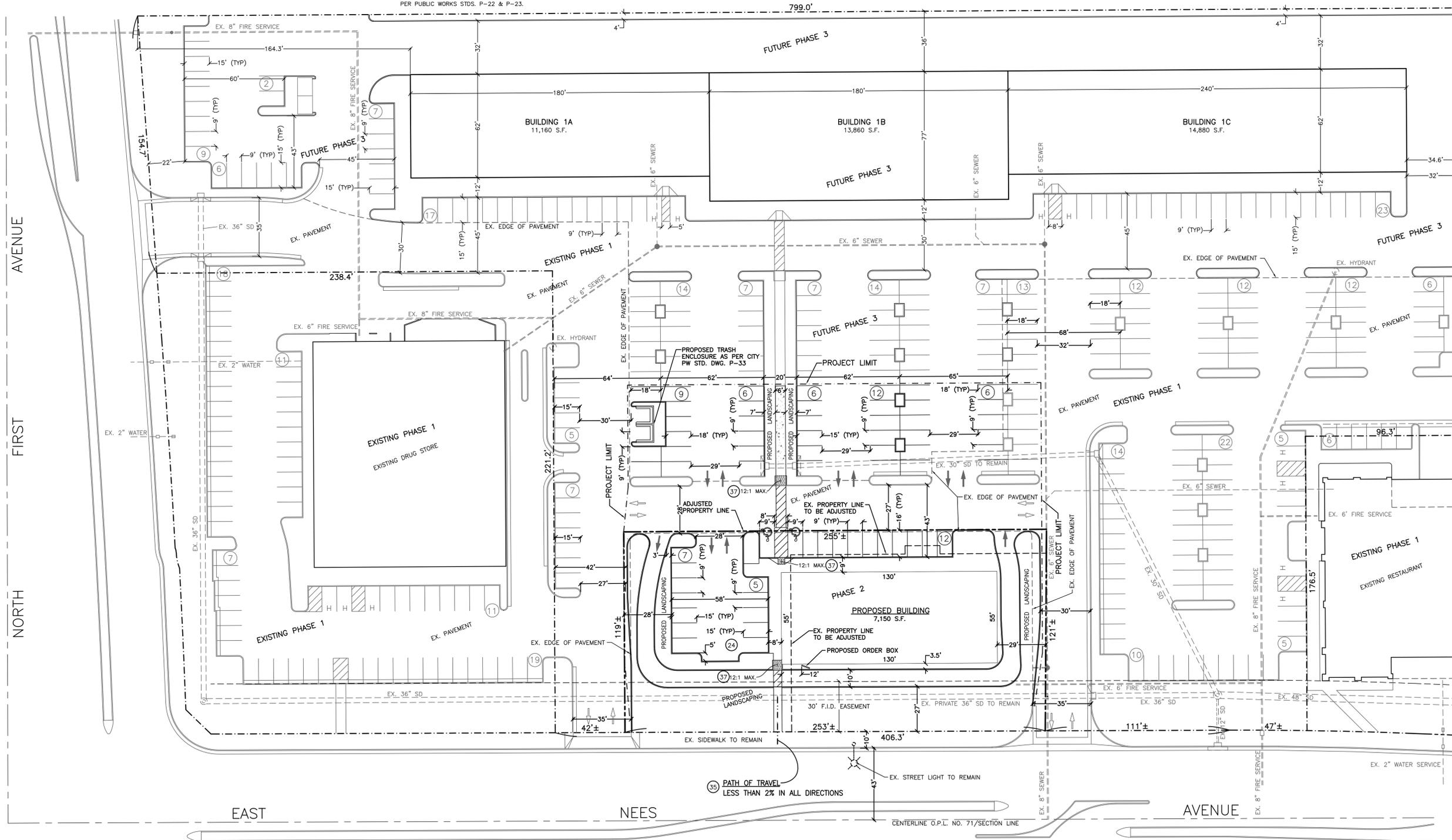
- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED 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 PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- REPAIR ALL DAMAGED AND/OR ALLEY OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1782).
- ALL TREES SHALL BE MAINTAINED IN GOOD HEALTH. 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.
- 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 AND RESOURCE MANAGEMENT DEPARTMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALK IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET. DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED, PER PUBLIC WORKS STDS. P-22 & P-23.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYPERMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- 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 1-800-642-2444
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32..
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011, SECTION 8-801 AND RES. NO. 78-522/88-229.
- 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 SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE 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 FRONTS 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.
- ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- 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 ARCHAEOLOGICAL 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.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 11278.5.

NOTE:

- EXISTING AND PLANNED LAND USE: NEIGHBORHOOD COMMERCIAL
- EXISTING AND PROPOSED ZONING: C-1/UGM/cz
- PROJECT SITE AREA:
NET AREA = 7.8 ACRES

PROJECT DATA:

EXISTING PHASE 1	
BUILDING AREA	22,505 Sq. Ft.
PARKING STALLS	188
STANDARD HANDICAP TOTAL	7
PARKING RATIO (STALLS PER 1000 Sq. Ft.)	8.66
EXISTING PHASE 1 & PHASE 2	
BUILDING AREA	29,655 Sq. Ft.
PARKING STALLS	249
STANDARD HANDICAP TOTAL	258
PARKING RATIO (STALLS PER 1000 Sq. Ft.)	8.70
EXISTING PHASE 1, PHASE 2 & FUTURE PHASE 3	
BUILDING AREA	69,555 Sq. Ft.
PARKING STALLS	358
STANDARD HANDICAP TOTAL	13
PARKING RATIO (STALLS PER 1000 Sq. Ft.)	5.33



LEGEND:

- PROPERTY LINE
- CENTERLINE
- - - - - EXISTING CURB
- - - - - EXISTING CURB & GUTTER
- PROPOSED 6" CURB
- PROPOSED CURB & GUTTER
- EXISTING PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED DIRECTIONAL ARROW

SITE PLAN
682 E. NEES AVENUE
 APN 402-220-53 & 55
 C-13-
 (PHASE 2 OF C-99-37)

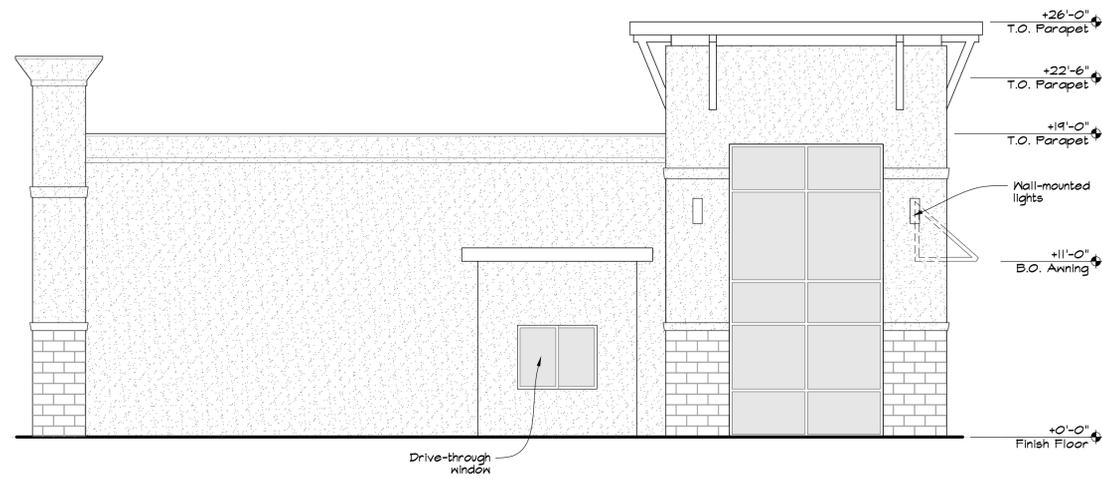
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "B" STREET
 FRESNO, CA 93721
 (559) 284-3590 FAX (559) 284-0986

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North Elevation

3/16"=1'-0"



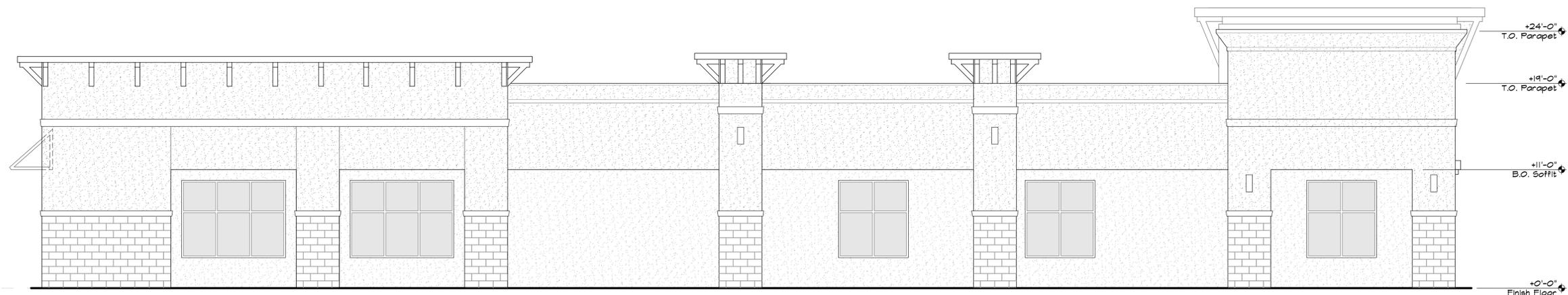
East Elevation

3/16"=1'-0"



West Elevation

3/16"=1'-0"



South Elevation

3/16"=1'-0"

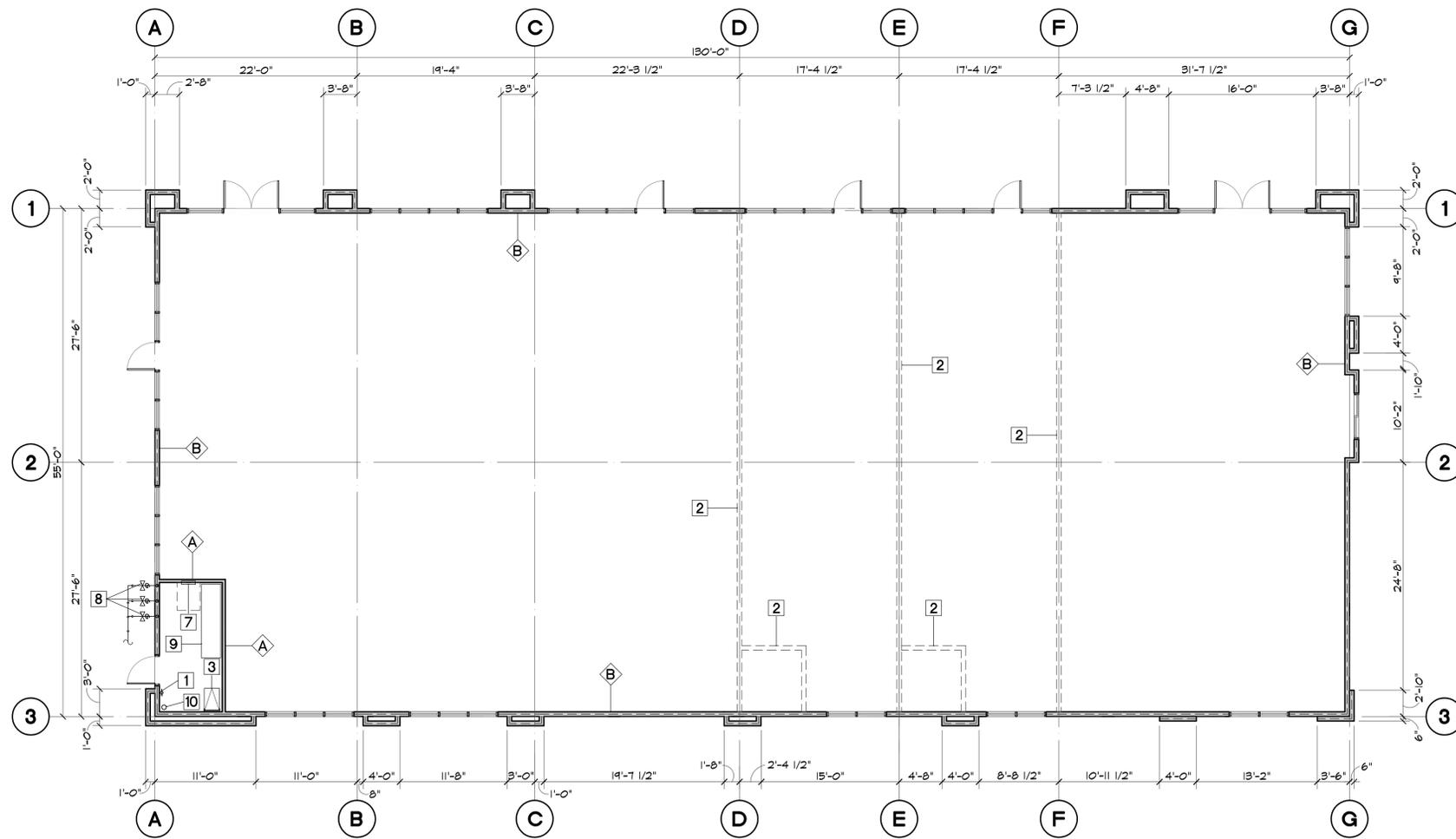
REVISIONS



PROJECT: 12041
DATE: 4/17/13
DR: 9/27/13

A3.1
SHEET

This sheet and its contents and ideas are the property of The Vernal Group and no use shall be granted without express written consent.



No.	Description
1	2x10lb rated fire extinguisher mounted so that top is not more than 5 feet from floor. In cabinet. Provide one (1) fire extinguisher for every 3000 square feet of floor space at a maximum spacing of 75 feet.
2	Probable future location of interior wall
3	Root access ladder
4	Knox box for fire department rapid entry
5	Dedicated 20 amp circuit outside main entrance
6	Telephone panel
7	Electrical service panel
8	Gas Meter
9	Electrical switch gear
10	Fire sprinkler riser

Floor Plan Key Notes
Provide and maintain portable fire extinguishers per NFPA #10

Item	Wall	Description	Int./Ext.	Stud Ga.	Type	Fire	Insulation	Height - Notes
A	---	3 5/8" studs @ 16" o.c. or 2x4 studs @ 16" o.c.	Interior	*20 Gauge	A2 on 5/AO.2	--	Acoustic batts	To ceiling +4" or plate
B	---	6" studs @ 16" o.c. or 2x6 @ 16" o.c.	Exterior	*18 Gauge	B2 on 4/AO.2	--	R-19 batts	To roof deck or parapet
C	---	6" studs @ 16" o.c. or 2x6 @ 16" o.c.	Interior	*20 Gauge	E2 on 5/AO.2	--	Acoustic batts	To ceiling +4" or plate
			Exterior	*18 Gauge	B1 on 4/AO.2	One Hour	R-19 batts	To roof deck or parapet
	---		Exterior	*18 Gauge	B1 on 4/AO.2	One Hour	R-19 batts	To roof deck or parapet
			Interior	*20 Gauge	E1 on 5/AO.2	One Hour	Acoustic batts	To roof deck

Wall Legend
Dimensions are to face of stud - Reference Foundation/Shear Wall Plan for additional stud thickness info. (Thicker studs may be required)



Scale: 1/8" = 1'-0"
Floor Plan



PROJECT: 12041
DATE: 1/31/13
DR: Pm

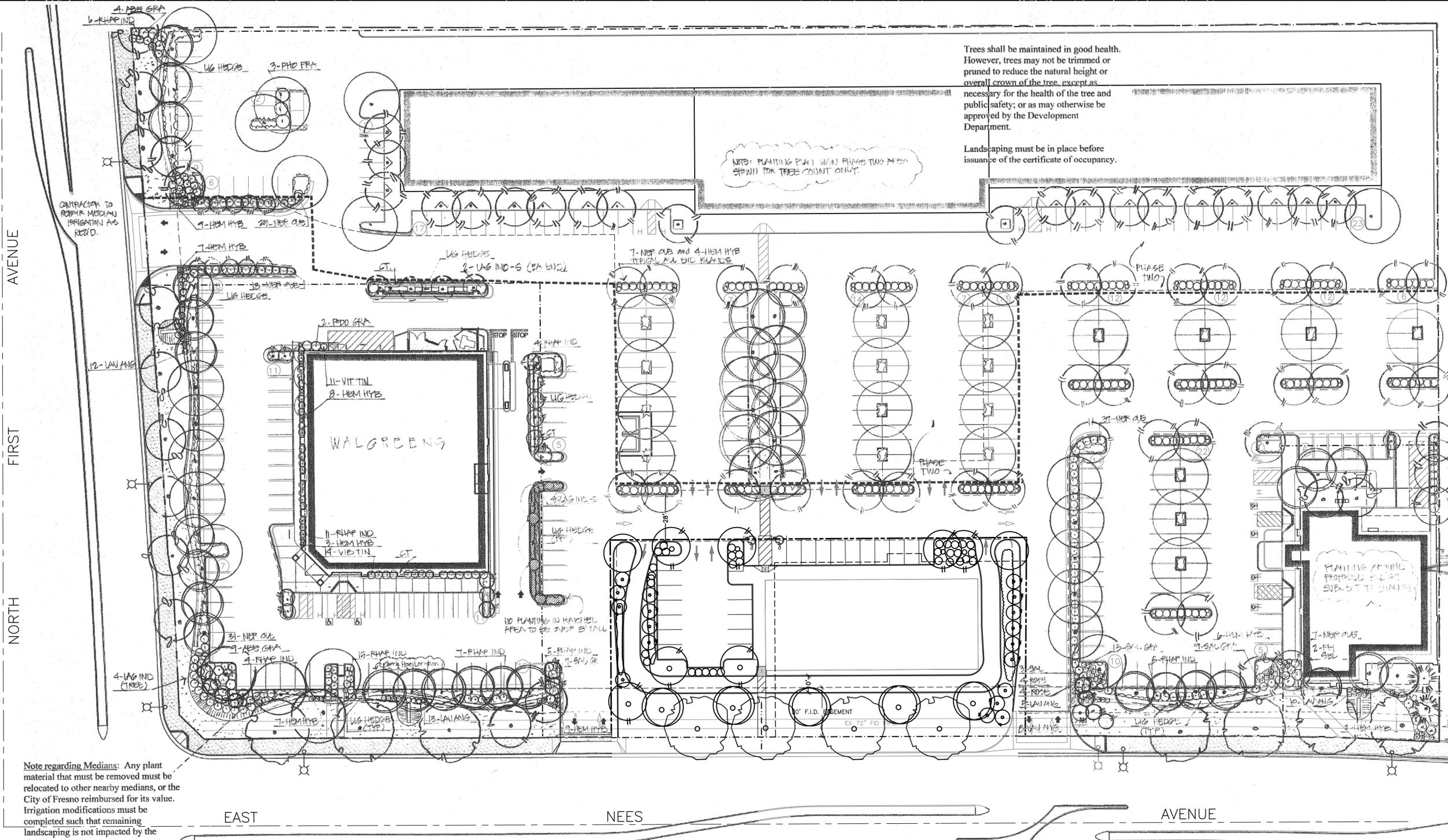
A2.1
SHEET

Nees Avenue Shopping Center

REVISIONS

THE VERNAL GROUP
1035 E. Olive Ave. • Fresno, Ca. 93728 • Ph: (559) 222-9480 • Fax: (559) 222-9479
Architecture and Planning • www.vernalgroup.com • E-Mail: info@vernalgroup.com

AVENUE
FIRST
NORTH



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 Department.

Landscaping must be in place before issuance of the certificate of occupancy.

NOTE: PLANTING PLAN WITH PHASE TWO SHOULD SHOW FOR TREE COUNT ONLY.

SCALE: 1" = 30'

APPROVED
CITY OF FRESNO
DEVELOPMENT DEPARTMENT
APR 10 2001

Any changes to these plans must be approved by the Development Department. The Developer/Contractor does not warrant that these plans meet City or State Law.

Note regarding Medians: Any plant material that must be removed must be relocated to other nearby medians, or the City of Fresno reimbursed for its value. Irrigation modifications must be completed such that remaining landscaping is not impacted by the changes.

EAST NEES AVENUE

Plant List

Symb	Size	Botanical Name	Common Name
Trees			
	15 g	Chitalpa fashkentensis	Chitalpa
	15 g	Laurus nobilis	Grecian Laurel
	15 g	Lagerstroemia indica 'Watermelon Pink'	Crape Myrtle
	15 g	Pistacia chinensis	Chinese Pistache
	15 g	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum
	15 g	PRUNUS CHALMERSIANA 'ARISTOCRAT'	Aristocrat Pear
	15 g	Quercus virginiana	Southern Live Oak
Shrubs and Perennials			
	5 g	Abelia grandiflora 'Edward Glaucher'	Glossy Abelia
	5 g	Escallonia fradesi	Escallonia
	5 g	Feijoa sellowiana	Pineapple Guava
	1 g	Hemerocallis hybrids, mixed	Daylily
	5 g	Lagerstroemia indica 'Petite Pinkie'	Crape Myrtle Shrub
	1 g	Lavandula dentata	Lavender
	5 g	Ligustrum japonica 'Goodwin Creek Gray'	Privet Hedge See note 19
	5 g	Nerium oleander 'Petite Pink'	Dwarf Oleander
	5 g	Photinia fraseri	Photinia
	5 g	Podocarpus gracilior	Fern Pine
	5 g	Rhapiolepis indica 'Enchantress'	Indian Hawthorn
	5 g	Rosa x Noatrum	Pink Flower Carpet Rose
	1 g	Salvia grahamii	Graham's Red Sage
	5 g	Viburnum tinus	Viburnum

Ground Covers

	CT	Cerastium tomentosum, Snow in Summer. Plant 18" oc from flats
		Trachelospermum jasminoides, Star Jasmine. Plant 24" oc from flats.
		Evergreen fescue-blend turf, from sod. See written specs.
		Annual color, from flats, 8" oc max.

TREE CALCULATIONS
 1. ROAD TREES: 300 YARDLINE SPANDE 150 STREET TREES = 211 TREES
 PROVIDED 193 LG/MED + 40 SM/TREES = 217 TREES ✓

APPL. NO. C-7732 EXHIBIT C DATE 3/24/01
 PROJ. ENG. DATE 3/24/01
 TRAFFIC ENG. DATE 3/24/01
 COND. APPROVED BY [Signature] DATE 4/5/01
 CITY OF FRESNO DEVELOPMENT DEPARTMENT

CORRECTED EXHIBIT

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