



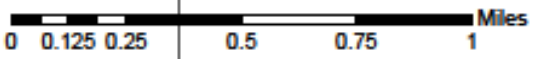
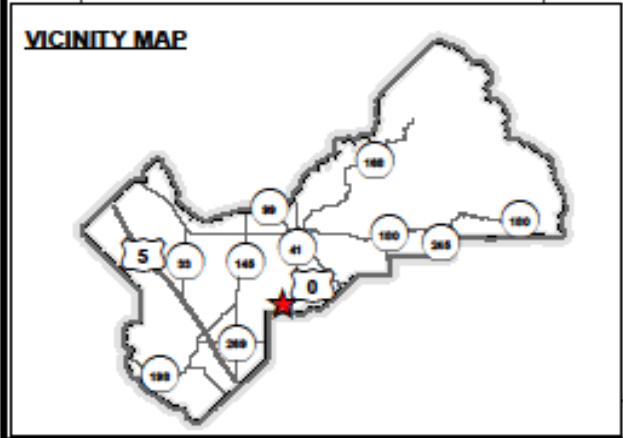
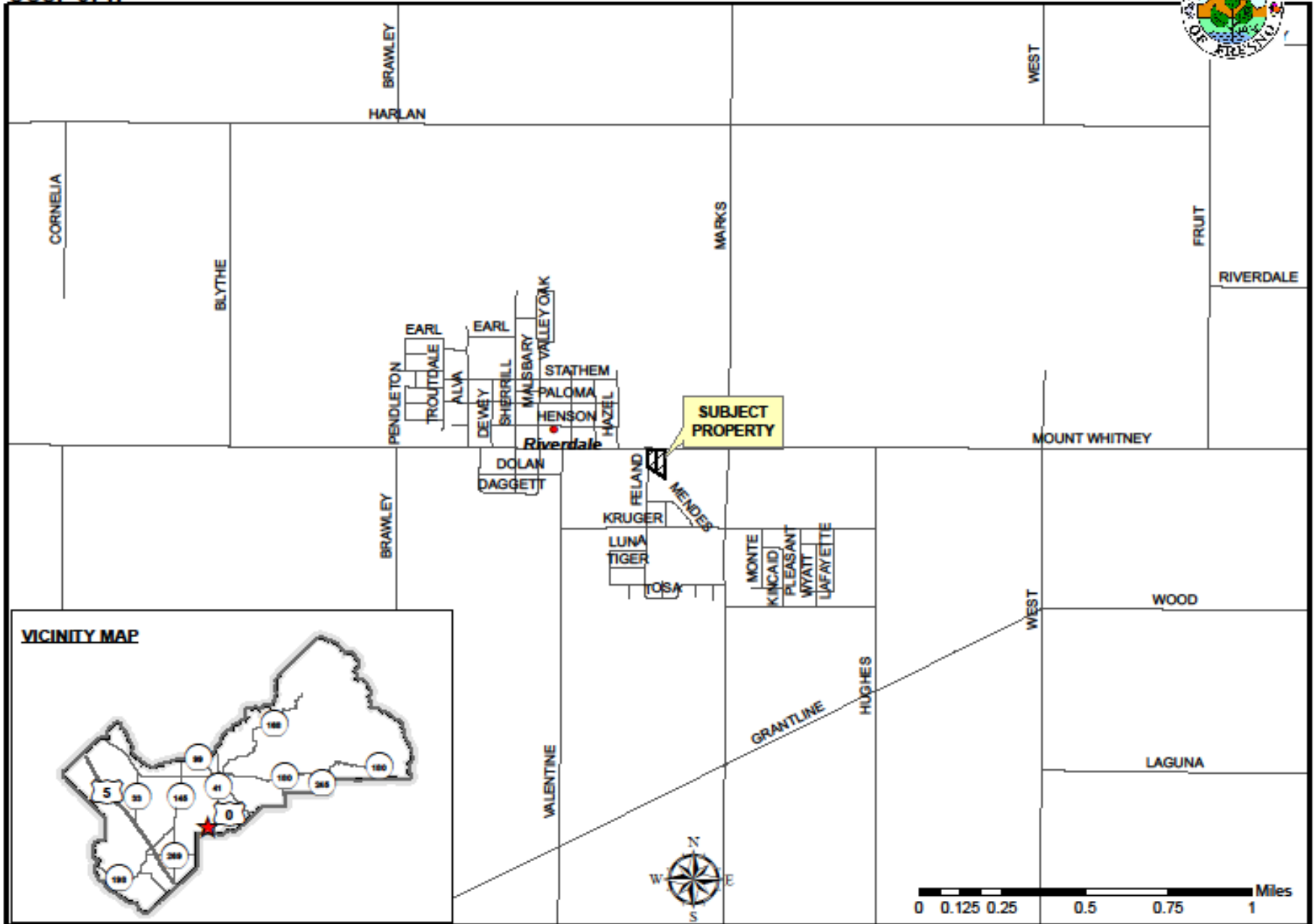
# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



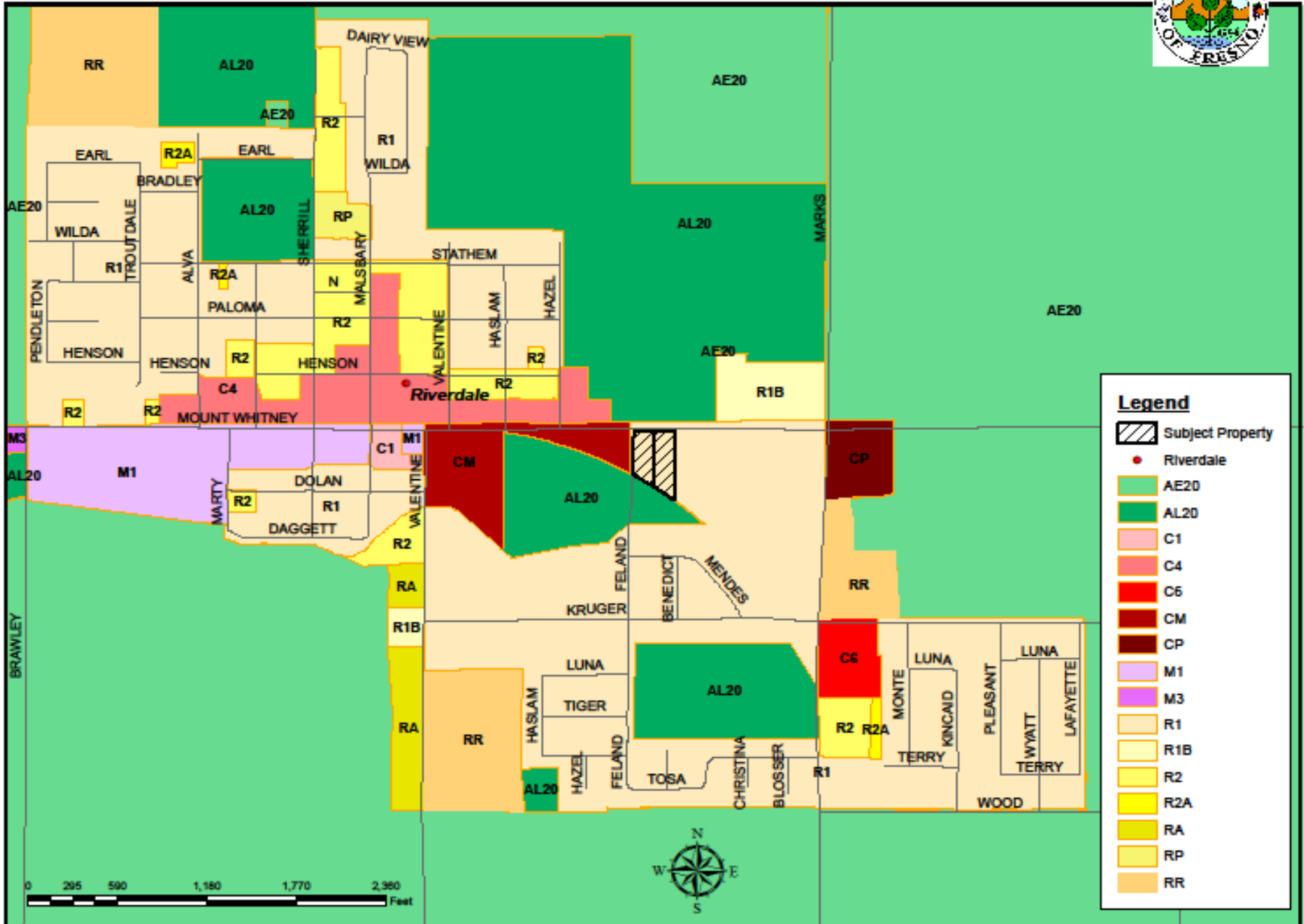
# LOCATION MAP



UCUP 3747



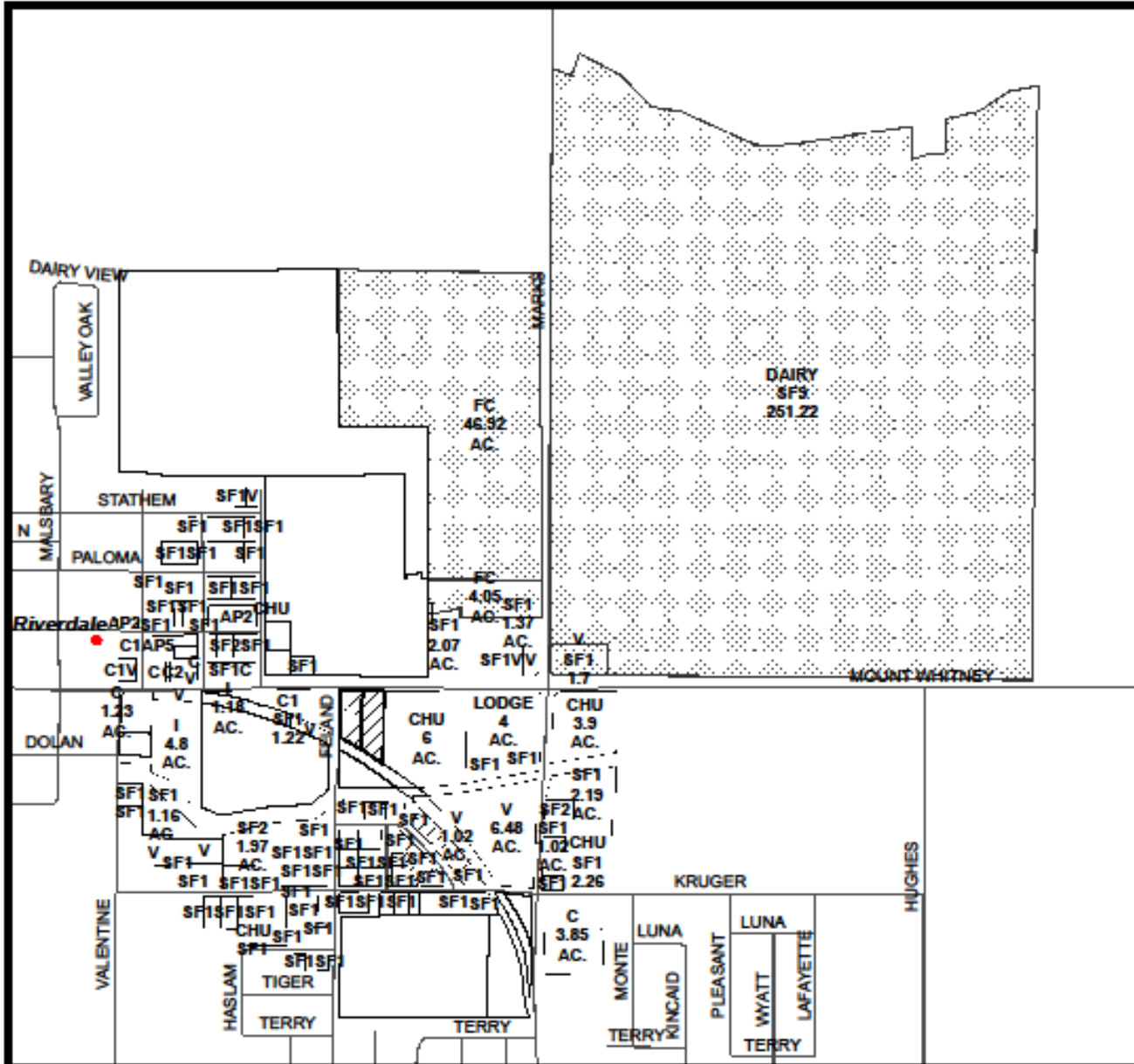
# EXISTING ZONING MAP



**Legend**

- Subject Property
- Riverdale
- AE20
- AL20
- C1
- C4
- C6
- CM
- CP
- M1
- M3
- R1
- R1B
- R2
- R2A
- RA
- RP
- RR

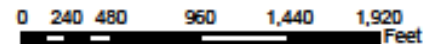
# EXISTING LAND USE MAP



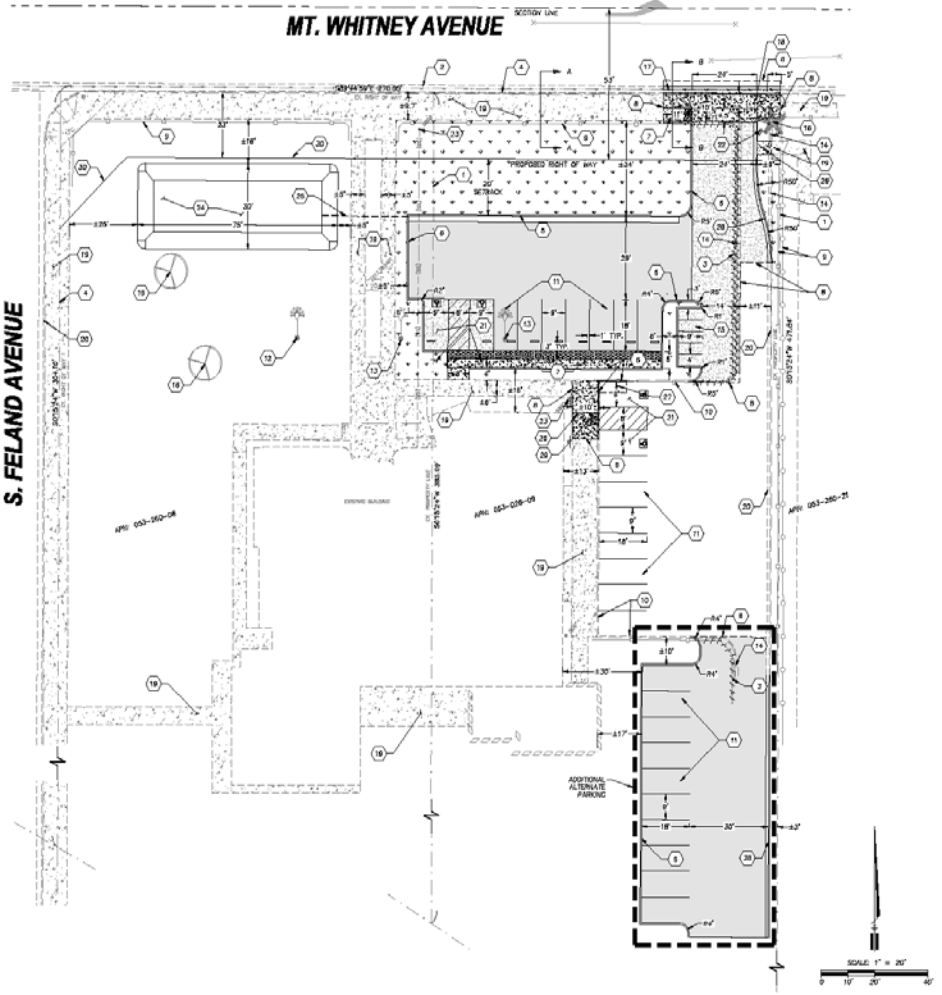
LEGEND	
[Symbol]	AP1 - APARTMENT
[Symbol]	C - COMMERCIAL
[Symbol]	CR - COMMERCIAL
[Symbol]	CHU - CHURCH
[Symbol]	DAIRY
[Symbol]	FC - FIELD CROP
[Symbol]	I - INDUSTRIAL
[Symbol]	LODGE
[Symbol]	SF1 - SINGLE FAMILY RESIDENCE
[Symbol]	V - VACANT

**LEGEND:**

- Subject Property
- Ag Contract Land
- Riverdale



Department of Public Works and Planning  
Development Services Division



SITE PLAN KEYNOTES:

- 1 EXISTING PROPERTY LINE
2 EXISTING VALLEY GUTTER TO REMAIN
3 EXISTING FENCE TO BE REMOVED
4 EXISTING RIGHT OF WAY
5 PROPOSED CURB AND GUTTER PER DETAIL D4/2
6 PROPOSED 4" CURB PER DETAIL D1/2
7 PROPOSED MODIFIED ACCESSIBLE CURB RAMP PER DETAIL D3/2
8 SANICUT LIMIT
9 EXISTING FENCE TO REMAIN
10 EXISTING CURB TO REMAIN
11 PROPOSED PARKING STALLS
12 EXISTING SITE LIGHTING TO REMAIN
13 EXISTING SITE LIGHTING TO BE REMOVED
14 EXISTING CURB AND GUTTER TO BE REMOVED
15 PROPOSED MOTOR BIKE PARKING STALLS
16 EXISTING TREE TO BE REMAIN
17 PROPOSED VALLEY GUTTER PER DETAIL D6/2
18 PROPOSED 24" DRAIN APPROACH PER FRESCO COUNTY STD. DWE. 3-3
19 EXISTING SIDE WALK TO REMAIN
20 EXISTING CURB & GUTTER TO REMAIN
21 PROPOSED ACCESSIBLE PARKING AND SIGN PER DETAIL D7/2 & D10/2
22 PROPOSED STOP SIGN (T19)
23 EXISTING SEWER CLEANOUT TO REMAIN
24 PROPOSED 18" OR LESS DEEP STORM WATER RETENTION BASIN
25 PROPOSED STORM DRAIN TUBE
26 PROPOSED SIDEWALK PER DETAIL D1/2
27 EXISTING CURB TO BE REMOVED
28 PROPOSED CURB & 1/2" GUTTER PER DETAIL D6/2
29 PROPOSED CURB RAMP PER DETAIL D4/2
30 PROPOSED RIGHT OF WAY

PAVEMENT TABLE:

Table with 2 columns: Symbol and Description. Includes Landscape, A.C. Parking Paving, Concrete Paving, Concrete Sidewalk and Drive Approach.

LEGEND:

- EXISTING SECTION LINE
EXISTING CENTER LINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CURB & GUTTER
EXISTING A.C. DRIVE
EXISTING EDGE OF PAVEMENT
EXISTING SHALE
EXISTING WALL
EXISTING FIRE HYDRANT
EXISTING SIGN
EXISTING STORM DRAIN MANHOLE
EXISTING TREE
EXISTING UTILITY POLE
EXISTING WATER VALVE
PROPOSED SIGN

BASIS OF BEARING:

THE QUOTED OBSERVATION OF THE NORTH LINE OF THE NEAREST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 19 EAST, NEARST CORNER TO BE NORTH 89°44'58" WEST.

BASIS OF ELEVATIONS:

USE BENCH MARK 'X' 889 'BEST' FOUND USING BRUNSON MONUMENT SHAPED 7' 4 1/2" DIAMETER 1847. TAKEN AS 2204 FEET MVD 29

VICINITY MAP



PARKING LOT INFORMATION table showing Standard (81/20) and Alternative (81/20) parking counts for cars and motorcycles.

SITE PLAN INFORMATION table showing Project Site Area, Paved Area, and Landscape Area.

PROPERTY INFORMATION table showing Address, A.P.N., and Agency.

OWNER'S INFORMATION table showing Name and Address.

HANDICAP ACCESSIBILITY NOTES:

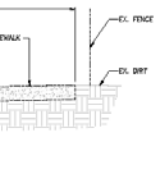
- 1. THERE SHALL BE NO VERTICAL OFFSET ALONG A PATH OF TRAVEL INTO THE BUILDING OR RECEPTION AREA...
2. PROVIDE ACCESSIBLE PARKING WITH PROPER SIGNS AND DIMENSIONS...
3. ALL STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SPACES MAY BE AT THE MARCHING ORDER SIGN...
4. ALL HANDICAP PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR TO STRATEGIC AREAS WHERE THE HANDICAP SIGNAGE NOT HAVE TO SWEEP OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAP PARKING STALLS AND RAMP...
5. PROVIDE THE FOLLOWING INFORMATION FOR HANDICAP PARKING:
5.1. APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE SITE...
5.2. SURFACE GRADE OF HANDICAP PARKING NOT TO EXCEED 1/4" PER FOOT GRADIENT IN ANY DIRECTION...
5.3. APPROVED INTERNATIONAL SYMBOL, OUTSIDE AT PARKING STALL AND D.M.V. POSTING SIGN.

SITE NOTES:

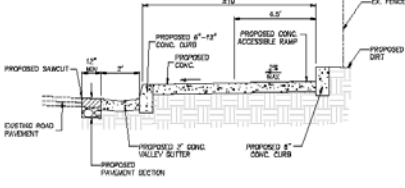
- 1. MINIMUM 2% SLOPE FOR A MINIMUM OF 5' FOR DRAINAGE AWAY FROM BUILDING.
2. NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
3. COMPLETION REPORT SHALL BE PROVIDED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
4. ALL GRADING SHALL COMPLY WITH SECTION 7054-C OF THE 2013 CALIFORNIA BUILDING CODE.
5. PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LODGE PILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
6. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REG. CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
7. LIGHTING FIXTURES PROVIDED TO ILLUMINATE PARKING SALES OR DISPLAY AREAS SHALL BE PROTECTED AND BE AROUNDWIND CONTROLLED SO AS NOT TO CAUSE A NEIGHBORLY INTERFERENCE TRAFFIC OR TO THE USING ENVIRONMENT...
8. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2" HIGH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET SIDE.
9. A CHEMICAL TOILET IS REQUIRED TO BE ON-SITE DURING CONSTRUCTION.
10. FINISH FLOOR ELEVATION TO BE 4" ABOVE THE CORNER OF THE STREET.
11. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12% THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
12. A SEPARATE PERMIT MAY BE REQUIRED FOR REVIEW OF THE FIRE AND LIFE SAFETY REQUIREMENTS PORTION OF THE BUILDING MARCH REGULATIONS BUT IS NOT LIMITED TO HIGH RISE STORAGE REQUIREMENTS.

FIRE NOTES:

THIS PROJECT DOES NOT INCLUDE FIRE SPRINKLERS. LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE APPLICABLE FIRE MARSHAL, PRIOR TO SUBMITTING TO FRESCO COUNTY FOR PERMIT INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET MAINTAINED BY FRESCO COUNTY. THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO OCCUPANCY PERMIT. THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF POUNDS PER SQUARE FOOT TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, WE HAVE DESIGNED THE MAIN SUPPORT MEMBERS (COLUMNS, BRACES, JOISTS, ETC.) TO SUPPORT CONCENTRATED LOADS OF UNIFORM SPRINKLER LINES. ENGINEER L.C. P.

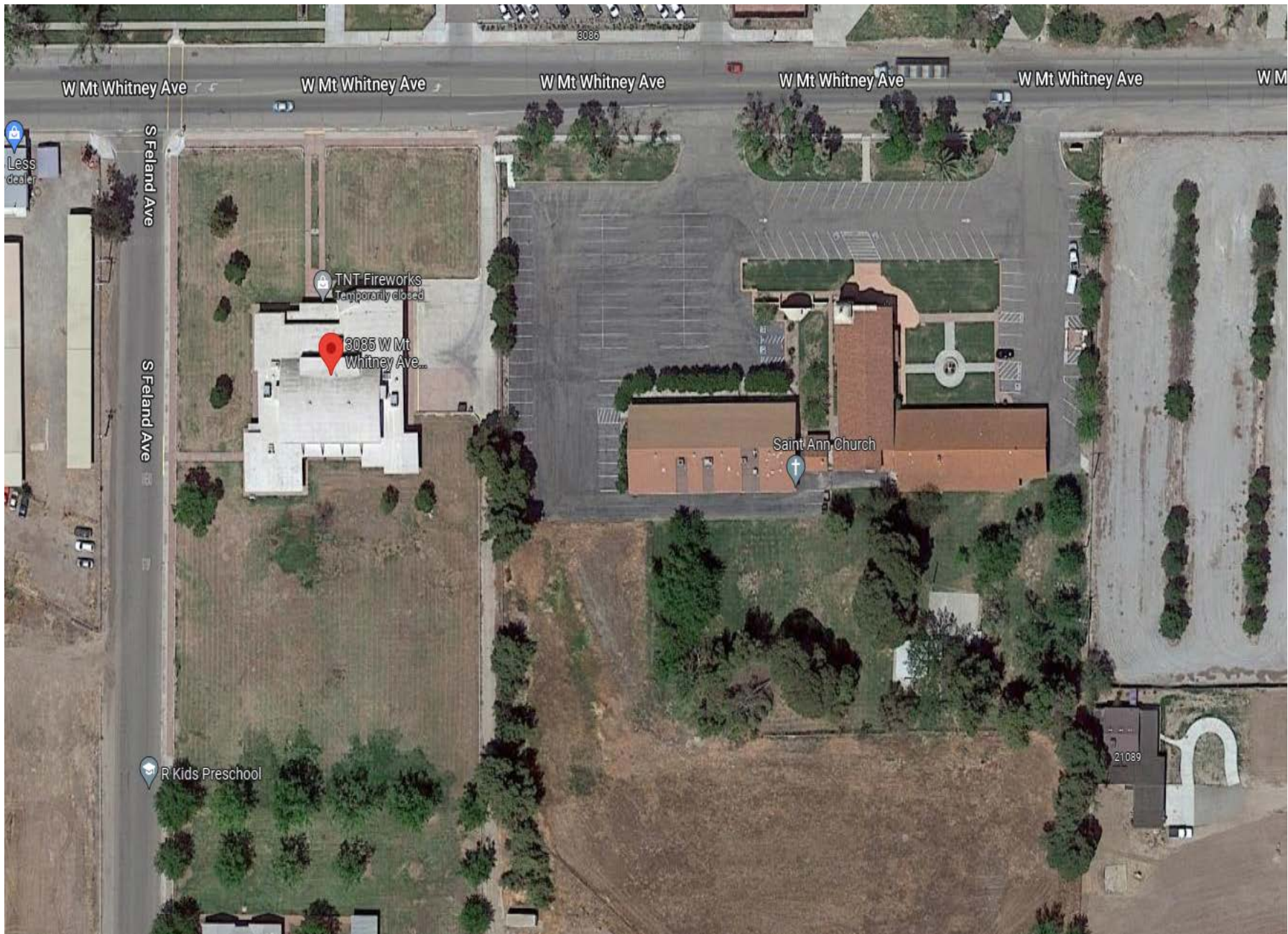


SECTION A-A NO SCALE



SECTION B-B NO SCALE





W Mt Whitney Ave

W Mt Whitney Ave

W Mt Whitney Ave

W Mt Whitney Ave

W Mt Whitney Ave

W M

3086

S Feland Ave

S Feland Ave

TNT Fireworks  
Temporarily closed

3085 W Mt  
Whitney Ave...

Saint Ann Church

R Kids Preschool

21089











# Public Comment

## Letter received concerning:

- Adequate drainage for the parking development.
- Current drainage issue along Mt Whitney and parking lot may increase runoffs

Findings	CUP Findings	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES



# **PLANNING COMMISSION MOTIONS:**

## **Recommended Motion** (Approval Action)

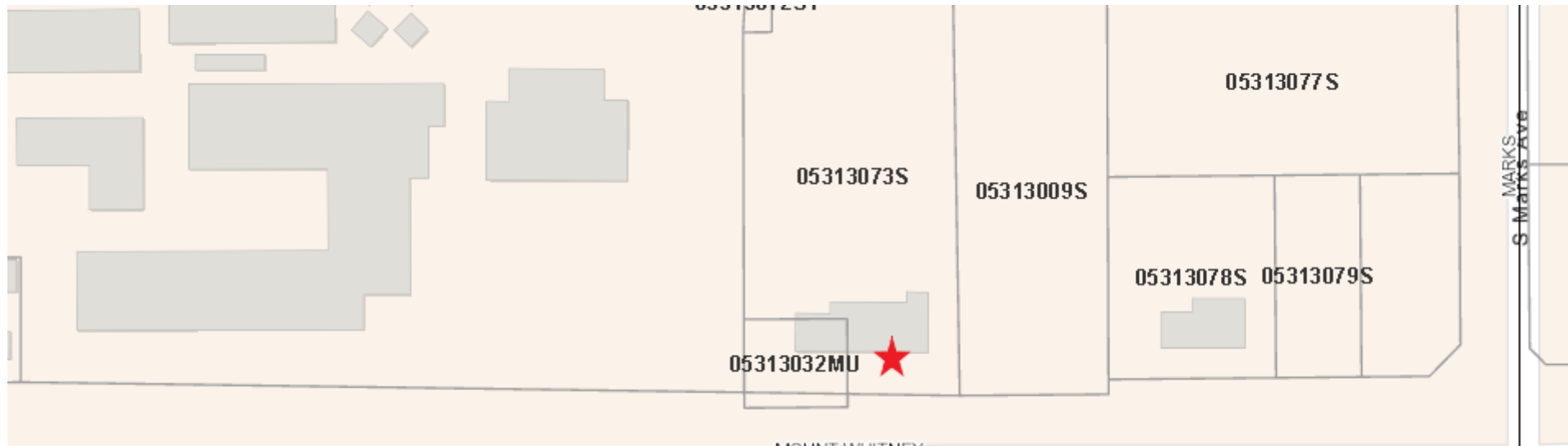
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use No. 3747, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

## **Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Unclassified Conditional Use No. 3747; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

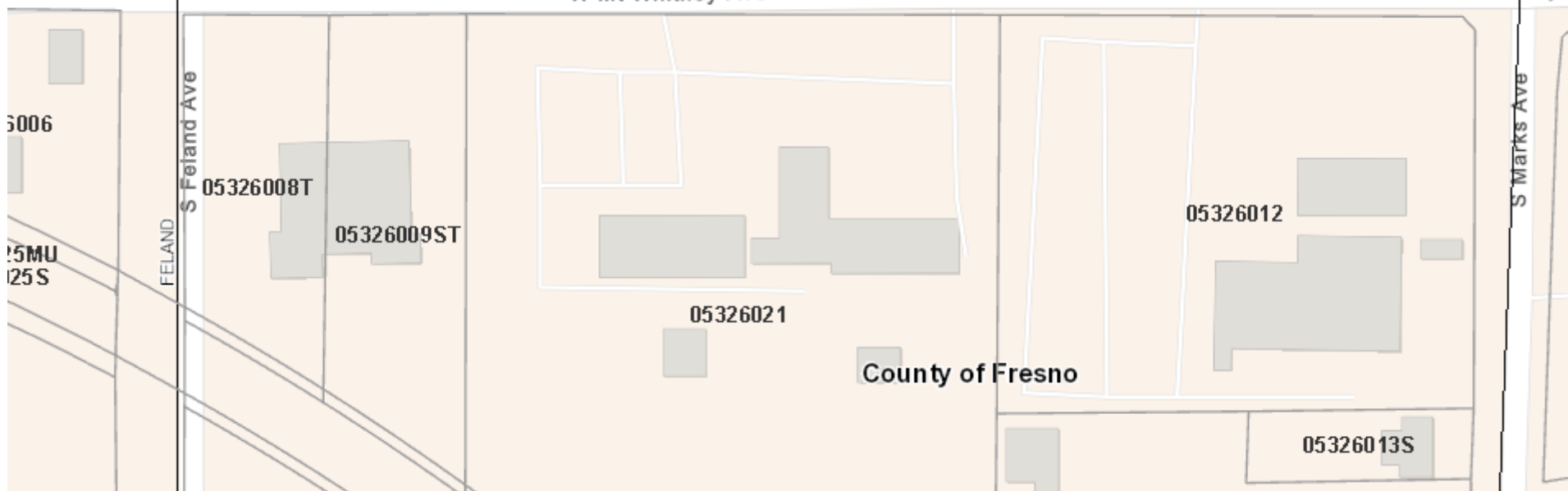
## **Recommended Conditions of Approval and Project Notes:**

- See Exhibit 1



W Mt Whitney Ave MOUNT WHITNEY

W Mt Whitney



County of Fresno

S Feland Ave

S Marks Ave