



AGENDA ITEM: 7
MEETING DATE: September 19, 2019
DEPARTMENT: Planning

REPORT TO CITY COUNCIL

SUBJECT:

City Council to Consider Approval of Site Plan for Ice Born Ice and Water Kiosk

RECOMMENDATION:

Staff recommends that the City Council adopts Resolution No. 2019-41, approving the site plan for the placement of an ice- and water-dispensing kiosk.

BACKGROUND:

<u>Owner:</u>	Ali Alamsi
<u>Applicant:</u>	Justin Bouchard, Pimlico Properties, Inc.
<u>Location:</u>	Northwest corner of S. Newmark Avenue and E. Tulare Avenue; APN 355-280-05
<u>Site Size:</u>	See attached map and photo
<u>General Plan:</u>	1.64 acres (153 square-foot footprint)
<u>Zoning:</u>	Community Commercial
<u>Existing Use:</u>	C-4, Central Trading
<u>Surrounding Uses:</u>	Market
	North – Post Office; C-4
	East – Vacant; C-4
	South – Church, single-family residences; R-1
	West – Apartments; R-2
<u>Street Access:</u>	S. Newmark Avenue and E. Tulare Avenue

PROPOSAL & DISCUSSION:

On August 28, 2019 the City received an application package from Dale G. Mell & Associates proposing the development of an ice- and water-dispensing kiosk within the parking lot of the State Foods Supermarket. The site is located on the northwest corner of S. Newmark Avenue and E. Tulare Avenue and can be accessed from either street.

The kiosk would occupy approximately 150 square feet (slightly smaller than a standard parking space) and would be installed within the area currently occupied by a parking space. However, available parking and circulation area within the shopping center exceeds the requirements of the C-4 zone (1 square foot of parking/circulation per 1 square foot of building), so removal of a single stall is acceptable. The structure is approximately 13 feet in height.

The operational parameters (days of the week, hours per day, etc.) for the facility have not been established; staff assumes that it would operate 24 hours per day, every day. The kiosk would use approximately 200 gallons of water per day and generate approximately 100 gallons of

wastewater. There would be no regular employees, although staff would attend the site as needed for cleaning consistent with public health regulations and for maintenance or repairs.

The project will connect to existing water and sewer mains in E. Tulare Avenue. Stormwater is not a concern, as the project will result in construction of minimal if any additional impervious surface and will be responsible for payment of a small storm drainage impact fee. The unit will take power from the existing overhead lines paralleling E. Tulare Avenue; the project will be conditioned to install the electrical service underground.

Within the C-4 zone district, the proposed use ("ice and food dispensing machines") is listed as permitted "subject to [planning] commission review and approval." Uses within this category typically fall somewhere between permitted uses and conditionally-permitted uses as far as potential impacts and overall compatibility with other nearby uses. Uses permitted subject to Commission review and approval are governed by the provisions of Parlier Municipal Code (PMC) Chapter 18.36. However, Section 18.36.010 states that "if no planning commission has been appointed by the council, then this Chapter 18.36 shall have no application." Since there is no sitting Planning Commission, we default to the provisions of the C-4 zone district (Section 18.24.180), which requires Planning Commission approval of a site plan prior to erection of any building. Pursuant to site plan review provisions in Section 18.40.010, if there is no sitting Planning Commission, the City Council shall be responsible for consideration of site plans.

The elevation and site plan are attached.

FINDINGS:

Site Plan Review

Prior to approving a site plan, the City Council must make findings as prescribed by Parlier Municipal Code Section 18.40.040:

1. The project complies with all provisions of the Zoning Ordinance.
The site is zoned C-4 Central Trading. The proposal meets development standards related to lot area, dimensions, building height, setbacks, space between buildings, lot coverage, parking, access, and signage.
2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety are protected, and there will be no adverse effect on surrounding property:
 - a. Facilities and improvements
The site plan indicates a logical location for construction of the proposed building, having minimal if any effect on landscaping, equipment location, passenger vehicle parking, loading/ unloading, and solid waste service. It meets all development standards of the C-4 zone district.
 - b. Vehicular ingress, egress, and internal circulation
The site currently has access to E. Tulare Avenue and S. Newmark Avenue and will continue to access both streets. The proposed building would be located centrally to the site, allowing all parking and loading to occur to all sides of the unit.
 - c. Setbacks
While the property abuts a residential district, the proposed kiosk is centrally located within the site. There are no setback conflicts.
 - d. Height of buildings

- The peak height of the unit is approximately 13 feet, which does not exceed the 75-foot maximum.*
- e. Location of service
Water and wastewater services are available in E. Tulare Avenue. Stormwater will be accommodated via surface drainage.
 - f. Walls
No fencing or walls are proposed.
 - g. Landscaping
The project does not propose and is not required to provide landscaping.
3. Proposed lighting is so arranged as to reflect the light away from adjoining properties.
The project is required to provide a lighting plan for the review and approval of the City Engineer. Said plan will indicate location, direction, and illumination levels of all lighting.
4. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.
All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation.

ENVIRONMENTAL:

The first step in complying with CEQA is to determine whether the activity in question constitutes a "project" as defined by CEQA, Public Resources Code Section 21000, *et seq.* and the CEQA Guidelines, California Code of Regulations Section 15000, *et seq.* A "project" consists of the whole of an action (i.e. not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves the issuance to a person of a "lease, permit, license, certificate, or other entitlement for use" as described in CEQA Guidelines Section 15378.

After consideration, staff supports a finding consistent with CEQA Guidelines Section 15303 for "New Construction or Conversion of Small Structures." This category includes, "construction and location of limited numbers of new, small facilities or structures" that may include but are not limited to "a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area."

FISCAL IMPACT:

Review and processing of the site plan review application, engineering plans, and building plans are paid for by the applicant. The project will be responsible for payment of Development Impact Fees in the amount of \$1,037.65.

Prepared By:


Jeffrey O'Neal, AICP
City Planner



Ice Born Ice Kiosk
APN 355-280-05

Site Plan Review
553 S. Newmark Avenue

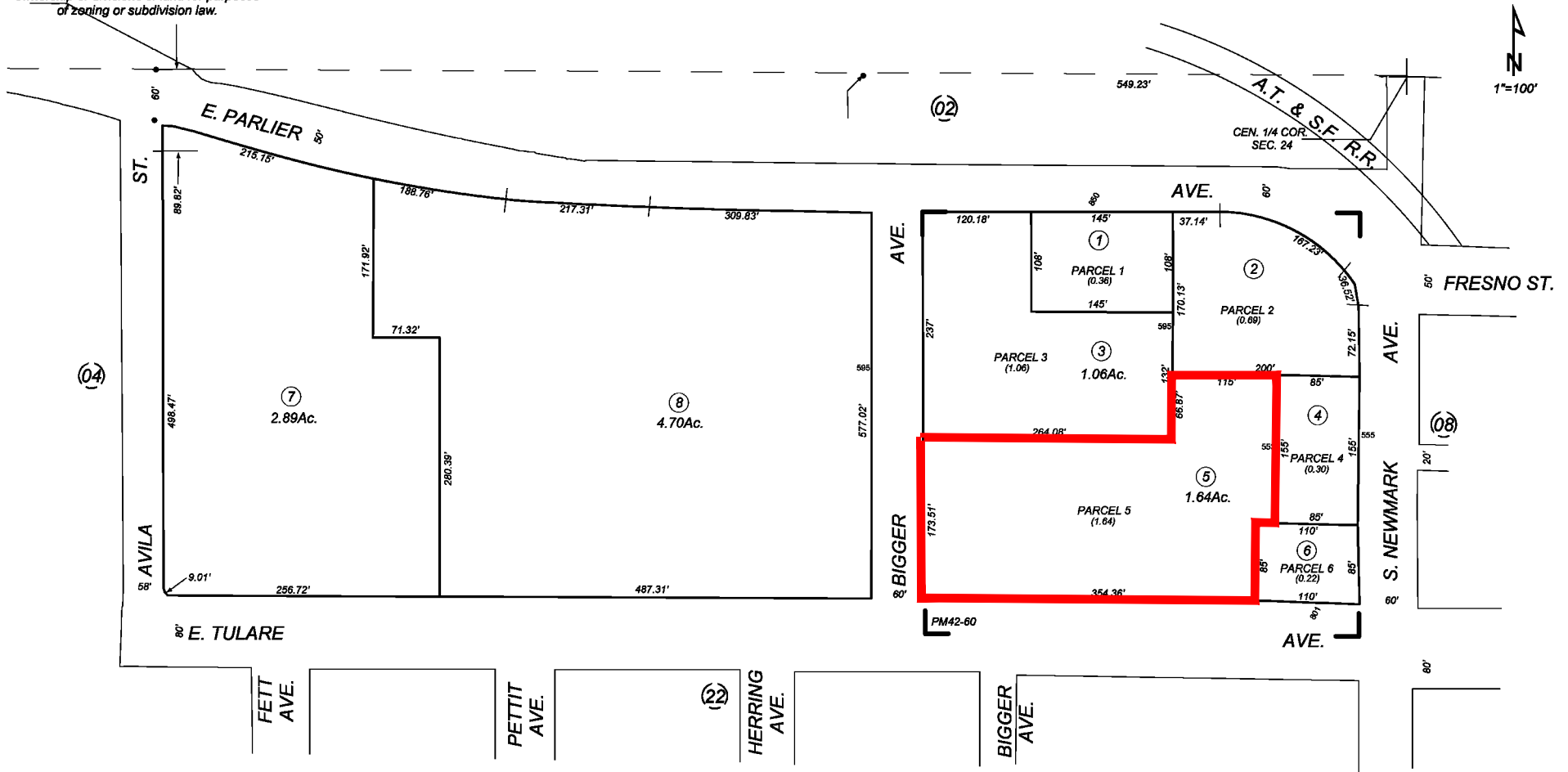
 Project

-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.

SUBDIVIDED LAND IN POR. SEC. 24, T.15S., R.22E., M.D.B.&M.

Tax Rate Area
7-011

355-28



Parcel Map No. 84-03 - Bk. 42, Pg. 60

11/21/2018

Ice Born Ice Kiosk
APN 355-280-05

Site Plan Review
553 S. Newmark Avenue

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 355-Pg. 28
County of Fresno, Calif.

 Project

KIOSK ICE MACHINE ICE BORN

553 NEWMARK AVENUE CITY OF
PARLIER, COUNTY OF FRESNO, STATE
OF CALIFORNIA

SPECIAL NOTE

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE ASSIGNED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR: (1) SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

GENERAL NOTES

1. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
2. PROVIDE A 28" SLOPE AWAY FROM BUILDING FOR A MINIMUM OF TEN FEET.
3. PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50 FEET OF THE STREET) WITH SITE NUMBER 4711654.
4. IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
5. ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL CONDITIONS, GRADING AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
8. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR IMPLIED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
9. COMPLIES WITH 2016 CEC, CMC, CFC, CEG, CPG, CA ENERGY AND CALGREEN BUILDING STANDARD CODES.
10. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
11. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
12. DEFERRED SEPARATE SUBMITTAL PERMIT REVIEW AND APPROVAL FOR THE FOLLOWING ITEMS:
(1) EXISTING BUILDING SIGNAGE
(2) SITE SIGNAGE
13. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
14. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PROFESSIONAL SURVEYOR TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
15. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR DULY ESTABLISHED ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USAL) CALL 1-800-642-2444.
16. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING TO MONITOR TRAFFIC PRIOR TO ANY OFF-SITE CONSTRUCTION.
17. NO USES OF LAND, BUILDING, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
18. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSE MATERIALS ARE ENCOUNTERED DURING THE PROJECT SURVEYING, GRADING, EXCAVATION, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
19. IF THERE ARE SUSPECTED REMAIN REMAINS, THE COUNTY ENGINEER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL ARE POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NACH) (561-660-6034) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL AGREEMENT SHALL BE SIGNED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY OTHER FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RESERVATION.
20. IF ANIMAL FOSSES ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
21. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS VEHICLES OR IN STRAIGHT AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WALK OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMP.
22. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING SPACES OR DISPLAY AREAS SHALL BE PROVIDED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
23. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10.107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY PARKING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
24. SIGNAGE OTHER THAN DIRECTIONAL SIGNAGE IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
25. OUTDOOR STORAGE OF MATERIALS INCLUDING ISO CONTAINERS IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING. ACCESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
26. ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.



PROJECT DIRECTORY

PROPERTY OWNER
ALANIS ALI & ASSOCIATES
400 LAKESHORE BLVD
PO BOX 910, MALEY,
CA 95358-0812

CIVIL ENGINEER
JAMES N. COZAK
2000 N. WILSON AVENUE
FRESNO, CA 93703
(559) 242-6046

KIOSK UNIT ENGINEER
MARCH AGENTS ASSOCIATES
300 DODGE AVENUE
CHATTANOOGA,
TENNESSEE 37404
(423) 698-6675

TECHNICAL PROVIDER
JAMES N. COZAK
2000 N. WILSON AVENUE
FRESNO, CA 93703
(559) 242-6046

UTILITY PROVIDER
WATER: SEWER:
CITY OF PARLIER
DOMINGO MORALES
2800 E. 18th STREET
PARLIER, CA 93648
(559) 646-3732

ELECTRICITY:
FACILITY: GAS AND ELECTRIC COMPANY
800-743-5000



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION
1 COVER SHEET
2 QUICK LOOK S.P.
3 DETAILS SHEET

ICE KIOSK SPECIFICATION PLANS (11X17)

SHEET NO.	DESCRIPTION
C-0	COVER SHEET
C-1	OPTIONAL SITE PREP PLAN (AK)
E-01	EQUIPMENT INFORMATION
E-2	ALL VIEWS W/ 5000 ARTIC TEMP M
E-3	BASE FRAME W/ 12 DOWN BRACKET
E-4	MOUNTING LEG, OPTIONAL
E-5	TOP HAT AWNING ASSEMBLY
E-6	PLUMBING LAYOUT
E-7	PLUMBING SOLEMATO
E-8	ELECTRICAL LAYOUT
E-9	ELECTRICAL RISER (5000 ARTIC TEMP M)
E-10	GROUNDING DETAIL

FLOOD ZONE NOTE

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (NOVEMBER 2014) FOR FRESNO COUNTY, COMMUNITY PANEL NO. 20015 DATED FEBRUARY 15, 2004, THIS PROPERTY LIES WITHIN THE LIMITS OF FLOOD ZONE X.

ENGINEER'S STATEMENT

ANY ERRORS, OMISSIONS, OR DEFICIENCIES FROM THOSE ORDINANCES OR STANDARDS ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED, AND SUCH CORRECTIONS SHALL BE SUBMITTED TO THE CITY ENGINEER.

JAMES N. COZAK, ENGINEER, DATE: _____

CALL 911 OR
1-800-287-8600
IF WORKING DAYS TO
11:00 PM
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT



PREPARED FOR:
PHILICO PROPERTIES, INC.
JANE CAMPBELL
SAN RAMON, CA 94583

PREPARED BY:
DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING
1000 E. 18th STREET
PARLIER, CA 93648
(559) 242-6046

COVER SHEET
KIOSK ICE MACHINE
553 NEWMARK AVENUE, PARLIER, CA

JOB # 18-118
DRAWN BY: LUTTEL
CHECKED BY: ROM
SCALE: 1" = 40'
DATE: 10/09/18
DWG # 18-118-01
FIELD BOOK: 100
DATE OF REVISION: 10/09/18
LIST REVISION:
SHEET 1 OF 2



RESOLUTION 2019-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARLIER APPROVING A SITE PLAN FOR AN ICE- AND WATER-DISPENSING KIOSK AT 553 S. NEWMARK AVENUE (APN 355-280-05)

WHEREAS, Pimlico Properties, Inc. (“Applicant”) wishes to construct an ice- and water-dispensing kiosk (“Project”) within a developed parking lot on the northwest corner of S. Newmark Avenue and E. Tulare Avenue, said land having an address of 553 S. Newmark Avenue and consisting of Fresno County Assessor’s Parcel No. (“APN”) 355-280-05 (“Site”); and

WHEREAS, the Site is zoned C-4 Central Trading, which allows the proposed use subject to City approval of a site plan; and

WHEREAS, approval of a site plan consists of a “lease, permit, license, certificate, or other entitlement for use”, and is therefore a “project” pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (“CEQA”) and the CEQA Guidelines, California Code of Regulations Section 15000, *et seq.*; and

WHEREAS, as the agency primarily responsible for carrying out or approving said project, the City of Parlier assumes the role of lead agency pursuant to CEQA; and

WHEREAS, the City Council finds that the proposal meets the criteria described in CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures; and

WHEREAS, pursuant to PMC Section 18.40.040, the City Council has made the following findings, the evidence for said finding substantiated within the record:

1. The project complies with all provisions of the Zoning Ordinance.
2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety are protected, and there will be no adverse effect on surrounding property:
 - a. Facilities and improvements.
 - b. Vehicular ingress, egress, and circulation.
 - c. Setbacks.
 - d. Height of buildings.
 - e. Location of service.
 - f. Walls.
 - g. Landscaping.
3. Proposed lighting is so arranged as to reflect the light away from adjoining properties.
4. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.

NOW, THEREFORE BE IT RESOLVED as follows:

1. The project is categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303.

2. The Parlier City Council approves the site plan for APN 355-280-05 subject to the conditions detailed in Attachment "A" hereto.

The foregoing resolution was introduced and adopted at a regular meeting of the City Council of the City of Parlier held on September 19, 2019 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk

Hon. Mayor Alma Beltran

ATTACHMENT “A” TO RESOLUTION NO. 2019-41
CONDITIONS OF APPROVAL
NORTHWEST CORNER OF S. NEWMARK AVENUE AND E. TULARE AVENUE
(553 S. NEWMARK AVENUE; APN 355-510-19)
ICE- AND WATER-DISPENSING KIOSK (PIMLICO PROPERTIES, INC.)

As may be used herein, the words “owner,” “operator”, and “applicant” shall be interchangeable, excepting when the word is indicated in ***bold italics***. In that event, the condition of approval is specific to the entity named.

Operations

1. The operator shall acquire and maintain a City of Parlier Business license, including payment of applicable business license fees.
2. The contractor and any subcontractor(s) shall acquire a City of Parlier business license, including payment of any applicable business license fees, prior to commencing construction.
3. General hours of operation may occur 24 hours per day, 7 days per week.
4. The City will monitor the operation for violations of conditions of approval. Penalty for violation may include but is not limited to warnings, fines, and/or permit revocation.

Site Plan Review

General

5. Approval of this site plan shall be valid for a period not to exceed two (2) years from the date of approval unless a building permit for the facility described herein has been issued by the Building Department and construction is being diligently pursued. The owner may request an extension of up to one (1) additional year via written request to the Community Development Department submitted not less than thirty (30) days prior to expiration of the site plan approval. The pending expiration shall be tolled until such time as the City Council acts on the request for extension.
6. Development shall comply with all applicable provisions of the City of Parlier General Plan and the Parlier Municipal Code (PMC), including but not limited to: potable water protection regulations (Chapter 13.30), business licensing requirements (Title 5), and Building Code Standards (Title 15); the Subdivision Ordinance (Title 16); the regulations of the applicable zone district(s) and other relevant portions of the Zoning Ordinance (Title 18); and the City of Parlier Standard Specifications and Standard Drawings, unless exceptions therefrom are approved by the City Engineer.
7. Use of the site shall conform to all applicable requirements for the C-4 Central Trading Zone District.
8. The site plan shall be revised to include location(s) of and distances to existing proximal offsite structures, dimensions of existing and proposed features, utilities, and other improvements.

9. Construction drawings (building and improvement plans; site, grading, irrigation, and landscaping) shall be submitted to the Community Development Department for review and approval. A building permit shall be acquired prior to start of any construction activities.
10. No new landscaping is required. Any existing landscaping damaged or destroyed as a result of construction shall be repaired or replaced in-kind by the operator at the discretion of the City Planner.
11. The applicant shall provide a lighting plan for the review and approval of the City Engineer. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on abutting rights-of-way.
12. The **owner** shall comply with the provisions of Resolution No. 2019-12 regarding installation of video cameras for use by the Parlier Police Department.
13. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM₁₀ Prohibitions) and Rule 9510 (Indirect Source Review).
14. The applicant shall consult with and shall comply with the requirements of the Fresno County Fire Protection District/CAL FIRE, including but not limited to requirements related to sprinklers, fire hydrants, and fire access.
15. The developer shall comply with Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.98, 21083.2, and 21084.1 and related statutes regarding regulation of cultural and historical resources that may be discovered on the site.
16. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, the applicant shall submit a copy of the final site plan as revised to the Community Development Department for inclusion in the project file.
17. Prior to issuance of a certificate of occupancy, all conditions of approval shall be verified as complete by the Community Development Department, and any and all outstanding fees shall have been paid. Any discrepancy or difference in interpretation of the conditions between the owner/ applicant/ operator and the Community Development Department shall be subject to review and determination by the City Council.

Site

18. Development of the project site shall be in substantial conformance with the Site Plan dated October 9, 2018 and October 10, 2018 as attached hereto and incorporated herein. The City Planner shall determine the extent to which incremental or minor changes to the site plan, the landscape plan, and/or the operational statement meet this requirement.

19. All above-ground features including but not limited to lighting, fire hydrants, postal boxes, electrical and related boxes, and backflow devices shall be installed outside of the public-right-of-way. All on-site utilities shall be installed underground.
20. Hours of construction shall be limited to 6:00 AM to 7:00 PM, Monday through Saturday.
21. The project shall be responsible for conversion of one (1) existing standard parking space adjacent to the kiosk to a van-accessible space ADA space consistent with City of Parlier Standard Drawing No. M-2.
22. Bollards shall be installed consistent with City of Parlier Standard Drawing No. M-8 or as approved by the City Engineer. If bollards are to be installed within an abutting parking space, said space shall be removed if the resulting area does not meet the minimum standard for a parking space. If there is sufficient area, the space shall be restriped accordingly.
23. The project shall provide for an accessible path of travel to the sidewalk along either E. Tulare Avenue or S. Newmark Avenue.
24. The project shall replace any pavement removed, cut, or otherwise damaged during construction. Paved areas shall comprise a minimum pavement section consistent with City of Parlier Standard Drawing No. ST-3 (2" A.C./4" Agg. Base) or as directed by the City Engineer. For purposes of meeting slope requirements, and upon the approval of the City Engineer, surfacing for parking and movement areas (particularly those for ADA parking and path of travel) may instead use Portland cement concrete.
25. Construction debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction.
26. The site shall surface drain to the abutting street(s).
27. Valley gutter construction shall be consistent with City of Parlier Standard Drawing No. ST-9 unless an alternate design is approved by the City Engineer.
28. Underdrain pipe, if applicable, shall be consistent with City of Parlier Standard Drawing No. D-6.
29. Any fencing shall be subject to approval by the Community Development Department consistent with City of Parlier Standard Drawing Nos. M-3 through M-7.
30. The owner/applicant shall comply with all relevant components of the California Building Standards Code and associated trade codes, including but not limited to issues related to restroom facilities, building occupancy limits, and fire prevention and safety.
31. All signage must be approved pursuant to the standards and guidelines of the Parlier Municipal Code prior to installation.

32. The owner or applicant shall be responsible for the ongoing and long-term maintenance of required improvements and landscaping. As required by CA Streets and Highways Code Sections 5600-5630, this shall include **owner** maintenance of curb, and gutter, and planter strip.

Utilities

33. The development shall at all times respect existing or new easements by, for, and between all private and public entities, including but not limited to the City of Parlier and the Consolidated Irrigation District.
34. It shall be the responsibility of the owner/developer to grant/secure easements as necessary for the installation and maintenance of private utilities, including but not limited to: electricity, gas, telephone, and cable television.
35. The developer shall work with PG&E for the preparation of a utility plan, subject to review and approval by the City Engineer prior to approval of the improvement plans and prior to the start of construction. All work shall be completed such that no street surface need be reopened for service.
36. The water supply shall be taken from the existing 8-inch water main in E. Tulare Avenue or as determined by the City Engineer. The connection shall be made in accordance with City of Parlier standards and shall be consistent with the utilities plan approved by the City Engineer.
37. The applicant shall comply with the City of Parlier Cross-Connection Control Regulations contained within PMC Section 13.30. Consistent with these regulations one or more backflow prevention devices may be required.
38. Sanitary sewer service shall be connected to the existing 6-inch sewer line located in E. Tulare Avenue or as determined by the City Engineer. The connection shall be made in accordance with City of Parlier standards and shall be consistent with the utilities plan approved by the City Engineer.
39. Electrical service shall be installed underground.

Streets

40. Any work within the City of Parlier public right-of-way shall require an encroachment permit.
41. Any broken, damaged, or substandard sidewalk, curb, gutter, or pavement along the project frontages, or any of the above damaged during construction wherever located, shall be removed and replaced as directed by the City Engineer.
42. Drive approaches, as necessary, shall be installed consistent with City of Parlier Standard Drawing No. ST-16.

Fees

43. Owner shall be responsible for payment of any and all outstanding planning, building, plan check, and engineering fees prior to issuance of a certificate of occupancy.
44. Concurrently with submission of improvement and/or building plans, the applicant shall deposit with the City of Parlier funds in an amount estimated by the City Engineer and/or Building Official, respectively, to be sufficient to offset costs to the City for review of such plans. In the event that such funds are not sufficient to cover costs to the City, the City Engineer and/or Building Official, as appropriate, shall contact the applicant to request additional funds, which the applicant shall then deposit with the City.
45. The applicant shall pay to the City of Parlier development impact fees consistent with the City's current Development Impact Fee Schedule (May 2014) as detailed herein. Since employee numbers are not available at this time, the operator shall provide the City with employee and shift information when requesting a certificate of occupancy. The employee-based fees (***bold italics*** below) shall be calculated and will be due in full prior to issuance of the certificate of occupancy.

CITY OF PARLIER ICE BORN DEVELOPMENT IMPACT FEES				
Fee	Unit Type	Units	Fee per Unit	TOTAL
City Management and General Services	AC	0.0035	\$319.53	\$1.12
Public Safety	AC	0.0035	\$319.53	\$1.12
Storm Drainage	AC	0.0035	\$5,591.79	\$19.57
Wastewater Treatment ¹	EDU	0	\$1,834.11	\$0.00
Domestic Water ¹	EDU	0	\$2,156.84	\$0.00
Fire Flow ¹	EDU	0	\$1,078.40	\$0.00
City Parks ¹	EDU	0	\$559.18	\$0.00
Water Hook-up	EDU	1	\$400.19	\$400.19
Sewer Hook-up	EDU	1	\$615.65	\$615.65
Total				\$1,037.65
¹ Since there are no employees on site, EDUs based on employee count do not apply.				

46. The applicant shall be responsible for payment of fees to the Parlier Unified School District and shall provide the City with evidence of payment, or evidence of the District's determination that no payment is required, prior to issuance of a certificate of occupancy.
47. The applicant shall be responsible for payment of Fresno County Regional Transportation Mitigation Fees and Fresno County Public Facilities Impact Fees and shall provide the City with evidence of payment, or evidence of the County's determination that no payment is required, prior to issuance of a certificate of occupancy.

**553 NEWMARK AVENUE CITY OF
PARLIER, COUNTY OF FRESNO, STATE
OF CALIFORNIA**

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR'S OBLIGATION AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, LOSSES, AND PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

[illegible]

ALAMSI ATTORNEYS
454 LAKESHORE BLVD.
PO. BOX 872, PUEBLO,
CO 81006-0872

CIVIL ENGINEER
JAMES N. COZAD
DALE G. MELL & ASSOCIATES
2010 N. MINERY AVENUE
FRESNO, CA 93703
(559) 263-4046

KIOSK UNIT ENGINEER MARCH
ADAMS & ASSOCIATES
310 DODDS AVENUE
CHATTANOOGA,
TENNESSEE 37404
(423) 648-6615

TENANT DRUGO PROPERTIES INC.
 15751 ENCLAND
 2260 CAMINO RAMON
 SAN RAMON, CA 94583
 (925) 377-3018

UTILITY PROVIDERS:
WATER: SEWER:
CITY OF PARLIER
DOMINGO MORALES
780 TILARE STREET
PARLIER, LA 70084-0000
(504) 646-3700

ELECTRICITY:
PACIFIC GAS AND ELECTRIC COMPANY
800-743-5000



VICINITY MAP
NOT TO SCALE

SHEET NO. DESCRIPTION
1 COVER SHEET
2 QUICK LOOK 9P
3 DETAILS SHEET

SHEET NO.	DESCRIPTION
C-0	COVER SHEET
C-1	OPTIONAL SITE PREP PLAN, PK
E-01	EQUIPMENT INFORMATION
E-2	ALL VIEWS W/ 5000 AROTC TEMP AIR
E-3	BASE PLANS W/ 18 DOWN BROWNET
E-4	MOUNTING LEG, OPTIONAL
E-1	TOP NAT AVALING ASSEMBLY
E-1	PLUMBING LAYOUT
E-2	PLUMBING SCHEMATIC
E-1	ELECTRICAL LAYOUT
E-3	ELECTRICAL OVER 15000 AROTC TEMP AIR
E-4	GROUNDING PLAN

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 0603026574 FOR FRESNO COUNTY, COMMUNITY PANEL NO. 2657, DATED FEBRUARY 11, 2004, THIS PROPERTY LIES WITHIN THE LIMITS OF FLOOD ZONE X.

ANY ERRORS, OMISSIONS OR DEVIATIONS FROM THOSE ORDINANCES OR STANDARDS ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON THE PLANS AND SUBMITTED TO THE CITY ENGINEER.

JAMES N. COZAD, RICE 89576 DATE _____

**CALL "8-1-1" OR
1-800-227-3600
2 WORKING DAYS TO
14 CALENDAR DAYS
BEFORE YOU DIG**



PREPARED FOR:

PREPARED BY:

 **DALE G. MELL
& ASSOCIATES**

ENGINEERING & SURVIVING RECOVERING
 1050 HOLLY HAVEN AVENUE, PLEASANTON, CALIFORNIA 94566
 (925) 297-4000 • FAX 925-2228 • MAIL: DM@DGMELL.COM

COVER SHEET

JOB # 18-118
DRAWN BY: G. MITTEL
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 10/09/18
DWG # 18-118SP
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
LAST REVISED:
SHEET 1 OF 2

Downloaded by [University of California, San Diego] on 06 May 2015

JOB # 18-118
DRAWN BY: GMITTEL
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 10/10/18
DWG # 18-118SP
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
LAST REVISED:
SHEET 2 OF 2