Table of Contents

Agenda................................................................................................................. 2
December 12, 2016

Minutes ............................................................................................................... 4

Public Hearing: Tentative Parcel Map No. 16-01, Burnett Family Trust.

Staff Report - Tentative Parcel Map 16-01, Burnett Family Trust......................... 9
OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson
Roll Call – Secretary, Olivia Pimentel
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS  None Offered

REQUEST TO ADDRESS THE COMMISSION

This portion of the meeting is reserved for members of the public to address the Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. Speakers shall be limited to (3) three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Commission on items on the Agenda should notify the Chairman when that Agenda item is called, and the Chairman will recognize your discussion at that time. It should be noted that the Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

2. APPROVAL OF MINUTES

   A. December 12, 2016
3. PUBLIC HEARING

   A. **Subject:** Public Hearing: Tentative Parcel Map No. 16-01, Burnett Family Trust.

       **Recommendation:** Commission Open Public Hearing, receive any public comments, close public hearing and by motion recommend that City Council approve Tentative Parcel Map No. 16-01, Burnett Family Trust.

4. PETITIONS/RESOLUTIONS

5. ADMINISTRATIVE REPORTS

COMMUNICATIONS

   A. Informational: Planning Commissioners Appointed by City Council on December 21, 2016

       Robert Bandy, Katie Wettlaufer (3 year terms, 2017-2019) and Robert Felker (2 year term, 2017-2018)

ADJOURNMENT

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

AGENDA POSTING CERTIFICATION

I, OLIVIA G. PIMENTEL, Planning Secretary for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Planning & Development office at 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15100 Kearney Plaza, and emailed to interested parties on Friday January 6, 2017.

/s/ Olivia G. Pimentel
Secretary to the Planning Commission
OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson, called meeting to order at 6:35pm
Roll Call – Secretary, Olivia Pimentel
Commissioners Present: Epperson, Bandy, Nunez, Jones, Espino
Commissioners Absent: Wettlaufer (excused)
Pledge of Allegiance - Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Unanimously approved as presented

1. PRESENTATIONS None offered

REQUEST TO ADDRESS THE COMMISSION - None Offered

2. APPROVAL OF MINUTES

   A. November 14, 2016, C/ Jones made a motion to approve minutes as presented, second C/Espino, Unanimously approved as presented.

3. PUBLIC HEARING


      Brief Staff Report presented by contract planner, Greg Collins of Collins and Schoettler Planning Consultants. Brief overview of the project presented. C/Nunez, excused himself disclosing that he was an employee of the Kerman Unified School District, left the meeting at 6:40pm.

      Staff reviewed the Kerman General Plan, intent, goals and policies of the current General Plan designations, and noted that schools are not allowed in general commercial zone districts (CG), in other zones they are allowed with a conditional use permit. Staff noted that the report to the Kerman Unified School District provided the requirements and necessary entitlement processes to be consistent with the Kerman General Plan and Zone Ordinance. The proposed acquisition of the site and proposed use are not consistent with the Kerman General Plan. Should the school district decide to proceed with this project, the project would require a conditional use permit, general plan amendment and zone change. Mr. Collins stressed that from a land use prospective, the Kerman General Plan that was adopted provides policies that require the protection of valuable commercial land along Whitesbridge and Madera Avenue.
to meet the future needs of Kerman. By allowing this type of project, 45 acres of valuable commercial land would not be available for future commercial development and would not be consistent with the Adopted General Plan of the City of Kerman.

Open Public Hearing at : 6:38 pm

Mr. Scott O’Dell, planning consultant for the Kerman Unified School District addressed the Commission and spoke in support of the project. He provided information regarding parking, traffic mitigation measures, explained why the school district chose the site and listed reasons why it was the best choice economically for the new athletic facility and new elementary school.

Several members of the public addressed the Commission. Some in support and some not in support. There was concern about parking, traffic and pedestrians crossing Whitesbridge. There was support of the project. the school was willing to develop the infrastructure north of Whitesbridge that up until now, no growth has happened north of Whitesbridge because of the high cost to develop. The City should take that into consideration.

C/Epperson had several concerns, regarding sewer/water capacity, circulation, infrastructure issues. He also cautioned KUSD regarding the problem with Liberty Elementary, the circulation created many problems and ultimately had to be redesigned after the fact.

C/Jones spoke in support of the project.

Closed Public Hearing at : 7:30 pm

C/Jones made a motion to adopt Resolution No 16-10, making findings and determination that the proposed acquisition of approximately 45 acres in the City of Kerman is not consistent with the Kerman General Plan, second C/Bandy, motion carried:

Ayes: Bandy, Espino, Jones,
Noes: Epperson
Abstain: Nunez
Absent: Wettlaufer

B. **Subject:** Conditional Use Permit 16-04, Dance Studio (Steven Montalvo) at 14500 W. Commerce Way, Ste 101

Staff presented brief overview of staff report, reviewed conditional use permit requirements in accordance with the Kerman Municipal Code relating to traffic circulation, parking requirements, etc. Staff reported there had been a previous dance studio at this very same site in 2008 that was approved by the Planning Commission. The dance studio was no longer in business and closed in 2010, due to personal reasons of the business owner and not because of any violations or complaints.

The proposed dance studio proposes class size of approximately 20 to 30 students of different ages and will provide several classes between the hours of 4:00 pm to 10:00 pm on Monday thru Friday and Saturday for rehearsals as needed. The majority of students will be dropped
off and picked up by parents, therefore the parking on site is adequate for the proposed use. Staff noted that in the event of complaints regarding parking and noise, conditions. The dance studio will be primarily in use after the other businesses have closed for the day.

Open Public Hearing at : 7:34 pm

Mrs. Montalvo, mother of the applicant spoke in support of the project. She noted that her son has recently graduated from New York Dance Studio and wanted to come back to his home town to give back to his

No other comments.

Closed Public Hearing at : 7:35 pm

C/Bandy made a motion to Resolution No. 16-04, approving conditional use permit 16-04, Dance Studio (Steven Montalvo) at 14500 W. Commerce Way, Ste 101, second by C/Jones, motion carried

Ayes: Bandy, Epperson, Espino, Jones, Nunez,
Noes: None
Abstain: None
Absent: Wettlaufer

C. **Subject:** Public Hearing of the City of Kerman Planning Commission initiating Proposed Ordinance Amending Chapter 17.12 Relating to Conditional Use Permits and Chapter 17.70 Relating to Density Bonus of Title 17 -Zoning, of the Kerman Municipal Code for Compliance with Housing Element Requirements

Staff gave a brief overview of the staff report. The proposed Zoning Ordinance text amendments pertain to the required implementation of the City of Kerman’s 5th cycle (2015-2023) Housing Element. On July 25, 2016 the California Department of Housing and Community Development (HCD) provided the City of Kerman with a letter stating that the Housing Element conditionally met the requirements of state element law. The July 25, 2016 letter included a list of requirements that were specific amendments to the City of Kerman Zoning Ordinance. The amendments to the Zoning Ordinance will be presented in several separate meetings in order to allow the Commission more time to review. The amendments this evening are relating to Title 17, Chapters 17.12, Conditional Use Permits and Chapter 17.70 Density Bonus.

Staff noted that the Resolution if approved tonight will be presented to the City Council on January 18, 2017 for approval and adoption. Zoning Ordinance is to be revised as follows:

Staff reviewed the following revisions necessary for compliance with State law.

**Conditional Use Permit Findings**

Revise: **17.12.040 Action by the Planning Commission.** C.1. That the proposed establishment, maintenance, operations of the use applied for will not be detrimental to the public health, safety, welfare, morals of the persons residing or
working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to the property and improvement in the neighborhood or the city; [Note the proposed ordinance includes the entire subsection C as required for ordinance drafting]

Staff noted that State law also requires that the City provide for a density bonus for an affordable housing development which includes childcare facilities. The following revisions and additions are necessary for compliance with the State law.

**Affordable Housing Density Bonus**

**Revise:** 17.70.030 Definition of density bonus. A density increase of at least twenty-five thirty-five percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. The density bonus shall not be included when determining the number of housing units which is equal to ten or twenty-five percent of the total. The density shall apply to housing developments consisting of five or more dwelling units.

**Add:** 17.70.070 Density Bonus for Childcare Facility. A qualifying affordable housing development that includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, shall be granted by the city either of the following:

A. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.
B. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

Open Public Hearing at: 7:40 pm
There were no comments

Closed Public Hearing at: 7:41 pm

C/ Jones, made a motion to approve Resolution 16-12, Approving resolution recommending that the City Council Adopt Ordinance Amending Chapter 17.12, Relating to Conditional Use Permits and Chapter 17.70 Relating to Density Bonus of Title 17 of the Kerman Municipal Code., second C/ Nunez, motion carried:

Ayes: Bandy, Epperson, Espino, Jones, Nunez,
Noes: None
Abstain: None
Absent: Wettlaufer

**4. PETITIONS/RESOLUTIONS** - None Offered

**5. ADMINISTRATIVE REPORTS** - None Offered
COMMUNICATIONS

A. Staff provided an update on the Call For Applications. The City Clerk received five applications for consideration. Council will select Commissioners to fill vacant seats at the December 21, City Council meeting. All applicants were encouraged to attend City Council meeting.

ADJOURNMENT Meeting adjourned at 7:50pm

Next meeting scheduled for January 9, 2017

Minutes prepared by:

Olivia G. Pimentel
Secretary to the Planning Commission
To: Kerman Planning Commission  
From: David Brletic, Planning Consultant and Olivia Pimentel, Planning Technician  
Subject: Tentative Parcel Map No. 16-01

RECOMMENDATION:

That the Planning Commission by motion open the public hearing, hear any public testimony, close the public hearing and adopt Resolution No. 17-xx, recommending that the City Council approve Tentative Parcel Map No. 16-01, subject to conditions of approval.

PROPOSAL:

The applicant has submitted an application for a tentative parcel map to subdivide parcel 2 of parcel map 09-02. The site is located on a 1.2-acre parcel to be divided into two (2) commercial retail parcels: Parcel ‘A’ contains 21,918 sq. ft and Parcel ‘B’ contains 27,841 sq. ft. The subject property is located on the southwest corner of Whitesbridge (SR 180) and Goldenrod Avenue, as shown on the location map in Attachment ‘A’.

APPLICANT/DEVELOPER

Burnett Family Revocable Trust  
14471 Silk Oak Lane  
Madera, CA 93637  
email: stacey1432@gmail.com

APPLICANT’S REPRESENTATIVE

Centerline Design, LLC (Architects)  
1508 Tollhouse Rd, # C  
Clovis, CA 93611,  
email: bryan@clinedesignllc.com

PLANNING COMMISSION ACTION

The Planning Commission may recommend to the City Council approval, conditional approval or denial of a tentative parcel map. Following action by the Planning Commission, staff will prepare a report and present the Commissions’ recommendation to the City Council for final action.

OUTSTANDING ISSUES

None.
SITE INFORMATION:

The property site is on a 1.2 acre lot known as Outlot ‘3’ of the Kerman Walmart project, on the southwest corner of Whitesbridge (SR 180) and Goldenrod Avenue. The east end of outlot ‘3’ (proposed Parcel ‘B’) is currently the site of Taco Bell and the remaining west half of the outlot ‘3’ (proposed Parcel ‘A’) is occupied by Starbucks. Outlot ‘3’ is owned by Burnett Foods.

Site Location:     Southwest corner of Whitesbridge (SR 180) and Goldenrod Avenue.
Assessors Parcel Nos.:  023-220-66s
Total Size:        1.2 Acre
Existing Uses:     Taco Bell is located on the east end of outlot ‘3” and Starbucks is located, on the west end of outlot ‘3’.
General Plan:      The lot is designated as Regional Commercial on the Land Use Map.
Zoning:            The parcel is zoned general commercial (C-G).

Surrounding Uses & Zoning:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>General Plan Designations</th>
<th>Zone Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Fresno County Agriculture Land</td>
<td>Fresno County, Agriculture</td>
<td>AE</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>Medium Density Residential</td>
<td>R-1-7</td>
</tr>
<tr>
<td>East</td>
<td>Fresno County Agriculture Land</td>
<td>Fresno County, Agriculture</td>
<td>AE</td>
</tr>
<tr>
<td>West</td>
<td>Retail Commercial Uses</td>
<td>General Commercial</td>
<td>C-G</td>
</tr>
</tbody>
</table>

ANALYSIS:

The request is for a Tentative Parcel Map to subdivide a one point two acre parcel into two (2) parcels. The proposed lots are summarized in Table 1 and the tentative parcel map is depicted in Attachment ‘C’.

Subdivision Map Act

The proposed Tentative Parcel Map will create two lots, consistent with Section 66426(c) of the Subdivision Map Act. The tentative parcel map shows the preliminary design of the proposed land division and allows the planning department to determine that the design is in conformity with the General Plan. A Final Parcel Map will be filed and recorded following approval of the Tentative Parcel Map.

General Plan Consistency

Staff has evaluated the project in light of the goals and policies contained in the Land Use Element of the General Plan. The following goals and policies reflect Kerman’s desire for a balanced community that is economically viable, provides for a variety of housing needs, and retains its small town character.

Goal 2: Protect the health, safety and welfare of residents by insuring that Kerman is well-planned.

Goal 8: Promote urban growth patterns and land use arrangements in Kerman that minimize land use conflicts.
Policy A-1:    Promote a clean, well-maintained community.

Discussion:    The project would subdivide a 1.2 -acre lot into two parcels. The proposed parcel has already been fully developed and now houses a Starbucks Coffee Shop that eliminates the accumulation of weeds and debris on the previously predominately vacant lot.

Policy C-7:    Promote infill development in order to reduce the rate at which surrounding agricultural land is urbanized and to provide for a more efficient use of existing infrastructure.

Discussion:    The project would promote infill development on an existing 1.2-acre lot that was previously predominately vacant within an established regional commercial shopping center served by existing infrastructure by creating two lots for regional commercial types of development.

Policy 2.C    Visually enhance Kerman's four major entryways

Discussion:    The City shall promote and encourage new or improved development along these corridors.

Zoning

The site is currently zoned CG (general commercial) district (CG) The purpose statement of this zone proves that the CG zone allows a variety of commercial and office uses which are diverse, visually pleasing, convenient in terms of parking and acess, attractive and used by citizens of Kerman as well as visitors to the area.

Permitted uses in this zone district include administrative, business, governmental and professional offices as well as commercial and retail uses by right. Table 1 depicts the proposed lot sizes for each parcel. The proposed parcels are consistent with minimum lot size and dimension requirements of the CG zone.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lot Size</th>
<th>Current Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>‘A’</td>
<td>21,918 sq. ft.</td>
<td>General Commercial (C-G)</td>
</tr>
<tr>
<td>‘B’</td>
<td>27,841 sq. ft.</td>
<td>General Commercial (C-G)</td>
</tr>
</tbody>
</table>

Subdivision Ordinance

In order to approve the proposed Tentative Parcel Map, the proposed parcel map must be found consistent with the General Plan, Zoning Ordinance, and the Subdivision Map Act. Based on the following analysis, staff recommends approval of the Tentative Parcel Map based on the following findings:

1.  The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act.

   The procedural requirements of the Map Act are being followed and all parcels comply with the
Kerman applicable general plan and engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density. There is no applicable specific plan governing the site.

2. **The design or improvement of the proposed land division is consistent with applicable general plan and specific plans.**

   The parcel map is consistent with the Kerman General Plan - the proposed parcels comply with minimum lot size standards and the commercial uses are consistent with the General Plan and zoning ordinance.

3. **That the site is physically suitable for the proposed density of development.**

   The parcel map will create two parcels, both with adequate land area to support various commercial uses with standard setbacks and ample useable space. As depicted in Table 1 above, each parcel will be a minimum of 21,918 square feet.

4. **The design of the parcels and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

   The project site is not located in a sensitive environment but rather in an area surrounded primarily by other regional commercial land uses.

5. **The design of the parcels and the type of improvements being required are not likely to cause serious public health problems.**

   The lots being created will comply with all applicable sanitary sewer, water service and stormwater runoff requirements, as well as other similar environmental and life safety regulations and standards. Thus, the project is not likely to cause serious public health problems.

6. **The design of the parcels or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision.**

   There are no public easements that currently encumber the property to be parceled, and all modifications made to the existing public improvements fronting the parcels upon development of the properties will be required to current City standards.

Access

The subject parcels are located on the southwest corner of Whitesbridge (SR180) and Goldenrod Avenue. Access to the lots will be from Goldenrod and off of Whitesbridge with an interior roadway for access to entire shopping center. Both Whitesbridge and Goldenrod Avenue are fully developed streets with travel lanes, parking, curbs and gutter. No other rights-of-way, dedications or easements are required for the proposed Tentative Parcel Map.
Utilities

All public utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines. Pursuant to Section 15315 of CEQA minor land divisions are exempt when the proposed division of land is within an urbanized area zoned for commercial uses, four or fewer parcels are being created, the site is consistent with the General Plan and zoning, and all services and access to the proposed parcels are available.

PUBLIC HEARING:

A public hearing notice was mailed to property owners and residents within 300 feet of the site. The City also published notice of this public hearing in the Kerman News on December 28, 2016. As of the date this report, staff has not received any verbal inquiry regarding the proposed project.

SUMMARY/CONCLUSION:

The proposed Tentative Parcel Map is consistent with the Kerman General Plan and Zoning Ordinance as well as the Subdivision Map Act. On that basis, staff recommends that the Planning Commission adopt Resolution No. 17-__ approving Tentative Parcel Map No. 16-01, subject to the conditions of approval.

Attachments
A. Location Map
B. Zoning Designation Map
C. Tentative Parcel Map No. 16-01
D. Resolution
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 16-01 (BURNETT FAMILY TRUST)

WHEREAS, a tentative parcel map application has been filed by the Burnett Family Trust, 14471 Silk Oak Lane, Madera CA  93637 for the division of 1.2 gross acres of land into two (2) parcels, located on the southwest corner of Whitesbridge (SR180) and Goldenrod Avenue; and

WHEREAS, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's General Plan, Subdivision Ordinance and the State Subdivision Map Act; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this Tentative Parcel Map subject to conditions; and

WHEREAS, a public notice was circulated to adjacent properties and published in the local newspaper as required by law and a public hearing was duly held on January 9, 2016; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315 consisting of minor land divisions; and

WHEREAS, the Planning Commission hereby adopts the following findings in support of approval of this Tentative Parcel Map:

1. The proposed design and improvements of the commercial parcels is consistent with the General Plan land use designation (General Commercial) and the CG zone ("General Commercial") for the subject property.

2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.

3. The design and improvement of the commercial parcels is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area.

4. The design and improvement of the commercial parcels are not likely to cause serious public health problems because adequate sewer and water systems will be provided to the project.

5. The design and improvement of the parcel map will not conflict with easements acquired by the public-at-large, for access through or use of property within the proposed parcel map because all such easements have been incorporated into the existing public streets.
WHEREAS, the Planning Commission, after considering all evidence presented, further finds that approval of the proposed Tentative Parcel Map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Kerman hereby recommends that the City Council approves Tentative Parcel Map No. 16-01, subject to the conditions of approval attached hereto as Exhibit 'A'. The foregoing resolution was introduced, passed, and adopted upon a motion of Commissioner __________________, second by Commissioner _________________, at a regular meeting of the Planning Commission held on the 9th of January, 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

____________________________
Robert Epperson, Chairman
Kerman Planning Commission

ATTTEST:

____________________________
Olivia Pimentel, Secretary
Kerman Planning Commission

Exhibits
Exhibit ‘A’
EXHIBIT ‘A’

Conditions of Approval

General Requirements

1. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as conditioned by the City Engineer.

2. Tentative Parcel Map is valid for two (2) years from the date of approval, unless otherwise extended by the Planning Commission pursuant to applicable city ordinance.

3. The filing of a Final Parcel Map must be in accordance with the checklist for final map per Section 16.36.010 of the Kerman Municipal Ordinance and consistent with the applicable provisions of the Subdivision Map Act.

4. Prior to the commencement of any work within the City of Kerman, the general contractor and all sub-contractors shall obtain a business license from the Planning and Development Services Department. For a business license application or for more information, contact Olivia Pimentel at (559) 846-6121.

5. Pursuant to Government Code Section 66474.9, the developer/applicant (including any agent thereof) shall indemnify, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claim, action, suit or proceedings against the City, or an agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attach, set aside, void, or annul, arising in connection with an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by vote of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant’s project is subject to that other governmental entity’s approval and a condition of such approval is that the City indemnify and defend such government entity. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentally thereof, or any of its officers, officials, employees or agents.

Fees

6. If applicable, the applicant shall be responsible to pay Fresno County Public Facilities Impact Fees in effect at the time a building permit is issued. For more information, contact Teresa Parks, Accountant, or Stephen Farmer, Accounting and Financial Division Chief, Auditor-Controller/Treasurer Tax Collector at (559) 488-2892.

7. If applicable, the applicant/developer owners shall pay all Department of Fish and Game fees and associated County filing fees if a Notice of Determination is filed (NOD).
Construction

8. If applicable, the applicant/developer shall comply with the City of Kerman Construction and Demolition Recycling Program. Contact Olivia Pimentel, Planning Technician, at (559) 846-6121 for more information.

9. If applicable, the applicant/developer shall use the City's franchise waste hauler for any roll-off waste bins used for the removal of construction debris. Contact Mid Valley Disposal at (559) 843-2467 for bin information and pricing.

10. If applicable, the applicant/developer shall be responsible for obtaining and complying with encroachment permits from the Building Division for any work performed within the street or alley right-of-ways. A performance bond in the amounts prescribed by the Building Official shall be submitted with the encroachment permit application. Contact Chris Kufis, Acting Building Official, at (559) 846-2301 for more information.

11. If applicable the applicant/developer shall be responsible for obtaining and complying with an encroachment permit from Caltrans for any work to be completed within the State Highway 180 right-of-way.

Engineering

12. A Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying shall be submitted to the City Engineer for review and approval. A Preliminary Title Report and closure calculations shall be submitted. The final parcel map shall conform to the requirements of the Subdivision Map Act and the Kerman Municipal Code.

END OF CONDITIONS