



**PLANNING COMMISSION OF THE CITY OF FOWLER
AGENDA
THURSDAY, DECEMBER 2, 2021
6:30 P.M.
CITY COUNCIL CHAMBER
128 SOUTH 5TH STREET
FOWLER, CA 93625**

In compliance with the Americans with Disabilities Act, if you need assistance or accommodations to access the City Council Chambers or participate in this meeting, please contact the planning secretary at (559) 834-3113 x118. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you may attend in person, you may appear by telephone as described below, or you may submit written comments via email to maguilar@ci.fowler.ca.us. Please include your name and reference the agenda item you are commenting on, if any. Written comments received that do not specify an agenda item will be marked for the public comment portion of the agenda. Emails received by 8:00 am on the date of the meeting will be provided to the Planning Commission at the meeting and made part of the record of proceedings but will not be read aloud.

Consistent with Government Code 54953 as amended by AB 361, and City Council Resolution No. 2522, this meeting may be accessed by members of the public or Planning Commission members via remote teleconference.

The telephone number listed below will provide access to the meeting via teleconference. Please note: when joining the teleconference you will be asked for your name which will be used to identify you during any public comment period.

**Telephone Number: 978-990-5175
Meeting ID: 494026#**

Persons accessing the meeting via teleconference will have an opportunity to provide comments at appropriate times during the meeting. To eliminate background noise or other interference from telephonic participation, it is requested that any person accessing the meeting via teleconference have their phone set on “mute” while on the teleconference except when offering comment during the meeting.

Any writing or document that is a public record and provided to a majority of the Planning Commission regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.fowlercivcity.org.

Resolutions and Ordinances - With respect to the approval of resolutions and ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Commissioner that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Planning Commission.

1. Meeting Called to Order
2. Roll Call
3. Public Presentation – (This portion of the meeting reserved for persons desiring to address the Commission on any matter not on this agenda. Presentations are limited to five minutes per person and no more than 15 minutes per topic).
4. APPROVE Minutes of the November 4, 2021, Planning Commission Meeting
5. PUBLIC HEARING to Consider Approval of Conditional Use Permit Application No. 21-03, filed by Rick Davila, to establish a recycling center use, at 2581 South Golden State Boulevard (APN 345-160-17).

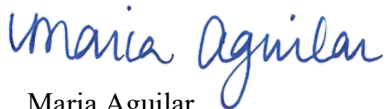
Consider approval of Resolution No. 672 a Resolution approving Conditional Use Permit Application No. 21-03 before the Planning Commission of the City of Fowler, County of Fresno, State of California.

Continued from November 4, 2021 meeting

6. Commissioner Reports and Comments
7. Adjournment

Next Resolution No.: 673

CERTIFICATION: I, Maria Aguilar, Planning Secretary for the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on, Monday, November 29, 2021.



Maria Aguilar
Planning Secretary

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF FOWLER
Thursday, November 4, 2021 Meeting

Chair Mellon called the meeting to order at 6:33 p.m. Roll call was taken.

Commissioners Present: Chair Mellon, Vice Chair Kandarian, Prado, Rodriguez

Commissioners Absent: Hammer

City Staff Present: Community Development Director Gaffery, City Attorney Carlson, City Planner Marple, City Engineer Peters, Planning Secretary Aguilar

AGENDA ITEM NO. 4

APPROVE Minutes of the October 7, 2021 Meeting

Vice Chair Kandarian made a motion to approve the minutes from the October 7, 2021, meeting. Commissioner Prado seconded the motion. Motion carried by roll call vote: Ayes: Mellon, Kandarian, Prado, Rodriguez.

AGENDA ITEM NO. 5

PUBLIC HEARING to Consider Adoption of the Fresno County SB 743 Implementation Regional Guidelines.

Ms. Marple explained the history and methodology of the Vehicle Miles Traveled (VMT) guidelines and their impact on the City of Fowler as they relate to development projects within the City. Staff recommended adopting Fresno COG thresholds as presented in Fresno County SB 743 Implementation Regional Guidelines.

Commissioners asked questions and Ms. Marple clarified that the guidelines took effect July 1, 2020 but had not been previously adopted as The City has not yet encountered a project within the scope of the guidelines.

Commissioner Kandarian made a motion to adopt Resolution 667, a Resolution recommending the City Council of the City of Fowler adopt the Fresno County SB 743 Implementation Regional Guidelines. Commissioner Rodriguez seconded the motion. Motion carried by a roll call vote: Ayes: Mellon, Kandarian, Prado, Rodriguez.

AGENDA ITEM NO. 6

PUBLIC HEARING to consider Planning Case No. 21-0015, a Tentative Subdivision Map (TSM), Prezone, Annexation, and adoption of a Mitigated Negative Declaration, submitted by Sunshine Raisin Corporation for approximately 29.04 acres on the east side of South Armstrong Avenue between East Adams and East Hogan Avenues.

Due to the proximity of the proposed map to his residence, Commissioner Kandarian recused himself from this portion of the meeting.

Ms. Marple stated the site is designated by The General Plan land use designation for Low Density Residential and would need to be annexed into the City Limits. The applicant is proposing to subdivide the property into 74 lots and to Prezone the property as R 1-10.

The applicant as well as their engineer were present to answer questions and provide clarifications. Based on the engineer's feedback, clarifications of conditions of approval were noted.

Four residents from adjacent neighborhoods provided testimony including concerns and suggestions to the Planning Commission regarding the map.

Commissioners voiced concerns there was not a proposed builder attached to the project at this time. City Attorney Carlson clarified the item before the Commission is approval of the map and once the builder is selected by the developer, their proposal of homes to be built would be reviewed by the Design Review Committee for feedback and compliance with City standards. City Planner Marple further clarified that pursuant to the Map Act, an approval cannot be withheld based on who the builder will be or not having a builder. To deny the map would require specific findings as a basis of denial. Commissioners provided feedback on the map and the revised conditions of approval were noted.

Commissioner Rodriguez made a motion to adopt Resolution No. 668, a Resolution recommending City Council adopt a Mitigated Negative Declaration for Tentative Tract Map No. 21-0015. Commissioner Prado seconded the motion. Motion carried by a roll call vote: Ayes: Mellon, Prado, Rodriguez.

Commissioner Rodriguez made a motion to adopt Resolution No. 669, a Resolution recommending approval of Zoning Ordinance Amendment (Prezone) No. 21-0015. Commissioner Prado seconded the motion. Motion carried by a roll call vote: Ayes: Mellon, Prado, Rodriguez.

Commissioner Rodriguez made a motion to adopt Resolution No. 670, a Resolution recommending approval of Tentative Track Map No. 21-0015, with the amended conditions. Commissioner Prado seconded the motion. Motion carried by a roll call vote: Ayes: Mellon, Prado, Rodriguez.

AGENDA ITEM NO 7

PUBLIC HEARING to Consider Conditional Use Permit Application No. 21-04, filed by Richard Wadda, to establish an alcohol-serving use at 127 South 6th Street (APN: 343-172-08T).

Ms. Marple provided an overview of the proposed use for the project and indicated the item was reviewed for code compliance and conditions were given as listed in the resolution. The applicant proposes to use the property as a family-friendly taproom serving beer and wine.

Applicant, Richard Wadda was present to answer questions from the commissioners. Modifications to conditions were noted related to food trucks on the site.

Commissioner Rodriguez made a motion to adopt resolution 671, a Resolution approving Conditional Use Permit Application No. 21-04. Commissioner Kandarian seconded the motion. Motion carried by a roll call vote: Ayes: Mellon, Kandarian, Prado, Rodriguez.

AGENDA ITEM NO 8

PUBLIC HEARING to Consider Approval of Conditional Use Permit Application No. 21-03, filed by Rick Davila, to establish a recycling center use, at 2581 South Golden State Boulevard (APN: 345-160-17).

Ms. Marple provided an overview of the proposed use for the project, indicated the item was reviewed per Planning Commission guidelines and conditions were given as listed in the resolution. Ms. Marple specified there was a denial for a similar project at another address. Ms. Marple stated that Fowler does not currently have a Cal-Recycle registered CRV facility.

Commissioners asked questions and shared concerns with the proposed use. The applicant was not present to answer questions.

One resident from the neighboring property shared concerns.

A motion to continue this item to the next Planning Commission meeting on December 2, 2021 was made by Chair Mellon and seconded by Commissioner Kandarian. Motion carried by a roll call vote: Ayes: Mellon, Kandarian, Prado, Rodriguez.

AGENDA ITEM NO 9

Commissioner Reports and Comments

Commissioner Prado requested clarification for naming of roads discussed at Planning Commission Meeting October 7, 2021. Community Development Director Gaffery provided a brief explanation of the proposed ordinance.

Community Development Director Gaffery provided staff communications regarding questions from the October 7, 2021 meeting. Director Gaffery also informed Commissioners a Building Official has been hired and will be introduced at a future Commission meeting.

City Planner Marple noted the preparation of the City's General plan is underway and as part of that process, a public EIR Scoping Meeting is to be held November 18, 2021 from 5:30pm-7:00pm in Council Chambers and will be added to Commissioner's calendars should they wish to attend.

AGENDA ITEM No. 10

Adjournment

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF FOWLER

November 4, 2021, Meeting

Page 4 of 4

Commissioner Prado made a motion to adjourn. Chair Mellon seconded the motion. Motion carried by a voice vote and meeting was adjourned at 8:48 PM.



FOWLER PLANNING COMMISSION

ITEM NO: 5

REPORT TO THE PLANNING COMMISSION

November 4, 2021

FROM: Dawn E. Marple, City Planner

SUBJECT

Public Hearing to Consider Approval of Conditional Use Permit Application No. 21-03, filed by Rick Davila, to establish a recycling center use, at 2581 South Golden State Boulevard (APN: 345-160-17).

RECOMMENDATION

Staff recommend the Planning Commission approve Resolution No. 672 to approve Conditional Use Permit (CUP) Application No. 21-03, subject to the conditions of approval, and make a finding of a Categorical Exemption pursuant to CEQA Guidelines Section 15301.

The decision of the Planning Commission is final unless appealed to the City Council. The Planning Commission is empowered to grant or deny applications for CUPs and to impose reasonable conditions upon granting approval.

BACKGROUND

The subject parcel is zoned M-2 (Heavy Industrial) and is planned for Heavy Industrial land uses by the City of Fowler General Plan. The site is approximately 0.47 acres and is located at the Fowler Industrial Park on the south side of East Parlier Avenue east of Golden State Boulevard (APN 345-160-17). Recycling uses are allowed in this zoning district, subject to a Conditional Use Permit in accordance with Section 9-5.21.14 of the Fowler Zoning Ordinance.

Figure 1 depicts the aerial photo of the site; Figure 2 is the zoning map and Figure 3 is the general plan map. The site is immediately surrounded by General Commercial districts.

Fowler Municipal Code Section 9-5.21.14 grants the City Council the authority to adopt, by resolution, specific criteria and guidelines for review of applications for recycling facilities. Staff has not found nor is staff aware of any adopted criteria or guidelines. Nevertheless, the Planning Commission is empowered to grant or deny applications for use permits and to impose reasonable conditions upon the granting of use permits, subject to appeal to the Council.

According to the California Department of Resources Recycling and Recovery (CalRecycle), there are no registered public CRV recycling locations in Fowler. The nearest facility is Salinas Recycling in

Selma. Recyclables in the city are typically picked up in curbside totes and recycling enclosures by the city's solid waste franchise, Waste Management.

Staff conducted research of area cities with regards to the reasoning for the adoption of their regulations regarding recycling facilities, and have generally noted a concern for aesthetic-related issues that occur when the use is not in operation. Given the property's proximity to Golden State Boulevard, a street whose image is desired to be improved, the following conditions of approval are proposed in order to maintain a high level of community and design in support of Fowler General Plan Goal 2-5:

1. The use shall not be visible from adjacent rights-of-way or properties, and screened by at minimum a six-foot tall slatted chain-link fence.
2. Recycling Containers shall be located outside of all required setbacks.
3. All Recycling Containers shall be kept secure from unauthorized entry to prevent scavenging and theft of Recyclable Materials. The use shall be gated and locked outside all business hours.
4. At the end of each business day, all recycled goods shall be placed or stored in Recycling Containers.
5. Lightweight materials shall be immediately placed into Recycling Containers when they are dropped off.
6. All Recycling Containers shall be durable, waterproof, rustproof, of incombustible construction, and of sufficient capacity to accommodate the materials collected.
7. At least one (1) trash receptacle, of a minimum one (1) cubic yard in volume, shall be provided.
8. The area for collection of Recyclable Materials, and all driveways, parking areas, storage areas, and loading zones shall be paved and maintained in good condition.
9. The Operator shall not permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which the Operator has control.
10. The site shall be kept free, at all times, of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
11. The Recycling Containers shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling container must clearly indicate the type of material to be deposited. All commercial messages associated with the use shall submit a Sign Review permit, pursuant to Article 22 of the Fowler Zoning Ordinance.

In order to ensure no adverse effects occur and to protect the public health, safety, and general welfare, with regards to noise that could impact adjacent and nearby properties, staff recommend the conditions be placed on the Conditional Use Permit:

12. Operating hours shall be limited to Monday through Saturday, between 7:00 am and 8:00 pm, not to exceed eight (8) hours per day.
13. Total allowed recycling center area shall not exceed 500 square feet, and the recycling container volume shall not exceed that of two (2) 20-foot long shipping containers.
14. Three (3) parking spaces shall be required for the proposed use. Lighting for required parking stalls shall be building-attached and shall be lit to a foot-candle coverage between 0.5 and 1.5. Parking stalls shall be closed during non-business hours.
15. Recyclable Materials accepted for collection shall be limited to glass, plastic, paper, and aluminum.

16. In addition to the conditions above, the applicant shall obtain and comply with the Cal Recycle requirements and permits for the proposed use.
17. Power-driven processing equipment is not permitted.

The Police Chief reviewed the proposal and requested that the following conditions be imposed upon the Conditional Use Permit:

18. Security camera(s) shall be placed at locations and be of sufficient quality to identify customers. Surveillance video shall be recorded on a minimum 7-day loop. Access to such video shall be provided to Fowler PD within twenty-four (24) hours of request to aid in any criminal investigation.
19. Operator shall collect the license plate information of all vehicles driven to property.

Previous Actions

The Planning Commission on July 1, 2021 denied Conditional Use Permit No. 21-02 which proposed a recycling center at 600 North 8th Street, for reasons that the use, based on its relation to surrounding streets, would cause traffic safety issues. The existing Fowler Industrial Park, and its abutting street, sees vehicular traffic that is consistent with traffic that would be generated by this project.

FINDINGS

The zoning ordinance requires the Planning Commission to make the following findings for approval of a CUP:

1. ***The site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance.***

Conditional Use Permit Application No. 21-03 proposes to place recycling containers on the site. The proposed site plan, depicted as Figure 4, has a sufficient amount of space for these containers, and thus the site would be adequate in size and shape to accommodate the proposed operation, and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance. The use would not preclude other uses from occupying the site.

2. ***The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.***

The use would generate a minimal amount of traffic. The property's Parlier Avenue frontage is adequate in width to handle the proposed operational changes.

3. ***The proposed use will have no adverse effect upon abutting property or the use thereof.***

Operation of Conditional Use Permit Application No. 21-03, subject to compliance with the proposed conditions, will ensure that the proposed use has no adverse effects upon abutting properties or the uses thereof. The proposed use would be approximately 150 feet from the nearest residence.

4. ***The conditions established by the Planning Commission and stated in the Resolution for***

the Conditional Use Permit are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval will serve to accommodate the proposed uses while protecting the health, safety, and welfare of the public. Conditions of approval are based upon standards contained within the Fowler General Plan and the Fowler Zoning Ordinance. Further, the proposed conditions of approval will serve to implement the goals and objectives of the General Plan, which itself is intended to provide for logical and orderly development of the City in a manner that is beneficial to its residents.

ENVIRONMENTAL FINDINGS

The City, as the Lead Agency under the California Environmental Quality Act (CEQA) determined that the proposed project is categorically exempt from CEQA through a Class 1 Existing Facilities exemption, as the project proposes to store recycling containers in a similar fashion to heavy duty vehicles being parked on site.

Attachments:

- Figure 1 – Aerial Photo
- Figure 2 – Zoning Map
- Figure 3 – General Plan Land Use Map
- Figure 4 –Site Plan
- Planning Commission Resolution No. 672
- Attachment A - Conditions of Approval

Figure 1 – Aerial Photo

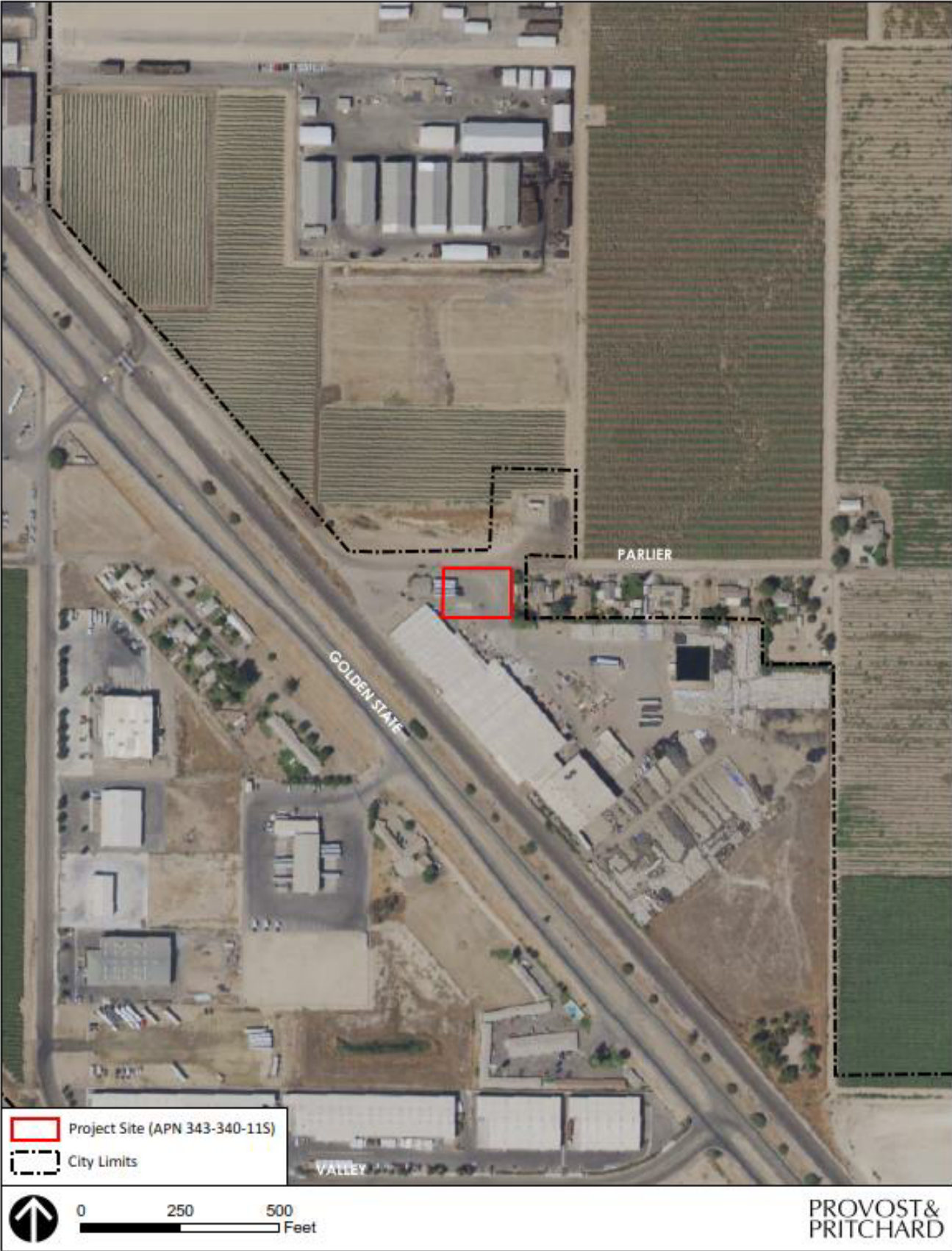


Figure 2 – Zoning Map

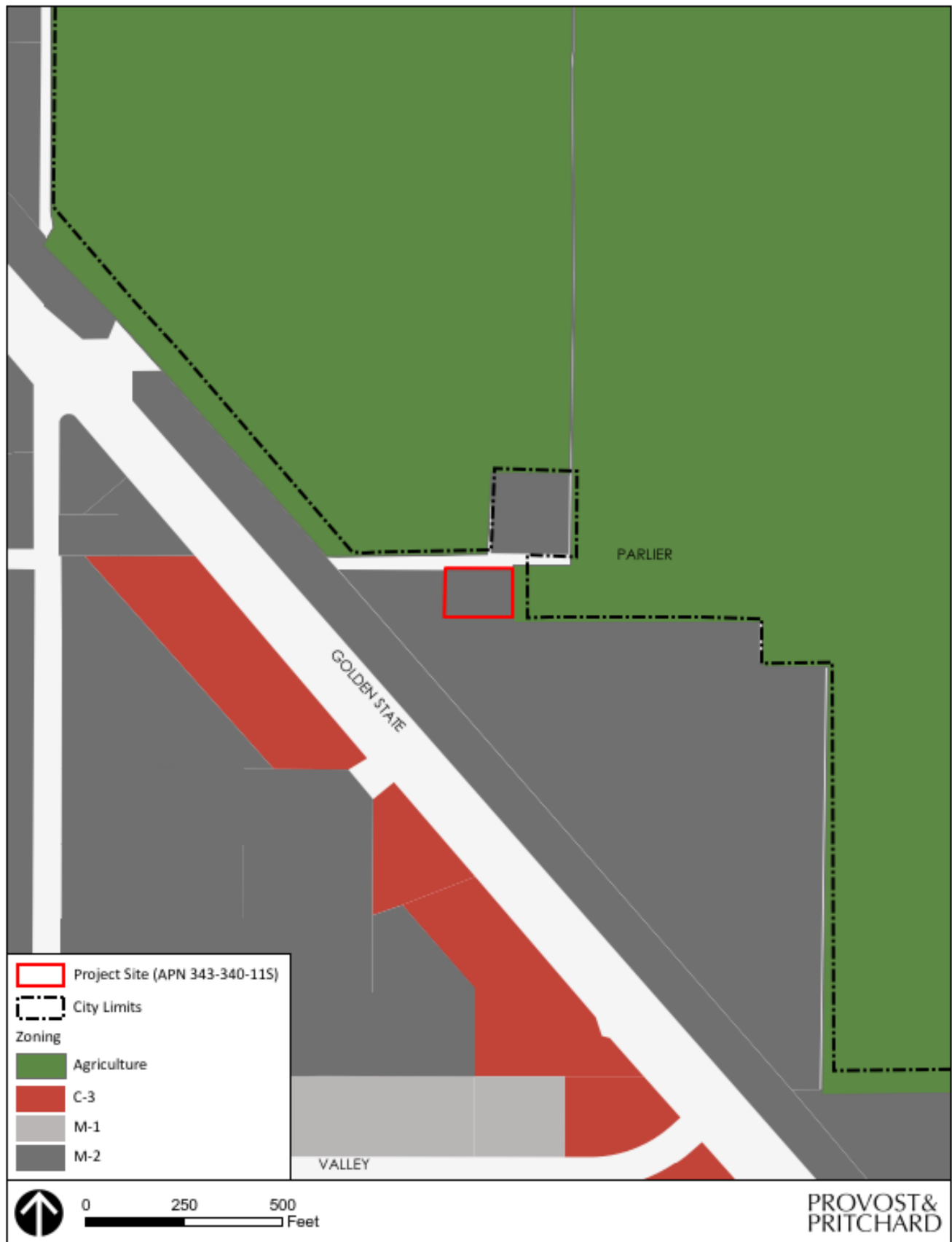


Figure 3 – General Plan Land Use Map

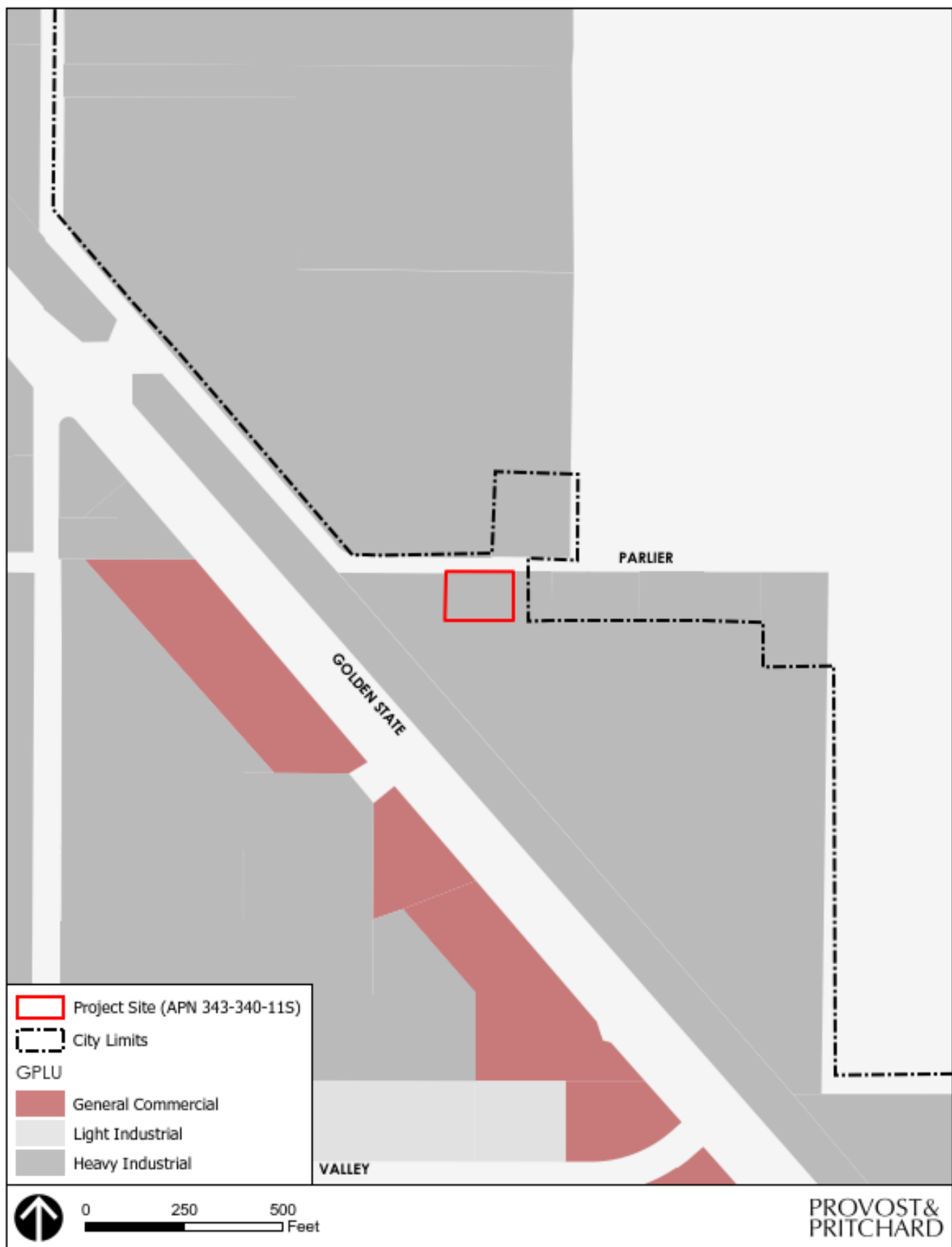
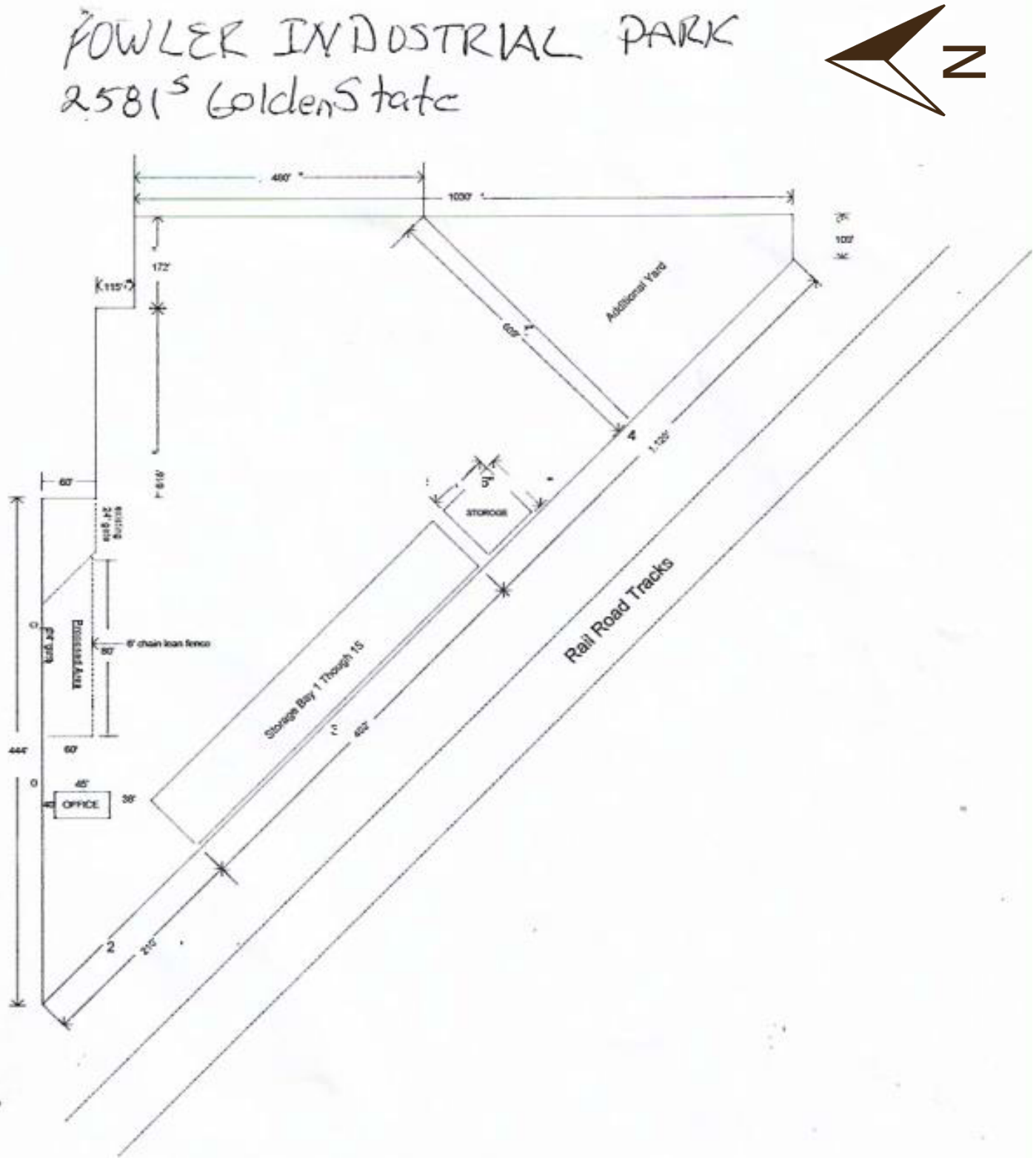


Figure 4 –Site Plan



A.

RESOLUTION NO. 672
RESOLUTION BEFORE THE PLANNING COMMISSION
OF THE CITY OF FOWLER
COUNTY OF FRESNO, STATE OF CALIFORNIA

RESOLUTION APPROVING
CONDITIONAL USE PERMIT APPLICATION NO. 21-03

WHEREAS, an application for Conditional Use Permit 21-03 has been received to allow the establishment of a recycling center ("Project") in a M-2 (Heavy Industrial) zone district, on an approximately 0.47-acre parcel (APN: 345-160-17) at 2581 South Golden State Boulevard, located on the south side of East Parlier Avenue east of South Golden State Boulevard ("Site"); and

WHEREAS, the subject application was deemed complete by the Fowler Planning Department and has been reviewed for compliance with the Fowler Zoning Ordinance; and

WHEREAS, the Project requires approval of a Conditional Use Permit in accordance with Article 25 of the Fowler Zoning Ordinance; and

WHEREAS, the City has determined that the Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Existing Facilities, and that no additional environmental analysis is required; and

WHEREAS, a public hearing notice was duly published informing the public that the Categorical Exemption and Project would be considered for approval at a Planning Commission meeting held on November 4, 2021 at 6:30 p.m.; and

WHEREAS, the Planning Commission reviewed the proposed Conditional Use Permit and considered the staff report, categorical exemption, and all evidence presented at the Planning Commission duly noticed public hearing on November 4, 2021, including oral and written public testimony on the Project and the Categorical Exemption.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fowler, based upon the entire record of proceedings, makes the following findings with regard to the Conditional Use Permit 21-02 for the Project:

1. Conditional Use Permit No. 21-03 for the Project is approved, subject to the conditions contained in Attachment "A."
2. The Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Existing Facilities, and that no additional environmental analysis is required.
3. The Site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance.

4. The Site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. No significant effects on the surrounding street system are anticipated.
5. The proposed use will not have any adverse effect upon abutting property or the use thereof.
6. The conditions established by the Planning Commission and attached to this Resolution for Conditional Use Permit 21-03 are deemed necessary to protect the public health, safety and general welfare.

Chairman of the Planning Commission

Attest:

Secretary of the Planning Commission

I, Maria Aguilar, Secretary of the Planning Commission, do hereby certify that the foregoing resolution was adopted at a meeting of the Planning Commission of the City of Fowler, on the motion of Commissioner _____ and second by Commissioner _____ on the 4th day of November, 2021 by the following vote:

AYES: Commissioners: _____

NAYS: Commissioners: _____

ABSTAIN: Commissioners: _____

ABSENT: Commissioners: _____

Attachment A - Conditions of Approval

1. The use shall not be visible from adjacent rights-of-way or properties, and screened by at minimum a six-foot tall slatted chain-link fence.
2. Operating hours shall be limited to Monday through Saturday, between the hours of 7:00 am and 8:00 pm, not to exceed eight (8) hours per day.
3. Total allowed recycling center area shall not exceed 500 square feet.
4. Three (3) parking spaces shall be required for the proposed use. Lighting for required parking stalls shall be building-attached and shall be lit to a foot-candle coverage between 0.5 and 1.5. Parking stalls shall be closed during non-business hours.
5. Recyclable Materials accepted for collection shall be limited to glass, plastic, paper, and aluminum.
6. Recycling Containers shall be located in compliance with all required setbacks.
7. All Recycling Containers shall be kept secure from unauthorized entry to prevent scavenging and theft of Recyclable Materials. The use shall be gated and locked outside all business hours.
8. At the end of each business day, all recycled goods shall be placed or stored in Recycling Containers.
9. Lightweight materials shall be immediately placed into Recycling Containers when they are dropped off.
10. All Recycling Containers shall be durable, waterproof, rustproof, of incombustible construction, and of sufficient capacity to accommodate the materials collected.
11. The Recycling Containers shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling container must clearly indicate the type of material to be deposited. All commercial messages associated with the use shall submit a Sign Review permit, pursuant to Article 22 of the Fowler Zoning Ordinance.
12. At least one (1) trash receptacle, of a minimum one (1) cubic yard in volume, shall be provided.
13. The area for collection of Recyclable Materials, and all driveways, parking areas, storage areas, and loading zones shall be paved and maintained in good condition.
14. The Operator shall not permit loitering, camping, public begging, consumption of alcoholic beverages, use of illegal narcotics, or any other criminal activity on any premises over which the Operator has control.
15. The site shall be kept free, at all times, of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.
16. Power-driven processing equipment is not permitted.
17. Security camera(s) shall be placed at locations and be of sufficient quality to identify customers. Surveillance video shall be recorded on a minimum 7-day loop. Access to such video shall be provided to Fowler PD within twenty-four (24) hours of request to aid in any criminal investigation.
18. Operator shall collect the license plate information of all vehicles driven to property.
19. Comply with the property development standards of the M-2 (Heavy Industrial) zone district.
20. All businesses and processes shall be conducted within a completely enclosed structure, except for off-street parking and loading areas, service stations, outdoor dining areas, nurseries, garden shops, signs, Christmas tree sales lots, bus depots, and transit stations, public utility stations, and car sales. For the purposes of this Conditional Use Permit, recyclables once received and stored in Recycling Containers shall meet this requirement.
21. No use shall be permitted and no process, equipment or materials shall be used that are found by the City to be objectionable to persons living or working in the vicinity be reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.
22. In addition to the conditions above, the applicant shall obtain and comply with the Cal Recycle requirements and permits for the proposed use.

General:

23. All proposals of the applicant shall be conditions of approval, except as further modified below, and subject to modifications to conform to applicable City Standards.
24. Applicant shall provide on-site security lighting.
25. Applicant shall utilize existing trash collection containers or trash enclosures contained within the industrial

park.

26. The applicant shall pay all fees as required by existing ordinances and schedules. The fees to be paid shall be those in effect at the time of payment.

Parking & Circulation:

27. Operations shall be arranged such that no vehicle queues extend onto Parlier Avenue.
28. Applicant shall pay to the Fresno Council of Governments the Regional Traffic Mitigation Fee.

Grading and Drainage:

29. Storm water and other drainage shall be directed into the on-site drainage facility and shall not be directed onto Parlier Avenue.

Water:

30. Any proposed water services shall include water meters and appropriate backflow devices as required by City ordinances and standards.

Sewer:

31. Any proposed sewer connection shall be coordinated with SKF Sanitation District.

Utilities:

32. All new electric, cable TV, telephone, internet, etc. services shall be provided in accordance with the City of Fowler Undergrounding Policy.