

LEMOORE PLANNING COMMISSION
Special Meeting
AGENDA
Lemoore Council Chamber
429 'C' Street

October 4, 2021
7:00 p.m.

Public in attendance are encouraged to wear a mask and maintain appropriate physical distancing.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT – This time is reserved for members of the audience to comment on subject matters that are not on the Agenda, but are within the jurisdiction of the Lemoore Planning Commission. Speakers are asked to limit their comments to three (3) minutes per person. The Commission is prohibited by law from taking any action on matters that are not on the Agenda. Any handouts for the Commission shall be provided to the Planning Commission Secretary for distribution to the Commission and appropriate staff.
4. APPROVAL OF MINUTES – Regular Meeting, September 13, 2021
5. PUBLIC HEARING – Major Site Plan Review No. 2021-05: a request by Hold My Beer, LLC (Daniel Kinney) for approval of the construction of two industrial buildings. The first phase proposes approximately 26,000 sq. ft. dedicated to a bottling plant, office and storage space to develop, bottle, store and distribute a cannabis infused beverage. The second phase proposes approximately 23,300 sq. ft. for 6 tenant occupied suites, each with a storefront and adjoining storage areas. The 3.03 acre site, zoned for Light Industrial Use (ML), is located at 1156 Commerce Way on the northeast corner of Commerce Avenue and Enterprise Drive, (APN 024-051-017).
6. DISCUSSION – Initial Discussion of New Planning and Housing Laws: SB 8, SB 9, SB 10 – Steve Brandt
7. DIRECTOR'S REPORT – Nathan Olson
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, October 11, 2021

Agendas for all regular Planning Commission meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744 at least four (4) business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Special Meeting of Monday, October 4, 2021 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on October 1, 2021.

//s//

Kristie Baley, Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
September 13, 2021**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:01 PM.

Vice-Chair: Michael Dey

Commissioners: Joey Brewer, Bob Clement, Ray Etchegoin, Greg Franklin

Absent: Ron Meade, Thomas Nix

City Staff and Contract Employees Present: City Manager Nathan Olson, City Planner Steve Brandt (QK), City Attorney Wesley Carlson (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

Brian Castadio, business owner Gary V. Burrows at 1600 Enterprise Drive, Lemoore, CA stated that too much of one thing is not good.

ITEM NO. 4 Approval – Minutes – Regular Meeting, August 9, 2021

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to approve the Minutes of the Planning Commission Regular Meeting of August 9, 2021.

Ayes: Etchegoin, Franklin, Brewer, Clement, Dey

Absent: Meade, Nix

ITEM NO. 5 Public Hearing – Conditional Use Permit No. 2021-03, Finding of Public Convenience or Necessity: a request by Beal Properties (Johnny Quik) to allow for the off-site sale of alcoholic beverages at 10 N. Belle Haven Drive in the City of Lemoore (APN 023-470-012 portion)..

City Planner Brandt presented the staff report and answered questions.

City Attorney clarified the meaning of the term “Public Convenience or Necessity”.

The Public Hearing opened at 7:12 p.m.

Trever Beal, representative for Beal Properties described the location as an “economic engine” that will offer more than just convenience items and fuel. The project will be branded as a “Day and Night Market” that feels more like a café or restaurant style business and will include a “Rare Earth Coffee” shop with drive through. He stated that the site will collectively employ 20

to 30 eager and passionate employees who will have the opportunity to be guided on a course to career development within the company.

There were no other comments from the public.

The Public Hearing closed at 7:17 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to adopt Resolution No. 2021-13, approving Conditional Use Permit No. 2021-03 in accordance the findings and conditions in the resolution.

Ayes: Etchegoin, Franklin, Brewer, Clement, Dey

Absent: Meade, Nix

ITEM NO. 6 Report and Recommendation – a request by Daley Homes to extend approval of Tentative Subdivision Map No. 2018-01 (Tract 793) and accompanying entitlements for one year. This project proposes to divide 17.87 acres into 30 single-family lots, 12 multi-family lots and a remainder located at the northeast corner of Highway 198 and Highway 41 in the City of Lemoore (APN 023-320-005).

City Planner Brandt presented the staff report and answered questions.

There were no comments from the public.

Motion by Commissioner Clement, seconded by Commissioner Franklin, to adopt Resolution No. 2021-14, approving a one year time extension of Tentative Subdivision Map No. 2018-01 (Tract 793) and accompanying Planning entitlements, in accordance the findings and conditions in the resolution.

Ayes: Clement, Franklin, Brewer, Etchegoin, Dey

Absent: Meade, Nix

ITEM NO. 7 Public Hearing – Revisions to Major Site Plan Review No. 2020-03 (Amendment No. 1): a request by Base Camp Cannabis Company for a revision to approved major site plan review for a seed to sale cannabis campus at Venture Place, west of Commerce Way, north of Enterprise Drive, east of SR 41, and south of SR 198 in the City of Lemoore (APNs 024-400-002 through 024-400-009).

City Planner Brandt presented the staff report and answered questions.

The Public Hearing opened at 7:26 p.m.

Brian Castadio, business owner Gary V. Burrows at 1600 Enterprise Drive, Lemoore, CA stated that 700+ feet of existing chain link belongs to the Gary V. Burrows property and that the request for chain link is appropriate for the area. He stated that he does not oppose the fence request, but expressed concerns about operating the business prior to completion of occupancy requirements. He also expressed concerns about smells emitted from cannabis businesses.

Jay Kelly, representative for Base Camp Cannabis Co. stated that the project meets all City requirements and State law for Cannabis operations. He stated that this project is required to be self-contained and does not emit noxious odors. He explained that the air is filtered into the building and filtered again prior to exiting the building, per State and local requirements.

There were no other comments from the public.

The Public Hearing closed at 7:37 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Etchegoin, to adopt Resolution No. 2021-15, approving Revisions to Major Site Plan Review No. 2020-03 (Amendment No. 1) in accordance the findings and conditions in the resolution.

Ayes: Franklin, Etchegoin, Brewer, Clement, Dey

Absent: Meade, Nix

ITEM NO. 8 Public Hearing – Major Site Plan Review No. 2021-06: a request by Master Storage 365 (Richard Torosian) to expand the existing ministorage facility. The site is 3.67 acres and is located at the southeast corner of Iona and Commerce Way (APNs 024-051-012 and 024-051-013).

City Planner Brandt presented the staff report and answered questions.

The Public Hearing opened at 7:44 p.m.

Richard Torosian, owner Master Storage provided information regarding the operation of the business and explained why Master Storage chose to keep two separate parcels. Handouts were provided to Commissioners. He explained why the request was made to remove the northern access gate denied in the conditions of approval.

There were no other comments from the public.

The Public Hearing closed at 7:47 p.m.

Motion by Commissioner Clement, seconded by Commissioner Franklin, to adopt Resolution No. 2021-16, approving Major Site Plan Review No. 2021-06 in accordance the findings and conditions in the resolution.

Ayes: Clement, Franklin, Brewer, Etchegoin, Dey

Absent: Meade, Nix

ITEM NO. 9 Public Hearing – FINDING OF CONSISTANCY AND PREZONING – General Plan Amendment No. 2021-02, Prezoning No. 2021-02, Annexation No. 2021-02 (Casaca) and Sphere of Influence Amendment: a request by People's Properties, LLC (Frank Kavanaugh, agent) to amend the General Plan to designate an undesignated site containing approximately 222 acres with a land use designation of Agricultural, prezone the site Agricultural (AG), and find that the annexation to the City of Lemoore and Sphere of Influence Amendment are consistent with the General Plan. The site is located on the southeast corner of 19th and Idaho

Avenues (APNs 024-080-065, 024-080-043, 024-080-042, 024-080-041, 024-080- 40, 024-080-039, 024-080-064, 024-080-063.

City Planner Brandt presented the staff report and answered questions.

The Public Hearing opened at 7:57 p.m.

Brian Castadio, business owner Gary V. Burrows at 1600 Enterprise Drive, Lemoore, CA expressed concerns regarding noxious odors emitted from cannabis operations and the City's dependency on this type of use.

There were no other comments from the public.

The Public Hearing closed at 8:02 p.m.

Motion by Commissioner Franklin to adopt Resolution No. 2021-17 recommending approval of General Plan Amendment No. 2021-02, Rezoning No. 2021-02, Annexation No. 2021-02 (Casaca) and Sphere of Influence Amendment.

There was not a second to the motion and the motion was declared dead.

City Attorney Carlson explained the Commission's options and recommended that Commissioners entertain a motion to oppose the proposal if they cannot come to an agreement to recommend it. He also explained that if the motion to oppose the proposal passes, the Commission will want to make findings in support of the recommendation to oppose the proposal.

City Manager Olson stated that the City passed an ordinance several years ago to allow cannabis operations within the City limits and that over 20 million dollars has been invested into the community already. He stated that there is more to come and that the City has been strategically locating cannabis operations in areas that will not negatively affect the surrounding area, such as this project which is proposed to be located south of the waste water plant. He also noted that there are only about 9 non-consecutive weeks annually, during the harvesting of outdoor crops, that odors might be noticeable.

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer recommending opposition of Resolution No. 2021-17 recommending approval of General Plan Amendment No. 2021-02, Rezoning No. 2021-02, Annexation No. 2021-02 (Casaca) and Sphere of Influence Amendment.

Ayes: Etchegoin, Brewer, Clement

No's: Franklin, Dey

Absent: Meade, Nix

Brandt explained that the project will be presented to the City Council on October 5th with the Planning Commission's recommendation in opposition of the proposal.

The Commission did not present findings in support of the opposition.

ITEM NO. 10 Director's Report

Olson updated Commissioners of Planning staff changes.

ITEM NO. 11 Commissioner's Reports and Requests for Information

There were no reports or requests for information.

ITEM NO. 12 Adjournment

The meeting adjourned at 8:14 P.M.

Full Audio is accessible from the City website at:

<https://lemoore.com/communitydevelopment/planning-commission/>

Approved the 4th day of October, 2021.

APPROVED:

Ron Meade, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: September 28, 2021 **Meeting Date:** October 4, 2021
Subject: **Major Site Plan Review No. 2021-05.** A request by Hold My Beer, LLC (Daniel Kinney) for major site plan review approval of the construction of two industrial buildings for a bottling plant and warehouse space on approximately 3 acres located at 1156 Commerce Way on the northeast corner of Commerce Way and Enterprise Drive (APN 024-051-017).

Proposed Motion:

Move to adopt Resolution No. 2021-18, approving Major Site Plan No. 2021-05 in accordance with the findings and conditions in the Resolution.

Project Proposal:

The applicant is proposing a two-phase development on a site that consists of 3.03 acres of undeveloped land at the northeast corner of Commerce Way and Enterprise Drive. The site is zoned Light Industrial (ML) and has a land use designation of Light Industrial. Phase I would consist of a 26,046-square foot building for a bottling plant, office, and storage space. Phase II would be the development of a second building of 23,360 square feet comprised of six suites, each with a storefront and adjoining storage areas facing onto the rear parking area.

The intent of the operation is to develop, bottle, store, and distribute a cannabis infused beverage. Because this is a cannabis manufacturing use, it requires approval of a project development agreement by the City Council.

Applicant	Hold My Beer, LLC (Dan Kinney)
Location	Northeast corner of Commerce Way and Enterprise Drive
Existing Land Use	Vacant

APN(s)	024-051-017
Total Building Size	Phase I – 26,046 sf, Phase II – 23,360 sf
Zoning	Light Industrial (ML)
General Plan	Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	vacant	ML	Light Industrial
South	food manufacturing	ML	Light Industrial
East	food manufacturing	ML	Light Industrial
West	industrial/service commercial buildings	ML	Light Industrial

Previous Relevant Actions:

On July 6, 2021, the Lemoore City Council approved a project development agreement and cannabis regulatory permit for the future business to be located on the site.

Zoning/General Plan:

The site is designated Light Industrial and zoned ML. The proposed uses are allowed in this zone. The project is being brought to the Planning Commission for approval of the site plan.

Access and Right of Way:

The Phase 1 building fronts onto Enterprise Drive with two ingress/egress points that line up with the two loading docks on that side of the building. The front of the building is actually on Commerce Way and has an additional two ingress/egress points onto the site. The site development for Phase 1 contains adequate sidewalks, paths-of-travel, access, and parking.

Parking / On-site Circulation:

Main access to on-site parking and circulation would be from entrances on Enterprise Drive and Commerce Way. There is no on-street parking available on either of these streets. Designated ADA parking spaces are located at the front of each of the building main entrances.

Operations:

The intent of the operation is to develop, bottle, store and distribute cannabis infused beverages.

Signage:

No new signage would be required to meet the City Zoning Ordinance. The project would allow building signage or a monument sign at an entry location on Commerce Way per the standards in the Ordinance.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 Infill Exemption.

Recommended Approval Findings:

City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Major Site Plan Review No. 2021-05:

1. The site shall be developed consistent with the submitted site plan, applicable development standards found in the City of Lemoore Zoning Ordinance and the City's standard improvement plans, and the major site plan review comments.
2. Deviations from the approvals shall first require approval of an amendment to this Major Site Plan Review.

3. All signs shall require a sign permit separate from the building permit.
4. The time limits and potential extensions and expiration of this Major Site Plan Review are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Vicinity Map
Draft Resolution
Site Plan and Elevations dated 9/7/2021
Site Plan Review Comments dated October 4, 2021
CEQA Class 32 Findings

Vicinity Map
MSPR NO. 2021-05



RESOLUTION NO. 2021-18

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2021-05, TO ALLOW THE DEVELOPMENT OF A
COMMERCIAL CANNABIS MANUFACTURING FACILITY, BOTTLING PLANT, WAREHOUSE AND
OFFICE SPACE AT A PROPERTY LOCATED AT THE NORTHEAST CORNER OF COMMERCE WAY
AND ENTERPRISE DRIVE (APN 024-051-017), IN THE CITY OF LEMOORE**

At a Special Meeting of the Planning Commission of the City of Lemoore duly called and held on October 4, 2021, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Dan Kinney, representing Hold My Beer, LLC, has requested site plan review approval to allow the development of a commercial cannabis manufacturing facility, bottling plant and warehouse space on a property located at the northeast corner of Commerce Way and Enterprise Drive, in the City of Lemoore; and

WHEREAS, the proposed site is 3.03 acres, with the Phase I building approximately 26,046 square feet, Phase 2 at 23,360 square feet; and

WHEREAS, the proposed site is zoned Light Industrial (ML); and

WHEREAS, the project has been determined to be Categorically Exempt for CEQA based on the Categorical Exemption Section 15332, Infill Exemption; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at a October 4, 2021, Regular Meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed project, based on facts detailed in the October 4, 2021, staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing:

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Major Site Plan Review No. 2021-05, subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan, applicable development standards found in the City of Lemoore Zoning Ordinance and the City's standard improvement plans, and the major site plan review comments.
2. Deviations from the approvals shall first require approval of an amendment to this Major Site Plan Review.
3. All signs shall require a sign permit separate from the building permit.
4. The time limits and potential extensions and expiration of this Major Site Plan Review are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on October 4, 2021, by the following votes:

AYES:

NOES:

ABSTAINING:

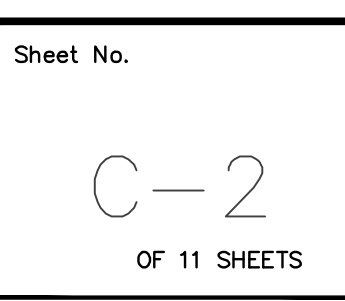
ABSENT:

APPROVED:

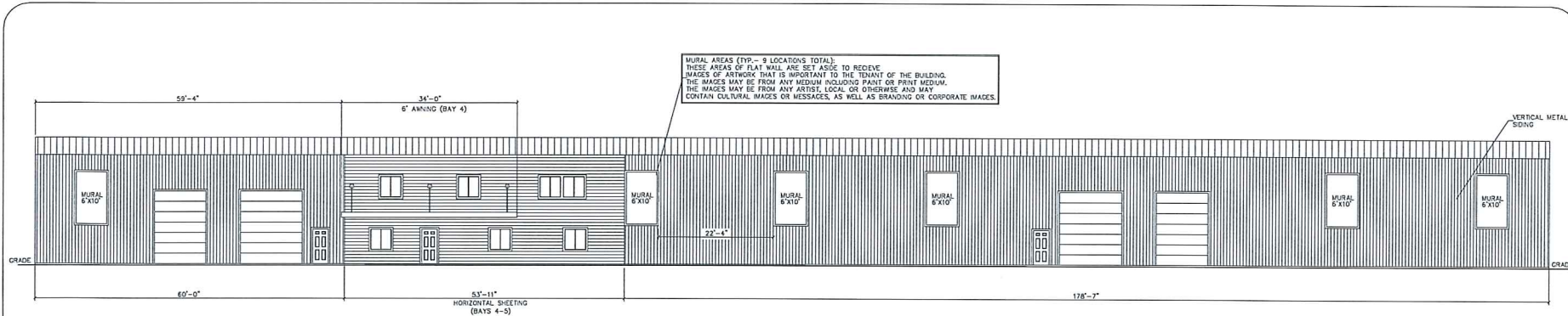
Ron Meade, Chairperson

ATTEST:

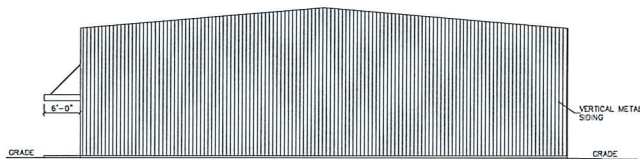
Kristie Baley, Commission Secretary



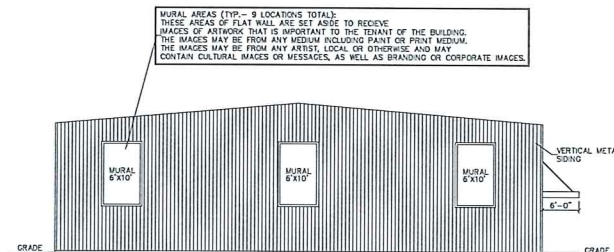
9/7/21



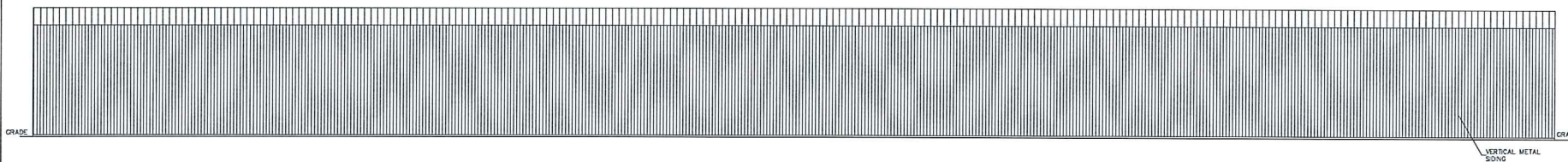
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RIGHT SIDE ELEVATION
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LEFT SIDE ELEVATION
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REAR ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS		BY
GENERAL CONTRACTOR: THE BUILDING COMPANY 111 EAST LINCOLN RD. #8 LUGO, CA 93245		
COMMERCIAL BUILDING FOR: RAU'S LEASAGE BUILDING #1 111 EAST LINCOLN RD. LUGO, CA 93245		
INQUIRIES : E-MAIL - info@greathousedesign.com (Copyright Great House Design) Great House Design Spokane, Washington U.S.A. United Kingdom (877) 238-7056 +44 07401 662 466 www.greathousedesign.com		
IF YOU CAN DREAM IT, WE CAN DESIGN IT. EXTERIOR ELEVATIONS *IF YOU CAN DREAM IT, WE CAN DESIGN IT.*		
Date	9/2021	
Scale	1/8"=1'-0"	
Drawn		
Job		
Sheet	1	
Of	7 Sheets	



711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 ext. 740
Community Development Department

Site Plan Review Comments

To: Dan Kinney – Hold My Beer LLC **Major Site Plan No.** 2021-05
From: Steve Brandt, City Planner
Date: October 4, 2021

SUBMITTAL NO: 2nd submittal
SUBMITTAL DATE: Revised plan submitted August 26, 2021
PROJECT TITLE: Bottling Plant and Warehouse
DESCRIPTION: Two industrial buildings – 26,046 sf and 23,360 sf with parking to be built in two phases.
LOCATION: 1156 South Commerce Way – northeast corner of Commerce Way and Enterprise Drive
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

- ☐ Site Plan is acceptable as proposed. All checked comments apply. Proceed to _____ submittal.
- ☒ Site Plan requires changes that are described in the comments. All checked comments apply.
- ☒ Make described changes and proceed to Building Permit submittal.
- ☐ Make described changes and resubmit the site plan to the Community Development Department for further review.

Attachments:

Planning SPR Comments dated September 28, 2021
Engineering SPR Markups dated September 24, 2021
Fire SPR Comments dated September 10, 2021
Building SPR Comments and Markups dated June 29, 2021
Building SPR Markups dated September 29, 2021
Public Works SPR Comments and Site Plan Markups dated June 18, 2021
Public Safety Statement “No Concerns at this time dated June 22, 2021 (on file)
ATT letter dated 6/28/21
PG&E letter dated 6/29/21



MAJOR SPR NO: 2021-05 DATE OF COMMENTS: September 28, 2021
 SUBMITTAL NO: 2nd submittal
 SUBMITTAL DATE: Revised plan submitted September 7, 2021
 PROJECT TITLE: Bottling Plant and Warehouse
 DESCRIPTION: Two industrial buildings – 26,046 sf and 23,360 sf with parking to be built in two phases.
 LOCATION: 1156 South Commerce Way
 APPLICANT: Dan Kinney – Hold My Beer LLC
 PROPERTY OWNER: Hold My Beer LLC
 APN(S): 024-051-017

SITE PLAN REVIEW COMMENTS

PLANNING

The following comments are applicable when checked. Comments in *italics* are specific to the project.

Project Information

- ☒ General Plan Land Use Element land use designation(s): *Light Industrial*
☐ General Plan Circulation Element adjacent street(s):
☒ Zoning designation: *Light Industrial - ML*
☒ Proposed land use: *Commercial cannabis manufacturing facility, Bottling Plant, Warehouse and Office Space*
☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

Because this is a cannabis manufacturing use, it requires approval of a project development agreement by the City Council.

The proposed site consists of 3.03 acres of undeveloped land at the northeast corner of Commerce Way and Enterprise Drive.

The project is designed to be developed in two Phases. Phase I would consist of 26,046 sf dedicated to the bottling plant, office, and storage space. Phase II would be the development of a second building of 23,360 sf comprised of 6 suites, each with a storefront and adjoining storage areas facing onto the rear parking area.

The intent of the operation is to develop, bottle, store and distribute a cannabis infused beverage for public sale and consumption.

Site Plan Comments

Initial review of the building elevations indicate that the façades need more variation per standards in Zoning Ordinance Section 9-5C-5 regarding architectural treatment of metal buildings. See further comments below.

Site Area Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Site area per dwelling units (minimum)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (minimum)	20,000 square feet	132,000 square feet	3.03 total proposed acres
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot size (maximum)			



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 PROPERTY OWNER: Hold My Beer LLC
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SITE PLAN REVIEW COMMENTS

<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (minimum)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (maximum)			

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	25 feet	74.82 feet	The lot line adjacent to Commerce Way is the front lot line.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	0 feet	55.5 feet	This is the north lot line.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	10 feet	62 feet	The lot line adjacent to Enterprise Drive is the street side lot line.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Rear Building Setback (minimum)	25 feet	49 feet min. (varies)	This is the east lot line
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	0 feet	37.50 feet	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Height (maximum)	60 feet	25 for main structure.	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (minimum)	.10	.18	Phase I only
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (maximum)	.60	.35	Phase I and II

Architectural and Site Design Standards (Chapter 9-5C)	Required	Notes
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SITE PLAN REVIEW COMMENTS

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Concepts	<p><i>Per Section 9-5C-2:</i></p> <p><i>C. Architectural Design:</i></p> <p><i>1. Provide authentic architectural styles. Particular attention should be paid to the design of all front elevations and side elevations facing a street or open space.</i></p> <p><i>3. Design buildings that have a variety in mass and scale to avoid large featureless walls.</i></p>	<p><i>Project includes murals to break up long wall expanses.</i></p>
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Residential Projects		
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects	<p><i>Per Section 9-5C-5, The Primary entry drive shall be enhanced with at least two (2) of the following:</i></p> <p><i>(1) Ornamental landscaping;</i></p> <p><i>(2) Low decorative wall;</i></p> <p><i>(3) Monument sign; and</i></p> <p><i>(4) Decorative paving</i></p> <p><i>Entries:</i> <i>Entries into industrial buildings shall convey a sense of entry and architectural primacy along the facade while maintaining an architectural relationship to the overall building composition.</i></p> <p><i>Materials:</i> <i>Metal buildings shall only be used for primary site buildings if exterior surfaces include some stucco, plaster, glass, stone, brick, decorative masonry, or contrasting metal trim and columns. The facade shall be broken up through the use of colors, textures, break lines, detail metal, or other similar architectural treatments</i></p>	<p><i>The Primary Entry Drive will be the southerly entry on Commerce Way. .Show two of the four enhancements on the building plans.</i></p>



MAJOR SPR NO: 2021-05 DATE OF COMMENTS: September 28, 2021
 SUBMITTAL NO: 2nd submittal
 SUBMITTAL DATE: Revised plan submitted September 7, 2021
 PROJECT TITLE: Bottling Plant and Warehouse
 DESCRIPTION: Two industrial buildings – 26,046 sf and 23,360 sf with parking to be built in two phases.
 LOCATION: 1156 South Commerce Way
 APPLICANT: Dan Kinney – Hold My Beer LLC
 PROPERTY OWNER: Hold My Beer LLC
 APN(S): 024-051-017

SITE PLAN REVIEW COMMENTS

<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		
---	-------------------------------------	--	--

Parking and Loading Standards (Chapter 9-5E)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	40 spaces required for Phase I (1.5 per 1000sf)(26,046sf)	36 spaces are provided for Phase I. 4 are ADA	A total of 74 spaces would be required for both Phases. 84 are shown. Add striping for 4 spaces in Phase 1 on the paved portion of north side of the Phase 1 building. These can be removed when Phase 2 is constructed.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards	Required parking space size is 9' x 20'	Proposed parking space size 10' x 20'	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Loading Design Standards	Separate loading areas required	2 loading docks proposed for Phase I	

**Phase 1 as shown requires 4 more parking spaces. Revise Phase line to include 4 spaces from phase 2 into Phase 1 development.*

<input type="checkbox"/> Downtown Standards (Chapter 9-6) <input type="checkbox"/> Mixed Use Standards (Chapter 9-7) <input type="checkbox"/> Overlay Zones (Chapter 9-9)		Required	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A			

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
☐ Conditional Use Permit is required for this project.



MAJOR SPR NO: 2021-05 DATE OF COMMENTS: September 28, 2021
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APN(S): 024-051-017

SITE PLAN REVIEW COMMENTS

- ☐ Zone Variance is required for this project.
- ☐ Tentative Subdivision Map is required for this project.
- ☐ Tentative Parcel Map is required for this project.
- ☐ Lot Line Adjustment is required for this project.
- ☐ Zone Change is required for this project.
- ☐ General Plan Amendment is required for this project.
- ☒ Other discretionary action required for this project: *Project Development Agreement already approved by City Council.*

CEQA Document Required (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Exempt from CEQA - Ministerial Exemption: Section 21080(b)(1); 15268.
- ☒ Exempt from CEQA - Categorical Exemption Section 15332 (Infill Development Exemption).
- ☐ Exempt from CEQA - Statutory Exemption Section _____.
- ☐ Negative Declaration or Mitigated Negative Declaration.
- ☐ Environmental Impact Report.

Environmental Technical Documents Required to back up CEQA document (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Air Impact Analysis.
- ☐ Acoustical Analysis.
- ☐ Biological Report.
- ☐ Cultural Records Search.
- ☐ Traffic Impact Assessment.
- ☐ Vehicle Trip Generation Estimates.
- ☐ Covenant.
- ☐ Other:

General Requirements from Zoning Ordinance that apply to the project when checked.

- ☒ Meet all Noise, Odor, and Vibration Performance Standards described in Zoning Ordinance Section 9-5B-2.
- ☒ Make all required Property and Utility Improvements described in Zoning Ordinance Section 9-5B-3.
- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.



MAJOR SPR NO: 2021-05 DATE OF COMMENTS: September 28, 2021
SUBMITTAL NO: 2nd submittal
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LOCATION: 1156 South Commerce Way
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

SITE PLAN REVIEW COMMENTS

- ☒ Meet all applicable Fence and Wall Standards described in Zoning Ordinance 9-5B-5.
- ☐ Meet all MWELo requirements for landscape and irrigation plans.
- ☒ Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1.
- ☐ Landscape and Irrigation Plans required at Building Permit submittal. Landscape Plans will be checked for compliance with MWELo, including but not limited to the following conditions:
 - Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
 - Water use classifications shall be based on WUCOLS IV.
 - All required landscape areas shall be included in the Plan.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

Other Requirements

- ☐ Additional comments:

Steve Brandt

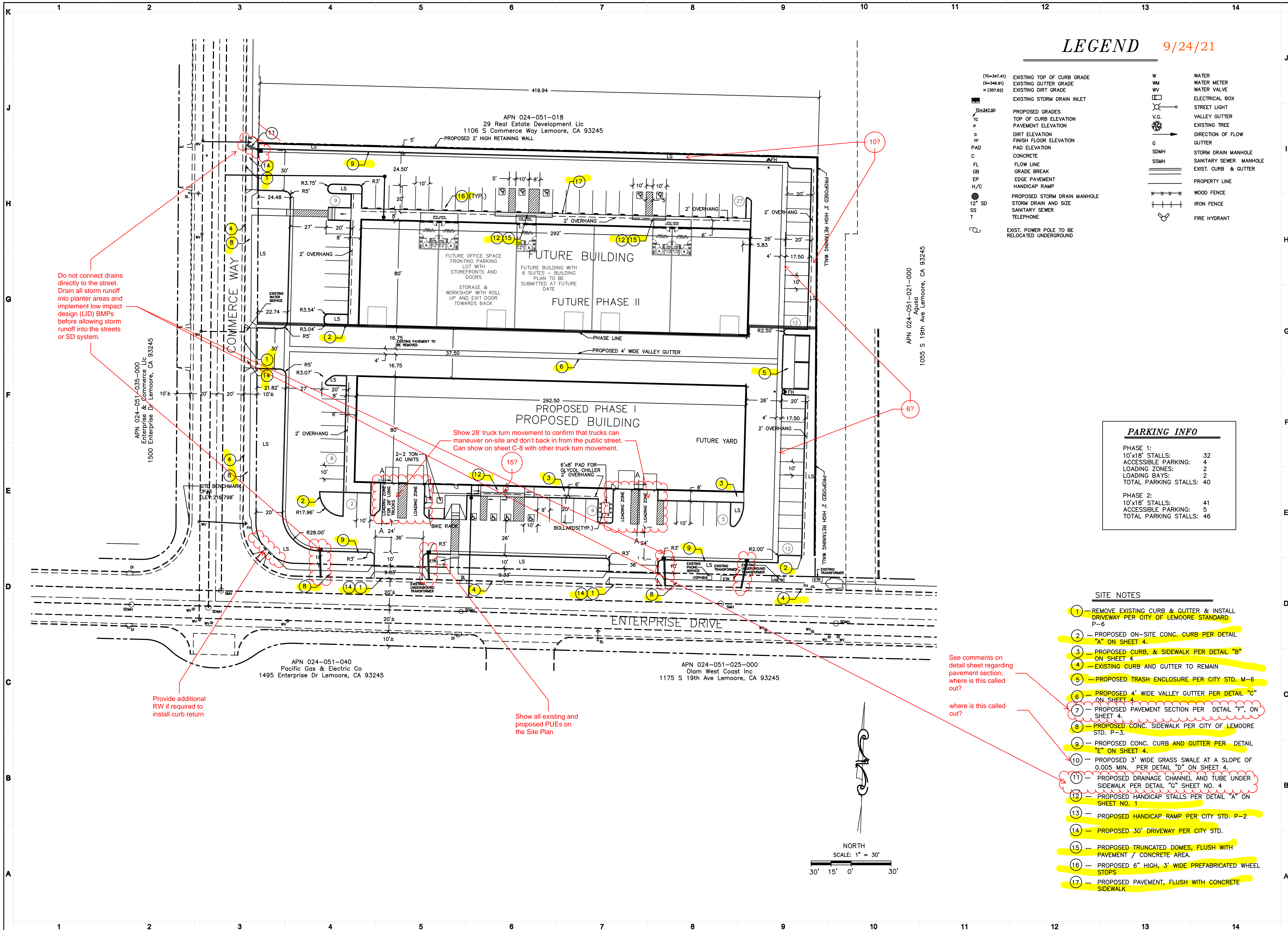
09/28/2021

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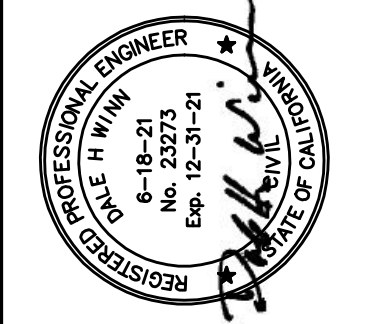
Date

Steve Brandt, AICP, City Planner

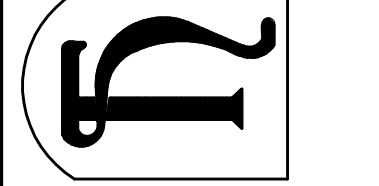
Printed name



This and all other project documents and all items, activities and designs incorporated therein are instruments of service. All project documents are the registered property of International Humanitarian (IH) and cannot be loaned or used in whole or in part for any project or purpose except as described in the contractual agreement between IH and the Client. IH hereby gives formal notice that any such project document use, reproduction, or modification without the express written consent of IH constitutes a breach of the agreement and will fully indemnify and defend IH and its consultants to the maximum legal extent against all losses, demands, claims or liabilities arising directly or indirectly from project document misuse. IH and its consultants shall exercise diligent care and use and a representation of the as-built or existing conditions. IH and its consultants make no representations concerning the accuracy of documents and are not responsible for any discrepancies between project documents and the existing conditions.



HARBISON INTERNATIONAL INC.,
ENGINEERS — SURVEYORS — PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481



SITE PLAN
1156 COMMERCE AVENUE
LEMOORE, CA

REVISIONS	Desc.
No.	Date
Drawn:	JMM
Approved:	MAH
Project No.	21-125
Date:	5-13-21
Date:	6-18-21
Date:	8-26-21
Date:	9-6-21

Title

SITE PLAN

Sheet No.

C-2

OF 11 SHEETS



MAJOR SPR NO: 2021-05

SUBMITTAL NO:
SUBMITTAL DATE:

PROJECT TITLE: Ray's Lemonade Flavor Fusion
DESCRIPTION: Bottling Plant & Warehouse
LOCATION: 1156 Commerce Ave Lemoore, Ca 93245

APPLICANT:
PROPERTY OWNER:
APN(S): 024-051-018

FIRE DEPARTMENT COMMENTS DATED: September 10, 2021

The following comments are applicable when checked:

- ☐ Refer to previous comments dated _____.
- ☐ More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- ☐ No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- ☒ Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least 6 inches high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway / driveway.
- ☒ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☐ There is / are _____ fire hydrants required for this project. One hydrant shall be installed every _____ ft. (see marked plans for fire hydrant locations).
- ☐ The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with these requirements. An option is a hammer-head constructed to City of Lemoore standards.
- ☐ An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- ☐ Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- ☐ A fire lane is required for this project. The location will be given to you during the site plan meeting.
- ☒ A Knox Box key lock system is required. Applications are available at the City of Lemoore Fire Department Administrative Office. NOTE: Knox boxes shall be ordered using an approved application from Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive. Please allow adequate time for shipping and installation.
- ☐ The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Lemoore Fire Department Administrative Office.
- ☐ That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- ☐ Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.



MAJOR SPR NO: 2021-05

SUBMITTAL NO:
SUBMITTAL DATE:

PROJECT TITLE: Ray's Lemonade Flavor Fusion
DESCRIPTION: Bottling Plant & Warehouse
LOCATION: 1156 Commerce Ave Lemoore, Ca 93245

APPLICANT:
PROPERTY OWNER:
APN(S): 024-051-018

- ☐ If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Kings County Health Department. Prior to the building final inspection, we will require a copy of the plan and any Material Safety Data Sheets.
- ☐ An automatic fire sprinkler system is required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25 feet from the building, if possible. The caps on the FDC shall be Knox locking caps.
- ☐ All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and exit hardware.
- ☒ Provide illuminated exit signs and emergency lighting throughout the building.
- ☐ All Fire and Life Safety systems located within the building shall be maintained.
- ☐ An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- ☐ City of Lemoore Fire Department Impact Fee. *For information call (559) 924-6744*
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.

Additional comments: _____

☐ No comments. Acceptable as submitted:

Bruce German

Authorized signature

September 10, 2021
Date

Bruce German, Fire Chief
Printed name



MAJOR SPR NO: 2021-05
SUBMITTAL NO: One
SUBMITTAL DATE: June 9, 2021
PROJECT TITLE: Bottling Plant and Warehouse
DESCRIPTION: Two industrial buildings – 19,920 sf and 22,960 sf with parking to be built in two phases.
LOCATION: 1156 South Commerce Way
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

DATE OF COMMENTS: 6/29, 2021

SITE PLAN REVIEW COMMENTS

BUILDING


The following comments are applicable when checked:

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☐ Business Tax certification is required. *For information call (559) 924-6744 ext. 712*
- ☒ A building permit will be required. *For information call (559) 924-6744 ext. 730*
 - ☐ Submit 3 sets of professionally prepared plans and 2 sets of calculations (Small Tenant Improvements).
 - ☒ Submit 3 sets of plans signed by an architect or engineer. Must comply with 2019 California Building Code. Also submit 2 sets of engineered calculations.
- ☒ Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking and common area must comply with ADA Requirements.
- ☐ All accessible units must meet ADA Requirements.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☐ Demolition permit and deposit is required. *For information call (559) 924-6744 ext. 730*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Control District.
For information call (559) 230-6000
- ☐ Location of cashier must provide clear view of gas pump island.
- ☐ Treatment connection charge to be assessed based on use.
- ☒ Plans must be approved by the Kings County Health Department. *For information call (559) 584-1411*
- ☐ Project is located in flood zone _____. ☒ Hazardous materials report.
- ☐ Arrange for an onsite inspection. *For information call (559) 924-6744 ext. 730* (Inspection fees may apply.)
- ☒ School Development fees: *For information call (559) 924-6744 ext. 730*
- ☒ Development Impact Fees are collected with building permits.
- ☐ Existing address must be changed to be consistent with City address. *Call (559) 924-6744 ext. 740*

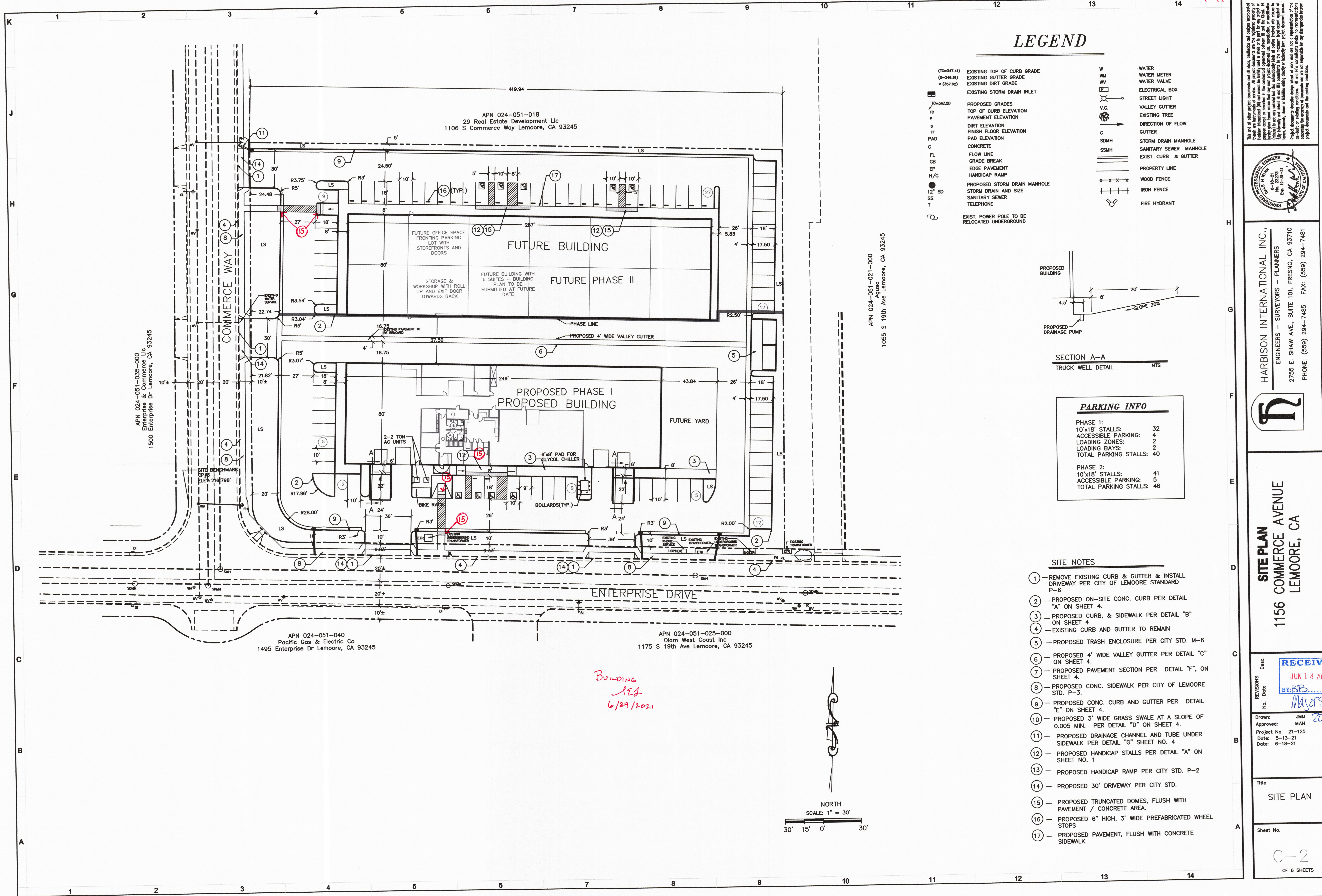
Additional comments: In lieu of a third dumpster for green waste, provide a letter stating that the hired landscape contractor will haul away all debris from the property and dispose of properly.


Authorized signature

6/29/2021
Date

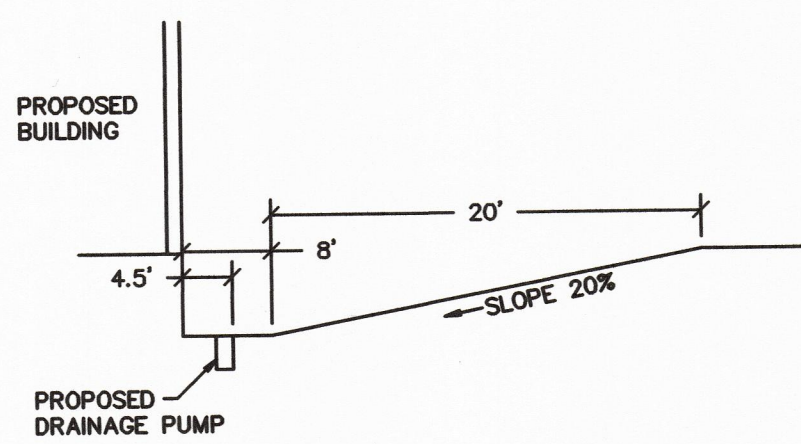
TIMOTHY E. LINTON
Printed name

Revised by Applicant



LEGEND

- | | | | |
|--|--|--|--|
| (TD=347.41)
(D=346.91)
X (357.62) | EXISTING TOP OF CURB GRADE
EXISTING GUTTER GRADE
EXISTING DIRT GRADE
EXISTING STORM DRAIN INLET | WM
WV
V.G.
G
SDMH
SSMH
SS
T | WATER
WATER METER
WATER VALVE
ELECTRICAL BOX
STREET LIGHT
VALLEY GUTTER
EXISTING TREE
DIRECTION OF FLOW
GUTTER
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
EXIST. CURB & GUTTER
PROPERTY LINE
WOOD FENCE
IRON FENCE
FIRE HYDRANT |
| TC
P
D
FF
PAD
C
FL
GB
EP
H/C
12" SD
SS
T | PROPOSED GRADES
TOP OF CURB ELEVATION
PAVEMENT ELEVATION
DIRT ELEVATION
FINISH FLOOR ELEVATION
PAD ELEVATION
CONCRETE
FLOW LINE
GRADE BREAK
EDGE PAVEMENT
HANDICAP RAMP
PROPOSED STORM DRAIN MANHOLE
STORM DRAIN AND SIZE
SANITARY SEWER
TELEPHONE
EXIST. POWER POLE TO BE
RELOCATED UNDERGROUND | | |

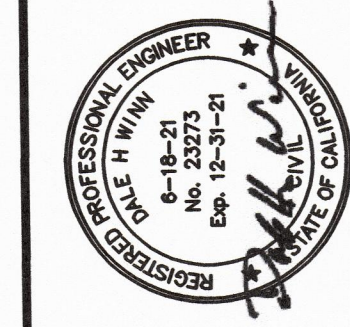


SECTION A-A
TRUCK WELL DETAIL NTS

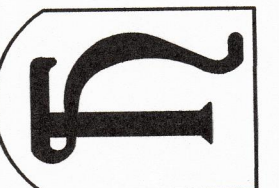
PARKING INFO	
PHASE 1:	
10'x18' STALLS:	32
ACCESSIBLE PARKING:	4
LOADING ZONES:	2
LOADING BAYS:	2
TOTAL PARKING STALLS:	40
PHASE 2:	
10'x18' STALLS:	41
ACCESSIBLE PARKING:	5
TOTAL PARKING STALLS:	46

SITE NOTES

- 1 - REMOVE EXISTING CURB & GUTTER & INSTALL DRIVEWAY PER CITY OF LEMOORE STANDARD P-6
- 2 - PROPOSED ON-SITE CONC. CURB PER DETAIL "A" ON SHEET 4.
- 3 - PROPOSED CURB, & SIDEWALK PER DETAIL "B" ON SHEET 4
- 4 - EXISTING CURB AND GUTTER TO REMAIN
- 5 - PROPOSED TRASH ENCLOSURE PER CITY STD. M-6
- 6 - PROPOSED 4' WIDE VALLEY GUTTER PER DETAIL "C" ON SHEET 4.
- 7 - PROPOSED PAVEMENT SECTION PER DETAIL "F", ON SHEET 4.
- 8 - PROPOSED CONC. SIDEWALK PER CITY OF LEMOORE STD. P-3.
- 9 - PROPOSED CONC. CURB AND GUTTER PER DETAIL "E" ON SHEET 4.
- 10 - PROPOSED 3' WIDE GRASS SWALE AT A SLOPE OF 0.005 MIN. PER DETAIL "D" ON SHEET 4.
- 11 - PROPOSED DRAINAGE CHANNEL AND TUBE UNDER SIDEWALK PER DETAIL "G" SHEET NO. 4
- 12 - PROPOSED HANDICAP STALLS PER DETAIL "A" ON SHEET NO. 1
- 13 - PROPOSED HANDICAP RAMP PER CITY STD. P-2
- 14 - PROPOSED 30' DRIVEWAY PER CITY STD.
- 15 - PROPOSED TRUNCATED DOMES, FLUSH WITH PAVEMENT / CONCRETE AREA.
- 16 - PROPOSED 6" HIGH, 3' WIDE PREFABRICATED WHEEL STOPS
- 17 - PROPOSED PAVEMENT, FLUSH WITH CONCRETE SIDEWALK



HARBISON INTERNATIONAL INC.,
ENGINEERS - SURVEYORS - PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93710
PHONE: (559) 294-7485 FAX: (559) 294-7481



SITE PLAN
1156 COMMERCE AVENUE
LEMOORE, CA

REVISIONS	Desc.
No.	Date
<div>RECEIVED</div> <div>JUN 18 2021</div> <div>BY: KJB</div>	
Majors SR	
Drawn:	JMM
Approved:	MAH
Project No.	21-125
Date:	5-13-21
Date:	6-18-21

Title
SITE PLAN
Sheet No.
C-2
OF 6 SHEETS



MAJOR SPR NO: 2021-05

SUBMITTAL NO: 1
SUBMITTAL DATE: June 18, 2021

PROJECT TITLE: Ray's Lemonade
DESCRIPTION: Bottling Plant and Warehouse – Two industrial buildings – 19,920 sf and 22,960 sf with parking to be built in two phases.
LOCATION: 1156 South Commerce Way
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

PUBLIC WORKS COMMENTS DATED: JULY 8, 2021

REFUSE

The following comments are applicable when checked:

- ☐ Type of refuse service not indicated.
- ☒ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☐ Refuse enclosure not to City of Lemoore Standards.
- ☐ Refuse enclosure(s) must be M-6 single dumpster enclosure(s).
- ☒ Refuse enclosure(s) must be M-6 double dumpster enclosure(s). *Room for minimum 4 dumpsters.*
- ☒ Refuse enclosure gates required.
- ☒ You must provide combination or keys for access to locked gates / bins. (If Applicable.)
- ☒ Location of bin enclosure not acceptable. Relocate to: See site plan mark ups. Show truck route with dimensioned truck on plan.
- ☐ Inadequate number of bins to provide sufficient service.
- ☐ Drive approach too narrow for refuse truck access. *Provide vehicle turning movement layout.*
- ☒ Area not adequate to allowing refuse truck turning radius: *Based on vehicle turning movement layout.*
 - ☐ Commercial ____ ft. outside ____ ft. inside; ☐ Residential ____ ft. outside ____ ft. inside.
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Hammerhead turnaround required at: _____.
- ☐ Cul-de-sac must be built per City of Lemoore Standards.
- ☐ Refuse enclosures are for City refuse containers only. Storage of grease drums or any other items is not allowed.
- ☒ Refuse enclosure gates must open 180 degrees and hinges mounted in front of post.
- ☒ Concrete slab required in front of enclosure per Lemoore City Standards.
- ☒ Area in front of refuse enclosures must be striped with NO PARKING. (If Applicable.)
- ☒ Refuse enclosure to be designed and located for STAB service (DIRECT ACCESS).
- ☐ You will be required to roll container out to curb for service.
- ☐ Roll off compactors must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow truck service.

Additional comments: _____



MAJOR SPR NO: 2021-05

SUBMITTAL NO: 1
SUBMITTAL DATE: June 18, 2021

PROJECT TITLE: Ray's Lemonade
DESCRIPTION: Bottling Plant and Warehouse – Two industrial buildings – 19,920 sf and 22,960 sf with parking to be built in two phases.
LOCATION: 1156 South Commerce Way
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

☐ No comments. Refuse acceptable as submitted.

STORM WATER

The following comments are applicable when checked:

☒ All industrial and commercial sites must maintain hazardous material run-off onsite. Method of onsite containment must be approved.

☒ All development projects over 1 acre require a SWMP plan.

☐ . _____

☐ . _____

☐ . _____

Additional comments: _____

☐ No comments. Storm Water acceptable as submitted.

STREETS / TRAFFIC

The following comments are applicable when checked:

☒ The City will prohibit on-street parking as deemed necessary. (Under Review.)

☐ Install street light(s) per City of Lemoore Standards.

☐ Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.

☐ Install Stop Signs at interior roadways intersecting with: _____

☐ Construct parking per City of Lemoore Standards.

☒ Construct drive approach(es) per City of Lemoore Standards.

☐ Traffic Impact Study required.

Additional comments: _____

☐ No comments. Streets / Traffic acceptable as submitted.



MAJOR SPR NO: 2021-05

SUBMITTAL NO: 1
SUBMITTAL DATE: June 18, 2021

PROJECT TITLE: Ray's Lemonade
DESCRIPTION: Bottling Plant and Warehouse – Two industrial buildings – 19,920 sf and 22,960 sf with parking to be built in two phases.
LOCATION: 1156 South Commerce Way
APPLICANT: Dan Kinney – Hold My Beer LLC
PROPERTY OWNER: Hold My Beer LLC
APN(S): 024-051-017

WASTEWATER

The following comments are applicable when checked:

- ☒ Wastewater discharge permit application required. (If Applicable.)
- ☒ Sand and grease interceptor – 3 compartment required. (If Applicable.)
- ☐ Grease interceptor required. _____
- ☐ Garbage grinder required – ____ hp. Maximize. _____
- ☒ Submission of dry process declaration required. (If Applicable.)
- ☒ No single pass cooling water is permitted. _____

Additional comments: _____

☐ No comments. Wastewater acceptable as submitted.

WATER

The following comments are applicable when checked:

- ☒ Show location of all existing fire hydrants.
- ☒ . Reduce pressure backflow devices will be required for all water connections. _____
- ☐ . Water meter or meters over 2” shall be submitted to Publics works for approval. _____
- ☐ . _____
- ☐ . _____
- ☐ . _____

Additional comments: _____

☐ No comments. Water acceptable as submitted.

Frank Rivera Public Works Director

7-9-2021

Authorized signature

Date

Frank Rivera

Printed name

From: [WILSON, MICHAEL A](#)
To: [Kristie Baley](#)
Subject: RE: Request for Review - New Development 1156 Commerce Way, Lemoore (NEC Commerce Way and Enterprise Drive)
Date: Monday, June 28, 2021 12:41:40 PM

AT&T feed is from vault on west side of commerce wy.

Developer/builder should bring telephone conduits (1) 4" PVC or (2) 2" PVC from building to n/w corner of lot for service tie.

Builder should please contact me with interior cable location prior to ordering AT&T service.

Installation is gratis with order, but requires coordination and path.

Thank you.

Michael Wilson

Manager / Engineer

(559) 739-6423

From: Kristie Baley <kbaley@lemoore.com>
Sent: Monday, June 28, 2021 12:19 PM
To: PGE Plan Review <PGEPlanReview@pge.com>; sbowers@semprautilities.com; sbowers2@socalgas.com; terri.king@co.kings.ca.us; WILSON, MICHAEL A <MW7046@att.com>
Subject: Request for Review - New Development 1156 Commerce Way, Lemoore (NEC Commerce Way and Enterprise Drive)

Good Morning,

Please review the attached submittal for new development with 19,920 sf manufacturing building and 24,000 sf building designed for multi-tenant light industrial uses at 1156 Commerce Way in Lemoore, CA. Your comments response is appreciated.

Kind Regards,

Kristie Baley
Planning Technician
711 W. Cinnamon Drive
Lemoore, CA 93245
559.924.6744 ext. 740





June 29, 2021

Kristie Baley
City of Lemoore
711 W Cinnamon Dr
Lemoore, CA 93245

Ref: Gas and Electric Transmission and Distribution

Dear Kristie Baley,

Thank you for submitting the 1156 Commerce Way plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

CEQA Class 32 (Infill Development) Exemption Findings

This section is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Application of this exemption, as all categorical exemptions, is limited by the factors described in section 15300.2.

Project Description: Project Site is located the north east corner of Commerce Avenue and Enterprise Drive on a 3.03 Ac parcel. Zoned Industrial APN 024-051-017. The proposed Project includes two industrial buildings along with a parking lot and trash enclosure.

- a) This project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designations and regulations.

ADDITIONAL INFORMATION: The Project Site is located on a vacant site that is within a zoned Industrial designation. The proposed land use would be Industrial, and the zoning designation would remain Industrial. The site is immediately adjacent to developments of similar and compatible use type. As such, the Project would meet City zoning designations and regulations.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

ADDITIONAL INFORMATION: The Project Site is a 3.03 acre parcel located at the intersection of Commerce Avenue and Enterprise Drive within the designated City Limits boundaries. The site is adjacent to other industrial properties.

- c) The project site has no value as habitat for endangered, rare or threatened species.

ADDITIONAL INFORMATION: The Project Site is located within a completely urbanized use zone. The site has previously been disked and there is an area within the site that has existing pavement. The site is completely bare of any tree or vegetative growth. There is no riparian habitat or sensitive natural communities within the Planning Area.

- d) Approval of the project would not result in any significant effects relating to:
traffic,

ADDITIONAL INFORMATION: The Project site is located on the intersection of two local streets (Commerce Ave and Enterprise Dr). According to the letter dated September 28, 2021, from Peters Engineering, there would be an estimated 28 AM peak hours trips and 26 PM peak hour trips. This would not result in a significant impact due to increased traffic in the area.

d.2) noise,

ADDITIONAL INFORMATION: The Project Site is adjacent to existing Industrial facilities and is located on a local street. It is not located near any specific use areas that would create a significant amount of noise. The intended use for the Site is not anticipated to produce any noise levels beyond existing ambient levels.

d.3) air quality, or

ADDITIONAL INFORMATION: The Project site is adjacent to existing industrial park zoning designated land with both proposed buildings being 42,160 square feet total, is well below the Small Project Analysis Levels (SPAL) standard requirements for Air Quality mitigation measures which is 295,000 square feet with less than 550 average daily one-way trips.

d.4) water quality.

ADDITIONAL INFORMATION: The Project site is located adjacent to existing industrial buildings and will connect to the existing municipal water service system already contracted to City of Lemoore and is to remaining well within the design capacity of the system.

e) The site can be adequately served by all required utilities and public services.

ADDITIONAL INFORMATION: The Project Site is located adjacent to existing industrial buildings already serviced by all major utilities and municipal services. Water and Sewer Services will be provided by the City of Lemoore. PG&E will be the source of Electrical Services and Southern California Gas will be the source of Gas. All other services, Police, Fire and Parks can adequately be provided for by the City of Lemoore.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.



Mr. Daniel G. Kinney
Hold My Beer LLC
111 East Lincoln Road, Suite 6
Spokane, Washington 99208

September 28, 2021

Subject: Limited Traffic Analyses - Trip Generation Estimate
Proposed Ray's Lemonade Bottling Plant and Warehouse
1156 South Commerce Way
Lemoore, California

Dear Mr. Kinney:

This report presents the results of limited traffic analyses for the subject project. The analysis is focused on providing an estimate of the number of vehicle trips expected to be generated by the project.

The project includes a 22,562-square-foot building for bottling (Phase 1) and a 22,960-square-foot warehouse building (Phase 2) on a 3.03-acre site located northeast of the intersection of Commerce Way and Enterprise Drive in Lemoore, California. The site is zoned for industrial uses. The hours of operation are expected to be 7:00 a.m. to 5:00 p.m. on weekdays. The number of employees in the Phase 1 building is expected to be a maximum of 23. The number of visitors per day is estimated to be between one and five. Two to three parcel deliveries (UPS/FEDEX) per day are anticipated. Products will be delivered in cargo vans (approximately five per day) and up to four long-distance shipments per week in box trucks or 28-foot trailer trucks.

Data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, were used to estimate the number of trips expected to be generated by the project. Table 1 presents trip generation characteristics for the project based on ITE Land Use 110, General Light Industrial. For Phase 1 the number of employees is known and is utilized as the independent variable in the analyses. For Phase 2, the number of employees is not known so the analyses are based on the building area.

Table 1
Project 1 Trip Generation Calculations

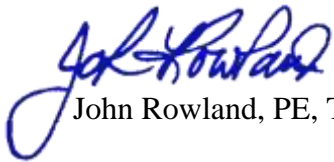
Phase	Units	Daily		A.M. Peak Hour (Between 7:00 and 9:00 a.m.)					P.M. Peak Hour (Between 4:00 and 6:00 p.m.)				
		Rate	Total	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
1	23 employees	3.05	70	0.52	83:17	10	2	12	0.49	22:78	3	9	12
2	22,960 square feet	4.96	114	0.70	88:12	14	2	16	0.63	13:87	1	13	14
TOTALS:			184			24	4	28			4	22	26

Reference: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers 2017

Rates are reported in trips per employee or trips per 1,000 square feet of building area, as applicable.

Thank you for the opportunity to perform these traffic analyses. Please feel free to contact our office if you have any questions.

PETERS ENGINEERING GROUP



John Rowland, PE, TE

