

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

August 8, 2022
7:00 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT

Public comment will be in accordance with the attached policy. This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.

4. APPROVAL OF MINUTES – Regular Meeting, July 11, 2022
5. REPORT AND RECOMMENDATION – A request by CV Housing, LLC (Brett Fugman, agent) to extend approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review 2020-03, and accompanying Planning entitlements for one year. The project is located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031).
6. REPORT AND RECOMMENDATION – A request by Victory Pharris Lemoore (Tim Palmquist, agent) to extend approval of Vesting Tentative Subdivision Map No. 2005-02, Victory Village Tract 845 and accompanying Planning entitlements for one year (APN: 023-510-055).
7. PUBLIC HEARING – Major Site Plan Review No. 2022-01, Conditional Use Permit No. 2022-01, and Administrative Use Permit Nos. 2022-01 and 2022-02: A request by Bottom Line Development (Orlando Ramirez, representative) to construct a convenience store with some tobacco and off-sale alcohol, and food/deli service with a drive-through, and a nine-pump fuel station; a car wash facility with a washing tunnel and a self-service vacuum area; a quick service restaurant with a drive-through. The site is located on the southwest corner of Bush Street and 19th Avenue, within the City of Lemoore (APN 023-420-018).
8. DIRECTOR'S REPORT
9. COMMISSION REPORTS / REQUESTS
10. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, September 12, 2022

Agendas for all City Council 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. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. 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 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, declare under penalty of perjury that I posted the above Planning Commission Agenda for the Meeting of August 8, 2022 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on August 5, 2022.

//s//
Kristie Baley, Commission Secretary

CITY OF LEMOORE
PLANNING COMMISSION REGULAR MEETING
August 8, 2022 @ 7:00 p.m.

Attendance and Public Comment Changes Due to COVID-19

The Lemoore Planning Commission will be conducting its regular meeting on August 8, 2022. Given the current Shelter-In-Place covering Kings County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes for attendance and public comment.

All upcoming regular and special Planning Commission meetings **will be open to fifteen (15) members of the public on a first come, first served basis and via Zoom.** The meeting may be viewed through the following options:

- Join Zoom Meeting
- Please click the link below to join the webinar:
<https://us06web.zoom.us/j/86106549330?pwd=VVNYOXVONmwwT1FjTHVXVE9lN2gydz09>
- Meeting ID: 861 0654 9330
- Passcode: 372270
- Phone: +1 669 900 6833 US

The City will also provide links to streaming options on the City's website.

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

The City thanks you for your cooperation in advance. Our community's health and safety is our highest priority.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
July 11, 2022**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:00 PM.

Chair: Michael Dey

Vice Chair: Greg Franklin

Commissioners: Bob Clement, Mitchell Couch, Ray Etchegoin, Ron Meade

Absent: Joseph Brewer

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, June 13, 2022

Motion by Commissioner Clement, seconded by Commissioner Meade, to approve the Minutes of the Planning Commission Regular Meeting of June 13, 2022.

Ayes: Clement, Meade, Etchegoin, Couch, Franklin, Dey

Absent: Brewer

ITEM NO. 5 Report and Recommendation – A request by Lennar Homes of California, Inc. to extend approval of Vesting Tentative Subdivision Map No. 2017-01, Reverie Tract 920 and accompanying Planning entitlements for One Year (APN: 021-570-001 and 021-560-001).

City Planner Brandt presented the staff report and answered questions.

Lennar Homes representative Jeff Callaway provided a information (via Zoom) regarding the status of the project.

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to adopt Resolution No. 2022-07, approving a One Year time extension of Vesting Tentative Subdivision Map No. 2017-01, Reverie Tract 920 and accompanying Planning entitlements in accordance with the findings and conditions in the resolution.

Ayes: Etchegoin, Franklin, Clement, Couch, Meade, Dey

Absent: Brewer

ITEM NO. 6 Public Hearing – Tentative Parcel Map No. 2022-01: A request by Hold My Beer, LLC (Daniel Kinney, agent) to divide 3.03 acres into 2 parcels that will both involve Light Industrial uses. The site is located at 1156 Commerce Way, within the City of Lemoore (APN 024-051-017). The project is Categorically Exempt from the requirements of the California Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).

City Planner Brandt presented the staff report and answered questions.

Commissioner Dey opened the Public Hearing at 7:21 p.m.

There was no comment from the public.

Commissioner Dey closed the Public Hearing at 7:22 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Couch, to adopt Resolution No. 2022-08, approving Tentative Parcel Map No. 2022-01, in accordance with the findings and conditions in the resolution.

Ayes: Franklin, Couch, Clement, Etchegoin, Meade, Dey
Absent: Brewer

ITEM NO. 7 Director's Report

Brandt provided the following information:

The three annexation requests (Lacey Ranch/Tract 930, Casaca/Peoples Cannabis, and Batth/Peoples Cannabis, as well as the Sphere of Influence and Municipal Services Review drafted by the City are on the July LAFCO meeting agenda.

Staff are processing a site plan review application for a new development proposed to be located on the southwest corner of Bush Street and 19th Avenue. The project to be brought before the Commission proposes to include a convenience store/market with deli/food and drive-through, a fuel station, a car wash facility with drive-through, and a restaurant with drive-through.

The City received a request from CV Housing (Brett Fugman, agent) to extend the approval of the multi-family and commercial project that is proposed to be located on the southeast corner of Hanford-Armona Road and SR 41. Liquefaction was found on a portion of the site, which has delayed the project.

The final subdivision map for Unit I of Tract 848 southeast of Bush Street and the West Hills College has been recorded and Lennar Homes has begun grading.

City Manager Olson is not in attendance tonight, because he is speaking on behalf of the City during a public hearing of the Kings County Planning Commission for the cattle harvesting facility that is proposed to be located southwest of SR 198 and SR41, just outside the City limits of Lemoore.

Wathen Castanos is proposing to develop a subdivision southeast of Bush Street and Lemoore High School.

ITEM NO. 8 Commissioner's Reports and Requests for Information

Commissioners asked about the status of Lemoore's water availability and if the City is currently proposing to install any additional wells.

ITEM NO. 9 Adjournment

The meeting adjourned at 7:36 P.M.

Approved the 8th day of August, 2022.

APPROVED:

ATTEST:

Michael Dey, Chairperson

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: August 1, 2022 **Meeting Date:** August 8, 2022
Subject: A request by CV Housing, LLC (Brett Fugman, agent) to extend the approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03, and accompanying Planning entitlements for one year. The project is located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031).

Proposed Motion:

Move to Adopt Resolution No. 2022-09, approving a one-year extension of time for Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying planning entitlements to November 25, 2023, in accordance with the findings and conditions in the resolution.

Discussion:

On July 5, 2022, CV Housing, LLC, submitted a written request to extend the approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, and Minor Site Plan Review No. 2020-03 for one year. The original request of the site plan review was to construct a 176-unit multi-family complex on 10.69 acres (Phase I) with 4.57 acres of commercial development proposed (Phase II) on the 15.26-acre site located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031). Major Site Plan Review No. 2016-03 and General Plan Amendment No. 2017-01 were approved by the City Council on November 6, 2018. Tentative Parcel Map No. 2020-01 was approved by the Planning Commission on July 13, 2020.

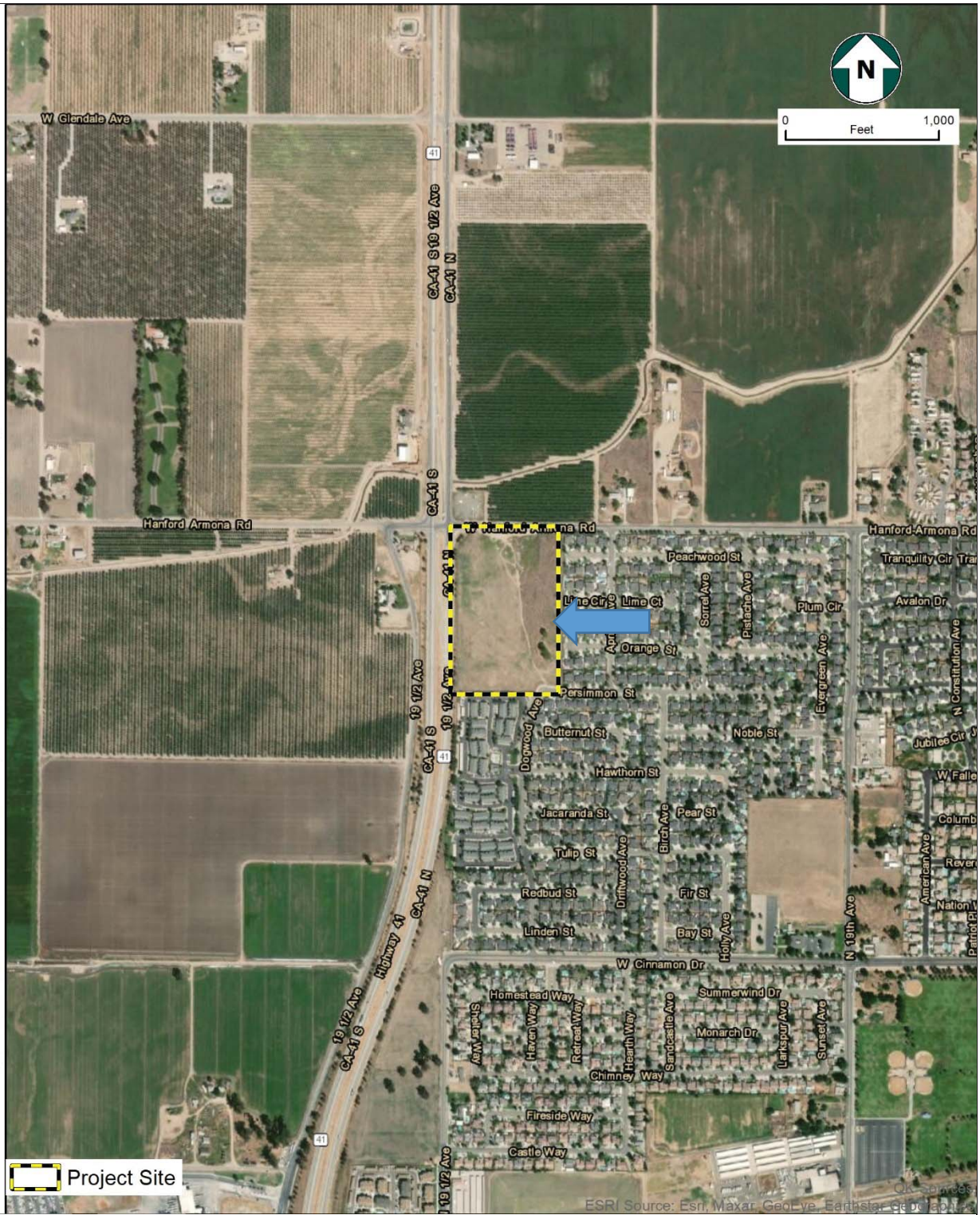
Soon after receiving Planning approvals, the developer encountered 2.5 acres of liquefaction on the residential portion (Phase I) of Parcel No. 5 of the site and requested, by way of minor site plan review on October 30, 2020 to modify the approval to a less impactful 146-unit multifamily apartment complex. The request was approved by the Community Development Director on November 25, 2020 with all other conditions of the originally approved site plan to remain in place. This extended the life of the project entitlements to November 25, 2022.

The applicant has stated that they are working with a contractor on construction pricing and value engineering the work site for the residential portion (Phase I). Additionally, they are working with multiple retailers interested in the commercial site (Phase II).

In accordance with the Lemoore Municipal Code, the expiration date of the planning entitlements is November 25, 2022, two years after the minor site plan review approval. Pursuant to Municipal Code Section 9-2A-7, the applicant or property owner may file a request for extension prior to the expiration of the permit, along with appropriate fees and application submittal materials. Staff supports the one-year extension to give the developer more time to submit a buildable project. If approved, the expiration date would be extended to November 25, 2023. There would be 5 more years of discretionary extensions remaining that the City could grant, as this proposal constitutes the first extension request by the applicant.

Attachments:

- Vicinity Map
- Draft Resolution for Approval
- Resolution No. 2018-46 – Approving Major Site Plan Review No. 2016-03
- Resolution No. 2020-08 – Approving Tentative Parcel Map No. 2020-01
- Minor Site Plan Review No. 2020-03 – Approved November 25, 2020



Site Location

RESOLUTION NO. 2022-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2016-03,
TENTATIVE PARCEL MAP NO. 2020-01 AND MINOR SITE PLAN REVIEW NO. 2020-03
LOCATED AT THE SOUTHEAST CORNER OF HANFORD-ARMONA ROAD AND SR 41
(APN 021-660-031) IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on August 8, 2022, 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, Brett Fugman (agent), on behalf of CV Housing, LLC, has requested a one year time extension for Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements, located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031); and

WHEREAS, the approval of Minor Site Plan Review No. 2020-03 extended the expiration date of Major Site Plan Review No. 2016-03 and Tentative Parcel Map No. 2020-01 to November 25, 2022; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby finds that the potential environmental effects of the Project were adequately analyzed by the Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on November 6, 2018.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one year extension to Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03, and accompanying planning entitlements, which shall expire on November 25, 2023. This extension is granted subject to compliance with the conditions of the original approval contained in City Council Resolution No. 2018-46, Community Development Director Approval of Minor Site Plan Review No. 2020-03 and Planning Commission Resolution No. 2020-08.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2022, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Michael Dey, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

RESOLUTION NO. 2018-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT NO. 2017-01 AND MAJOR SITE PLAN
REVIEW NO. 2016-03 FOR A 176-UNIT MULTI-FAMILY UNITS AND 4.57 ACRES OF
COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF HIGHWAY 41
AND HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE**

WHEREAS, CV Housing, LLC (agent: Brett Fugman) has requested to change the General Plan land use designations from Mixed Use and Neighborhood Commercial to Medium Density Residential and Neighborhood Commercial and to approve a site plan for a 176-unit multi-family apartment complex on the proposed site; and

WHEREAS, the site is located at the southeast corner of Highway 41 and Hanford-Armona Road (APN 021-660-031); and

WHEREAS, the site is currently vacant; and

WHEREAS, the site contains land that was not given a land use designation in the 2008 General Plan Update, and was not zoned in the 2012 Zoning Ordinance Update; and

WHEREAS, the applicant has also requested a change of zoning, Zone Change 2017-01, from Mixed Use (MU) and Neighborhood Commercial (NC) to Medium Density Residential (RMD) and Neighborhood Commercial (NC), which will be acted upon by Ordinance; and

WHEREAS, as Lead Agency under the California Environmental Quality Act (CEQA), the City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An Initial Study was prepared. The Initial Study found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project in the form of mitigations have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) was prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its October 8, 2018, meeting and recommended approval of the proposed project and adoption of the MND.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore finds that no significant environmental impacts would result from the identified project and adopts the Mitigated Negative Declaration that has been prepared.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves General Plan Amendment 2017-01 in accordance with the Planning Commission recommendation

to designate the southern 10.69 acres of land Medium Density Residential, and the northernmost 4.57 acres as Neighborhood Commercial, based on the evidence present and the following specific findings:

1. The General Plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
2. Private property without any General Plan land use designation applied to it could be detrimental to the City and would not be in the public interest.
3. Any potential significant effects on the environment resulting from the proposed project will be reduced to a level less than significant with the mitigation measures contained in the Mitigated Negative Declaration,

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Major Site Plan Review 2016-03 in accordance with the Planning Commission recommendation to approve 176 units on 10.69 acres, based on the following specific findings:

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.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Major Site Plan Review No. 2016-03 for 176 multi-family units subject to the following conditions:

1. The site shall be developed consistent with the approved Site Plan, Elevations, and its conditions; Major Site Plan Review No. 2016-03 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The project would be developed in three phases. The first two phases cover the apartment complex. The third phase will consist of the commercial development and will require the application for and approval of a separate site plan review application. Site Plan Review No. 2016-03 reviews the multifamily development and street layout only.
3. All mitigation measures in the Mitigated Negative Declaration approved with General Plan Amendment 2017-01 and Zoning Map Amendment 2017-01 and Site Plan Review 2016-03 shall be complied with.

4. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
5. A public facilities maintenance district (PFMD) shall be formed at time of building permit for Phase 1 to provide the maintenance costs for common landscaping and other improvements, in accordance with existing City policy. Annexation into an existing PFMD is acceptable.
6. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
7. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
8. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
9. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
10. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
11. Street lights shall be provided within the project as per City local street lighting standards.
12. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
13. All signs shall require a sign permit separate from the building permit.
14. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
15. This Site Plan Review approval shall expire within two years, unless an extension is granted by the City.

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PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 6th day of November 2018 by the following vote:

AYES: Chedester, Brown, Madrigal

NOES: Blair, Neal

ABSENT: None

ABSTAIN: None

ATTEST:


Mary J. Venegas
City Clerk

APPROVED:


Ray Madrigal
Mayor



RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP 2020-01 TO ALLOW
THE DIVISION OF LAND INTO FOUR PARCELS AND A REMAINDER PARCEL
LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 41 AND
HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 13, 2020, at 7:00 p.m. on said day, it was moved by Commissioner Koelwyn, seconded by Commissioner Meade, and carried that the following Resolution be adopted:

WHEREAS, CV Housing, LLC (Bret Fugman) has requested approval of a tentative parcel map to allow the division of a 16.14-acre property into four parcels and a remainder parcel in the City of Lemoore (APN 021-660-031); and

WHEREAS, the proposed site is a vacant parcel; and

WHEREAS, the General Plan designates the parcel as Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the zoning on the parcel is Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions). In addition, a Mitigated Negative Declaration was prepared and adopted previously that included minor divisions of land in the description of the project.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its July 13, 2020, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed tentative parcel map:

1. That the proposed map, together with the provisions for its design and improvement, is consistent with the general plan or any applicable specific plan, or other applicable provisions of the Municipal Code.
2. That the site is physically suitable for the type of development. The site is relatively flat and will be graded appropriately during construction consistent with the previously approved site plan.
3. That the site is physically suitable for the proposed density of development. The site has ample area to accommodate the proposed uses while also allowing area to comply with other requirements such as parking and access.

4. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The Preliminary Title Report identifies easements which must be shown on the final parcel map but do not prohibit or conflict with the proposed development of the site once the final parcel map is recorded.
7. Subject to section 66474.4 of the subdivision map act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 - Minor Land Divisions), and approves Tentative Parcel Map No. 2020-01 subject to the following conditions:

1. The site shall be developed consistent with all conditions of approval for Master Site Plan 2016-03.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval.
3. The applicant shall submit improvement plans detailing all proposed work. Improvements may be deferred to development of the first parcel per approved Major Site Plan Review 2016-03.
4. The Final Parcel Map and associated proposed improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements Drawings. They shall also conform to approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
5. Right-of-way dedication is required along Hanford-Armona Road per Major Site Plan Review 2016-03.
6. The applicant shall provide reciprocal access easement and public utility easement for all parcels per Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
7. The applicant shall provide a reciprocal access easement for both access and parking between the commercial parcels (Parcels 1 to 4) and for pedestrian access between the residential parcel (Remainder Parcel) and commercial parcels. The recorded copy of the agreement shall be provided to the City prior to issuance of building permits.
8. Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. Provide easements for sanitary sewer connection to support Major

Site Plan Review 2016-03 across Remainder to connection at Dogwood/Persimmon. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.

9. The master grading and drainage plan shall be prepared by a registered civil engineer or project architect and shall be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
10. All elevations shall be based on the City's benchmark network.
11. Storm run-off from the project shall be handled as follows:
 - a. Directed to the City's existing storm drainage system through easements provided for storm drain connection to support Major Site Plan Review 2016-03 across from the Remainder Parcel for ultimate connection at Dogwood/Persimmon.
 - b. Directed to a permanent on-site basin.
 - c. If directed to a temporary on-site basin, which is required until a connection with adequate capacity is available to the City's storm drainage system, the temporary on-site basin's maximum side slopes shall be consistent with a geotechnical report (or a maximum of 3:1), perimeter fencing shall be required, and access ramp to bottom for maintenance shall also be provided.
12. Water master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system. The applicant shall provide easements for water connections to support Major Site Plan Review 2016-03 across from the Remainder Parcel as needed to provide service. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
13. The applicant shall relocate existing utility poles and/or facilities at time of street improvements. This condition can be deferred to time of construction of the site.
14. The applicant shall underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding at time of street improvements. This condition can be deferred to time of construction of the site.
15. The applicant shall provide R-value tests; 1 min for Hanford-Armona Road & 1 min on the private street along the east side of Parcels 1-4 per Public Works/City Engineering comments dated June 10, 2020, at time of development.
16. The applicant shall provide traffic indexes per City standard ST-1 at the time of street improvements.
17. All public streets within project limits and across from the frontage of the project shall be improved to their full width, subject to available right-of-way, in accordance with City policies, General Plan, standards and specifications at time of street improvements.
18. The applicant shall abandon any existing wells per Code and obtain appropriate building permits, as required. This condition can be deferred to time of construction of the site.

19. The applicant shall remove existing irrigation lines and dispose off-site during site development. This condition can be deferred to time of construction of the site.
20. The applicant shall remove existing leach fields and septic tanks during site development. This condition can be deferred to time of construction of the site.
21. The applicant shall revise and submit the Final Parcel Map in accordance with the following map revisions:
 - a. Call out all So Cal Gas easement
 - b. Show relinquished access rights along SR 41.
 - c. Provide reciprocal access and parking easements/agreements for Parcels 1-4, access easements/agreements between all parcels, and pedestrian access easements/agreements between the residential parcel (remainder parcel) and the commercial parcels with the Final Map.
 - d. Parcel lines shall match Major Site Plan Review 2016-03 for access and parking.
 - e. Show flood zone. Zone X – 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Panels 06031C0160D and 06031C0170D).

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 13, 2020, by the following votes:


AYES: Koelwyn, Meade, Clement, Dey, Franklin, Etchegoin

NOES:


ABSTAINING:

ABSENT:

APPROVED:


Ray Etchegoin, Chairperson


ATTEST:


Planning Commission Secretary



711 W. Cinnamon Drive • Lemoore, CA 93245 • Planning (559) 924-6744, Ext. 740
Community Development Department

Minor Site Plan Review 2020-03

To: CV Housing, LLC
From: Judy Holwell, Community Development Director 
Date: November 25, 2020
Subject: **Minor Site Plan Review 2020-03:** a request by CV Housing, LLC for a revised site plan review for a 146-unit multi-family residential apartment complex.

1st Submittal – Minor Site Plan Review 2020-03:

Major Site Plan Review 2016-03 was approved on November 6, 2018. Minor Site Plan Review 2020-03 proposes to modify that approval to a less impactful multi-family apartment complex with 146 housing units. ***With the minor revisions identified below and in the attached comments, Minor Site Plan Review 2020-03 is hereby approved.*** All other conditions of the originally approved Major Site Plan Review 2016-03 still apply. Improvements to Hanford-Armona Road shall be implemented during the first phase of construction.

Building plans shall be submitted based on the following comments:

Any deviation from the approved plans shall require an amendment to the prior approvals or approval of a new permit as determined by the City. Phase 1 consists of a multi-family apartment complex. Phase 2 consists of a commercial site and is not being approved at this time. A Site Plan Application(s) shall be submitted for the commercial development prior to application for building permit of Phase 2.

Landscape plans are due at the time of building plan submittal:

Landscape Plans will be reviewed for compliance with MWEL0.

Zoning/General Plan:

The proposed use of the site is allowed in the Medium Density Residential zone.

Environmental Review:

A mitigated negative declaration was previously approved for the project.

Time Limits:

Unless a condition of approval establishes a different time limit, this permit, if not exercised within two (2) years of approval, shall expire and become void, except where an extension of time is approved in compliance with Lemoore Municipal Code Section 9-2A-9 subsection C, "Permit Extensions". The exercise of a permit occurs when the applicant or property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s).

Attached: Approved Site Plan for Minor Site Plan Review No. 2020-03 and Comments:

Site Plan Rcvd 10-30-2020 – Approved with Revisions Identified in Review and Comments

Department Checklist: Building 11/25/2020

Department Checklist: Engineering 11/25/2020

Department Checklist: Fire 11/20/2020

Department Checklist: Planning 11/23/2020

Department Checklist: Police 11/03/2020

Department Checklist: Solid Waste/Refuse 11/25/2020

Department Checklist: Streets/Traffic 11/25/2020

Attached: Major Site Plan Review No. 2016-03 Approval Documents:

CC Resolution No. 2018-46 – Approving GPA No. 2017-01 and Major SPR No. 2016-03

City Ordinance No. 2018-08 – Approving Zone Change No. 2017-01

Site Plan and Elevations Approved November 6, 2018



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Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner
Date: August 4, 2022 **Meeting Date:** August 8, 2022
Subject: A request by Victory Pharris Lemoore (Tim Palmquist, agent) to extend approval of Vesting Tentative Subdivision Map No. 2005-02, Victory Village Tract 845 and accompanying planning entitlements for one year (APN: 023-510-055).

Proposed Motion:

Move to adopt Resolution No. 2022-10, approving a one-year extension of time for the Vesting Tentative Subdivision Map No. 2005-02, Victory Village Tract 845 and accompanying Planning entitlements to August 7, 2023, in accordance with findings and conditions of the resolution.

Discussion:

On August 3, 2022, Tim Palmquist, representing Victory/Pharris Lemoore, LLC, submitted a written request to extend the approval of the Tract No. 845 Vesting Tentative Subdivision Map No. 2005-02 for one year. In accordance with the Subdivision Map Act, this would be the last one-year extension that the City can grant. Staff is recommending that the expiration date be extended to August 7, 2023, instead of August 6, because August 6 falls on a Sunday.

This project was originally approved by City Council Resolution No. 2006-28 on June 6, 2006. Due to a combination of previous discretionary extensions granted by the Planning Commission and automatic extensions authorized by the State in response to the Great Recession, the map was currently set to expire on August 6, 2022. (See Timeline, below). The filing of an application for an extension on August 3, 2022, stays the expiration for 60 days until the Planning Commission can act on the request. If the one-year extension is approved, the Tentative Subdivision Map will be extended to August 7, 2023.

The tentative map originally approved 279 lots and two parks, but now only 51 lots and one park will be constructed.¹ The Planning Commission approved Major Site Plan Review No.

¹ A Readiness and Environmental Protection Integration (REPI) Program arrangement with Naval Air Station Lemoore reduced the overall size of the project.

2020-04 for master home plans submitted by DR Horton on September 14, 2020. That developer is currently not in contact with the City staff. The applicant states that an electrical service application has been submitted and that negotiations with home builders who have similar projects in the area continues. Site Plan Review No. 2005-01, Conditional Use Permit 2005-02, and Planned Unit Development 2005-01 were also approved.

Staff supports the one-year extension to give the developer more time to prepare for construction. In accordance with Municipal Code Section 9-2A-9, extensions granted for the Tentative Tract Map will be applied to all accompanying entitlements. The project would still adhere to the adopted conditions as adopted originally for the project.

Last Allowed Time Extension

This would be the last allowed time extension of Vesting Tentative Subdivision Map No. 2005-02, Victory Village Tract 845. The Subdivision Map Act states that the approval of a tentative map is voided if the expiration date is reached before a timely filing of the final map is made to the City. Cities have interpreted what would constitute a timely filing in different ways. The City does not have a formally adopted definition, but the Public Works Director and City Engineer have determined that a timely filing would require that the developer file a final map, a full set of subdivision improvement plans, and a cost estimate of improvements prior to the expiration date, and that this final map and improvement plan set be diligently pursued with toward approval and recording without abandonment.

Timeline of Extensions of Victory Village Tentative Map

Tentative maps are initially approved for two years. Applicants may request up to six years of discretionary extensions by the Planning Commission. The State legislated a number of automatic extensions of valid tentative maps in response to the Great Recession because there were numerous approved tentative maps with no market for home sales at that time. The following timeline shows the extensions previously granted.

- Vesting Tentative Map Tract 845 Approved June 6, 2006
- Original Expiration Date June 6, 2008
- Application (2008) for Extension Received and Withdrawn
- Senate Bill 1185 (2008 – 1 Year Automatic) Extended Map to June 6, 2009
- Assembly Bill 333 (2009 – 2 Years Automatic) Extended Map to August 6, 2011
- Application (2011) for Extension Received and Withdrawn
- Assembly Bill 208 (2011 – 2 Years Automatic) Extended Map to August 6, 2013
- Assembly Bill 116 (2013 – 2 Years Automatic) Extended Map to August 6, 2015
- Senate Bill 1303 (2015 – 2 Years Automatic) Extended Map to August 6, 2017
- Planning Commission (2015 – Additional 2 Years) Extended Map to August 6, 2019
- Planning Commission (2019 – Additional 1 Year) Extended Map to August 6, 2020
- Planning Commission (2020 – Additional 1 Year) Extended Map to August 6, 2021
- Planning Commission (2021) – Additional 1 Year) Extended Map to August 6, 2022
- Current Request for 1 Year discretionary Extension to Extend Map to August 7, 2023

Attachments:

- 1) Site Location
- 2) Draft Resolution
- 2) Vesting Tentative Subdivision Map No. 2005-02



Site Location

RESOLUTION NO. 2022-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE-YEAR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP NO.
2005-02 (TRACT 845) AND ACCOMPANYING PLANNING ENTITLEMENTS
LOCATED ON THE NORTHEAST CORNER OF BUSH STREET AND MARSH DRIVE,
DIRECTLY NORTH OF WEST HILLS COLLEGE IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on August 8, 2022, 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, Tim Palmquist, on behalf of Victory/Pharris Lemoore, LLC, requested a one-year extension for Tentative Subdivision Map 2005-02 (Tract 845), Site Plan Review No. 2005-01, Conditional Use Permit 2005-02, and Planned Unit Development 2005-01, located on the Northeast Corner of Bush Street and Marsh Drive, directly North of West Hills College (APN: 023-510-055); and

WHEREAS, Tentative Subdivision Map 2005-01 and accompanying planning entitlements were previously approved by the City of Lemoore on June 6, 2006; and

WHEREAS, the Tentative Subdivision Map was previously extended by several State-authorized extensions and discretionary City actions per the City of Lemoore Municipal Code Section 8-7F-10 to August 6, 2022; and

WHEREAS, the request for extension automatically extends the Tentative Subdivision Map for 60-days to allow for review per the Municipal Code; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for an extension of the Tentative Subdivision Map; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby finds that the potential environmental effects of the Project were adequately analyzed by the Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on June 6, 2006 in conjunction with the approval of the Tentative Subdivision Map and accompanying planning entitlements.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one-year extension to Tentative Subdivision Map 2005-01, Site Plan Review No. 2005-01, Conditional Use Permit 2005-02, and Planned Unit Development 2005-01, which shall expire on August 7, 2023. This extension is granted subject to compliance with the conditions of the original approval contained in Resolution 2006-28.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2022, by the following votes:

AYES:

NOES:

ABSTAINING:

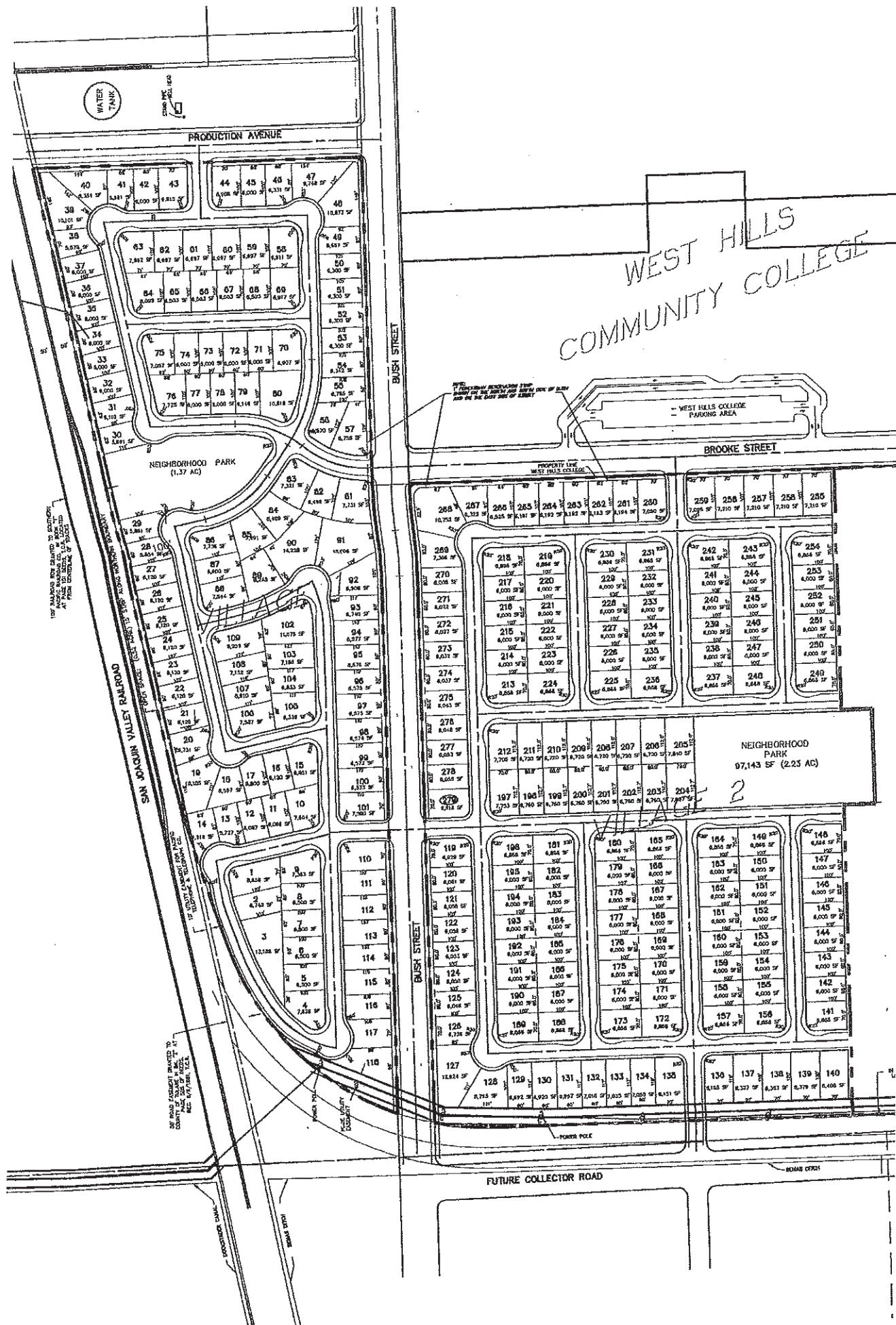
ABSENT:

APPROVED:

Michael Dey, Chairperson

ATTEST:

Kristie Baley, Commission Secretary





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Staff Report

To: Lemoore Planning Commission **Item No. 7**
From: Steve Brandt, City Planner
Date: August 1, 2022 **Meeting Date:** August 8, 2022
Subject: **Major Site Plan Review No. 2022-01, Conditional Use Permit No. 2022-01, and Administrative Use Permit Nos. 2022-01 and 2022-02:** A request by Bottom Line Development (Orlando Ramirez, representative) to construct a convenience store with off-sale alcohol sales, deli/food service with drive-through, and a nine-pump fuel station; a mechanical car wash facility with a washing tunnel and a self-service vacuum area; and a quick service restaurant with a drive-through. The site is located on the southwest corner of Bush Street and 19th Avenue, within the City of Lemoore (APN 023-420-018).

Proposed Motion:

Move to approve Resolution No. 2022-11, approving Major Site Plan Review No. 2022-01, Conditional Use Permit No. 2022-01, Administrative Use Permit No. 2022-01, and Administrative Use Permit No. 2022-02, in accordance with the findings and conditions in the resolution.

Project Proposal:

The applicant is requesting approval of three new businesses to be constructed on the southwest corner of Bush Street and 19th Avenue. The new businesses are:

- A 4,600 sq. ft. convenience store (urban-neighborhood market) to include food/deli service with a drive-through window, retail sales (including some tobacco products not to exceed 15% of the retail area), and off-sale alcohol (Type 21, not to exceed 25% of the retail area), and nine-pump fuel station.
- A 4,000 sq. ft. mechanical car wash facility with a 115-foot-long drive-through washing tunnel and self-service vacuum area accommodating up to 23 vehicles.
- A 3,580 sq. ft. quick service restaurant with a drive-through window.

The total site area is 2.37 acres. The Major Site Plan Review covers the entire site development. The Conditional Use Permit is to allow the fueling station, alcohol sales at the convenience store, and to allow the car wash. The two Administrative Use Permits allow drive-through lanes at the convenience store and the restaurant. The restaurant and convenience store are allowed uses in the Neighborhood Commercial zone.

Applicant	Bottom Line Development (Orlando Ramirez, representative)
Location	Southwest corner of Bush Street and 19th Avenue
Existing Land Use	Vacant
APN(s)	023-420-018
Total Building Size	4,600 sq. ft. convenience store, 4,000 sq. ft. car wash, and 3,580 sq. ft. restaurant
Zoning	Neighborhood Commercial (NC)
General Plan	Neighborhood Commercial

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Single-family residences	RLD	Low Density Residential
South	Retail store (Dollar General), vacant land	NC	Neighborhood Commercial
East	Retail stores (Best Buy Market), vacant land	NC	Neighborhood Commercial
West	Medical office (DaVita dialysis center), vacant land	NC	Neighborhood Commercial

Previous Relevant Actions:

The Planning Commission approved Site Plan Review no. 2009-01 on October 26, 2009, for construction of the DaVita Lemoore Dialysis located adjacent to this site on the west. The front parking lot was required to be set back farther from Bush Street to accommodate a future street widening and a cross-access agreement was required from the applicant prior to occupancy to allow neighboring properties vehicular and utility access as future development occurred.

City staff approved Minor Site Plan Review No. 2018-03 on August 8, 2017, for construction of the Dollar General retail store located adjacent to this site on the south. A cross-access agreement was required from the applicant prior to occupancy so that when additional commercial development occurred, the overall site area would operate as a single neighborhood shopping center.

The Planning Commission approved CUP No. 2018-03 on September 10, 2018, which allowed the off-site sale of beer and wine at Dollar General retail store.

Zoning/General Plan:

The site is planned and zoned Neighborhood Commercial (NC). Per the Lemoore Municipal Code, the convenience store and restaurant are allowed uses in the NC zone. The proposed fuel pumps, sale of alcohol for off-site consumption at the convenience store, the car wash are uses that the Planning Commission can approve through a Conditional Use Permit (CUP) in this zone. The two drive-through lanes require approval of an Administrative Use Permit (AUP) to ensure compliance with required design standards.

Access and Right of Way:

There would be one driveway ingress and egress access on Bush Street and another on 19th Avenue. The site plan provides on-site cross-access drive aisles to DaVita Lemoore Dialysis to the west and to Dollar General to the south. The site plan can accommodate additional on-site cross-access points to the south when that area develops. There is a possibility in the future that the 19th Avenue driveway will become a right-in, right-out only driveway if future increases in traffic on 19th Avenue require installation of a median.

A cross-access and shared parking agreement was signed and recorded when the Dollar General store was constructed. The project site is covered by the agreement. This means that each business has the legal right for their customers to park in each other's parking spaces and to drive across one property to get to another. This will ensure that the entire commercial area operates as a single shopping center even though it is under separate ownership.

In reviewing the future street width needs and the planned improvements along Bush Street, it was determined that an additional four feet of right of way/public easement was needed. This area would be used for placement of utilities, so the landscaping proposed there can still be installed. The curb/gutter would be moved back four feet, and the proposed 10-foot-wide sidewalk would instead be six feet wide. The traffic signal poles on the southwest corner of Bush Street and 19th Avenue would be relocated back to allow for more lanes at the street intersection. See Engineering site plan comments and plan mark-ups in the attached Site Plan Review comments for the specific location of the additional right of way needed. Taking the additional four feet as an easement would mean that the required building setbacks measurement would not change.

Parking / On-site Circulation:

A cross-access and shared parking agreement was signed and recorded when the Dollar General store was constructed. This current project's site is covered by the agreement. This

means that each business has the legal right for their customers to park in each other's parking spaces and to drive across one property to get to another. This will ensure that the entire commercial area operates as a single shopping center even though it is under separate ownership.

The proposed new development is required by the Zoning Ordinance standards to have at least 34 parking spaces. The site plan shows 34 spaces, not counting the fuel pump area, self-serve vacuum area, or loading areas.

Architectural and Site Design Standards:

The elevation exhibits (attached) meet the Zoning Ordinance's architectural and design standards for commercial buildings. These standards are found in Section 9-5C-4 and cover building design and placement.

Operations:

The applicant submitted operational statements for both the convenience store (urban market) and the car wash. The car wash is intended to operate from 8:00 a.m. to 9:00 p.m.

Lighting:

The parking lot lighting is proposed to use individual solar panels on each light. The height of the lights is proposed at 15 feet, which is lower than the maximum allowed 24 feet. An example of the light is attached as an exhibit.

Car Wash Noise Compatibility:

The applicant submitted a decibel (dB) readings chart and an acoustic report from a similar recent project in Visalia (both attached) to use to confirm compliance with the City's noise standards. The applicable standard is found in Table 9-5B-2-B1 of the Zoning Ordinance and states that the maximum exterior noise level is 65 dB CNEL in residential areas and 70 dB CNEL in commercial areas. CNEL is a weighted measurement of the average sound level over a 24-hour period. The calculations to obtain the measurement give more weight to sound generated in the evening and nighttime.

The decibel readings chart states that when the car wash is operating with the exit door open, the sound level is 93.5 dB at 10 feet and 81.0 dB at 40 feet. Using a common sound estimation method, the sound level at the nearest residence 150 feet to the north (across Bush Street) can be estimated to be 69.5 dB. This estimate would likely only apply to the two or three homes directly north of the car wash exit because the noise from a car wash tunnel is projected directly out of the entrance and exit door; it does not "fan out" after it leaves the building. Using a CNEL calculator, the CNEL at the residence 150 feet away is estimated to be 59.8 dB CNEL if the car wash were operating 50% of the time between 8:00 a.m. and 9:00 p.m. Using those same assumptions, the CNEL at the site (10 feet from the car wash exit) would be 69.7 dB CNEL. It seems reasonable to assume that the car wash equipment would not operate more than one-half the time the business is open during the 13-hour day. Assuming the proposed location and hours of operation, these estimates can support a finding that the car wash operation would not violate the City's maximum exterior noise level

in Table 9-5B-2-B1. Therefore, no additional conditions of approval are being recommended by staff.

However, given that the noise standard is an average measurement and that individual, intermittent noise can be perceived differently by different people, if the Commission wants to consider additional conditions of approval to reduce potential noise impacts from the car wash, staff can provide two suggestions. One would be to limit the car wash hours of operation to hours between 7:00 a.m. and 7:00 p.m. This coincides with City noise standard operating hours for construction activity. The other potential condition would be to require a wall to be constructed between the car wash exit and Bush Street in the landscaped area. This would deflect the noise levels heading directly north out of the car wash exit. However, it would only change the direction of the noise; it would not absorb it.

Alcohol Sales Compatibility:

The requested Type 21 license would allow the sale of beer, wine, and distilled spirits for consumption off the premises. City staff believes that the sale of alcoholic beverages at the convenience store is considered an acceptable use as long as all activities and operations are in accordance with Alcoholic Beverage Control (ABC) conditions and ABC requirements for use. Compliance with the requirements of ABC is recommended as a condition of the approval of this CUP. Staff has included conditions of approval to improve safety and security related to alcohol sales. Similar conditions were approved for Dollar General's alcohol sales.

Zoning Ordinance Section 9-4D-2 states that establishments selling alcoholic beverages shall not be located within 500 feet of a park facility, school facility, or existing religious land uses. The Ordinance also states that only one establishment per shopping center shall sell alcohol. The Ordinance further states that the Planning Commission can deviate from these standards if the following findings are made:

1. The location of the use will not result in adverse impacts on park facilities, school facilities, existing religious land uses, and/or existing residential land uses.
2. The traffic increases associated with the use will not result in potential hazards to existing pedestrian and/or vehicular traffic.
3. The development conforms to all applicable provisions of this Zoning Code.

There are no schools, parks, or religious land uses within 500 feet, but there is housing to the north and south that is less than 500 feet, and Dollar General has already been approved to sell alcohol. Therefore, findings are required if the Planning Commission desires to approve the alcohol sales for the convenience store. Staff recommends making the following findings:

1. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site. There are existing residential uses within 500 feet to the north and to the south. Bush Street acts as a buffer to pedestrians on the north, and a block wall acts as a buffer to pedestrians on the south. With these existing buffers, the location of the use will not result in adverse impacts on park facilities, school facilities, existing religious land uses, and/or existing residential land uses.

2. Bush Street and 19th Avenue are both designated arterials and are capable of conveying existing traffic as well as the additional traffic generated by the proposed site uses. Existing streets, shared parking, and a complete network of City sidewalks are effective in accommodating both vehicular and pedestrian traffic around the site.
3. There is already one other business selling alcohol in the shopping center. This business operates as a grocery store, whereas the proposed use will operate more as a convenience store. Since the businesses are, through their product mix, marketing to a different type of customer, having two businesses selling alcohol in the same shopping center would be appropriate.
4. The development conforms to all provisions of the Zoning Ordinance. The project has been reviewed through the City's Major Site Plan Review process.

Public Necessity or Convenience:

Section 9-2B-17 requires the Planning Commission to make a finding that the public convenience or necessity would be served by the granting of an alcohol license. This is because the ratio of off-sale alcohol licenses per population in the Census tract in which the site is located is greater than the ratio of total licenses in Kings County to Kings County population. The Planning Commission shall consider, among other things, the recommendations of the City's Chief of Police, the Planning Director, and other departments. The purpose of this finding is to give the Planning Commission the opportunity to say whether or not the site is appropriate for the sale of alcohol and whether or not there is already an overconcentration of alcohol sales in the neighborhood.

Besides Dollar General directly to the south, the next closest establishments selling alcohol for off-site consumption are located across the street at the Best Buy Market grocery store and approximately one-half mile away at the intersection of Bush Street and 19½ Avenue. City staff is supportive of the public convenience or necessity determination and has included a recommended finding in the resolution.

Fueling Station Development Standards:

Section 9-4D-6 contains special design standards for fueling stations. The driveway is to be no closer than 150 feet from the nearest street intersection. The proposed Bush Street driveway is over 200 feet west of 19th Avenue, so this standard is being met. The other standard is that the canopy structures over fueling pumps are to be no higher than 17 feet unless specifically approved through the Site Plan Review process. The exhibit of the fuel canopy appears to be a typical height, but a specific height has not been provided. Staff will work with the applicant to meet this standard during the building permit stage of the project.

Drive Through Development Standards:

Section 9-4D-4 contains special design standards for drive-through lanes. These standards specify certain design minimums, vehicle stacking lengths, distance from street intersections, location, and entrance and exit design. Both drive-throughs meet all the standards listed in Section 9-4D-4. Therefore, staff recommends that both Administrative Use Permits be approved.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) in CEQA Guidelines Section 15332. The site is completely surrounded by existing urban development and meets the criteria for use of this type of Categorical Exemption.

Recommended Approval Findings:

A Conditional Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with certain findings. City staff recommends that these findings be made based upon a review of the project as described in this Staff Report and with the recommended conditions of approval. These findings include those required per Section 9-4D-2 related to proximity to parks, schools, and/or religious facilities, a finding of necessity or convenience, and a finding regarding the City noise standard.

1. The proposed uses are consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed uses are either allowed or conditional uses in the Neighborhood Commercial (NC) zone. The project has been reviewed through the City's Major Site Plan Review process and found to be consistent with the applicable City ordinances and development standards.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City. The site has been planned for commercial uses and is part of a larger neighborhood shopping center. A cross-access and shared parking agreement is in place so that the project site will operate efficiently as a part of the larger shopping center.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The site is physically able to support the use. ABC may require the applicant to make physical changes to conform to their standards if needed.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.
5. Based on the estimated decibels of noise generated by the car wash machinery, the decibel community noise equivalent level (dB CNEL) will be less than the City's maximum standard in both commercial and residential areas.

6. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site. There are existing residential uses within 500 feet to the north and to the south. Bush Street acts as a buffer to pedestrians on the north, and a block wall acts as a buffer to pedestrians on the south. With these existing buffers, the location of the use will not result in adverse impacts on park facilities, school facilities, existing religious land uses, and/or existing residential land uses.
7. Bush Street and Bell Haven Drive are both designated arterials and are capable of conveying existing traffic as well as the additional traffic generated by the proposed site uses. Existing streets, shared parking, and a complete network of City sidewalks are effective in accommodating both vehicular and pedestrian traffic around the site.
8. There is already one other business selling alcohol in the shopping center. This business operates as a grocery store, whereas the proposed use will operate more as a convenience store. Since the businesses are, through their product mix, marketing to a different type of customer, having two businesses selling alcohol in the same shopping center would be appropriate.
9. The development conforms to all provisions of the Zoning Ordinance. The project has been reviewed through the City's Major Site Plan Review process.
10. The public convenience or necessity would be served by the granting of the CUP and ABC license.
11. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) found in CEQA Guidelines Section 15332.

Recommended Conditions of Approval:

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit and Administrative Use Permit:

1. The site shall be developed consistent with the site plan, floor plans, elevation exhibits, and City staff comments in Major Site Plan Review No. 2022-01 and applicable with development standards found in the City of Lemoore Zoning Ordinance.
2. The project applicant shall dedicate additional right of way or easement along Bush Street, in accordance with the Major Site Plan Review comments, and shall coordinate with the City regarding the relocation of traffic signals.
3. Drive-through lanes shall be designed and constructed in accordance with the site plan and with Zoning Ordinance Section 9-4D-4.
4. The existing cross-access and shared parking agreement encumbering the site shall not be amended unless an amendment to this Conditional Use Permit is first approved.

5. The operation shall be conducted consistent with this Conditional Use Permit and the submitted operations statements. Major deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.
6. To sell alcohol, the convenience store shall obtain and maintain a valid license from Alcoholic Beverage Control (ABC). A change to a license type that is deemed more intensive than a Type 21 license shall require an amendment to this Conditional Use Permit.
7. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
8. Business hours and the sale of alcohol shall comply with ABC regulations.
9. All subsequent uses must meet the requirements found in Section 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, vibration, lighting, and maintenance.
10. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Location Map

Resolution

Site Plan

Floor Plans and Elevation Exhibits

Major Site Plan Review 2022-01 comments – Planning, Engineering, SJVAPCD

Operational Statement – Urban Market

Operational Statement – Car Wash

Site Parking Lot Lights Information

Acoustical Analysis for Car Wash and Car Wash Decibel Readings Chart

CEQA Categorical Exemption with backup checklist

Location Map
CUP No. 2022-01



RESOLUTION NO. 2022-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2022-01, CONDITIONAL USE PERMIT NO. 2022-01,
ADMINISTRATIVE USE PERMIT NO. 2022-01, AND ADMINISTRATIVE USE PERMIT NO. 2022-02 TO
ALLOW A CONVENIENCE STORE WITH OFF-SALE ALCOHOL SALES AND DRIVE-THROUGH, A
NINE-PUMP FUEL STATION, A CAR WASH FACILITY WITH A WASHING TUNNEL AND SELF-
SERVICE VACUUM AREA, AND A QUICK SERVICE RESTAURANT WITH DRIVE-THROUGH,
LOCATED AT THE SOUTHWEST CORNER OF BUSH STREET AND 19TH AVENUE
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 8, 2022, 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, Bottom Line Development (Orlando Ramirez, representative), has requested approval of a conditional use permit, major site plan review, and two administrative use permits to construct a convenience store with off-sale alcohol sales, deli/food service with drive-through, and a nine-pump fuel station; a mechanical car wash facility with a washing tunnel and a self-service vacuum area; and a quick service restaurant with a drive-through, located on the southwest corner of Bush Street and 19th Avenue, within the City of Lemoore (APN 023-420-018); and

WHEREAS, the site is 2.37 acres in size and the zoning on the parcel is Neighborhood Commercial; and

WHEREAS, in the Neighborhood Commercial zone, the convenience store and restaurant are allowed uses, and the fuel pumps and off-site sale of alcohol at the convenience store, as well as the car wash, are uses that can be approved by the Planning Commission through a conditional use permit. The two drive-through lanes require approval of an administrative use permit to ensure compliance with required design standards; and

WHEREAS, it has been determined that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Existing Facilities) in CEQA Guidelines Section 15332; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 8, 2022, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Major Site Plan Review No. 2022-01, Conditional Use Permit No. 2022-01, Administrative Use Permit No. 2022-01, and Administrative Use Permit No. 2022-02 based on facts detailed in the August 8, 2022, Staff Report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. The proposed uses are consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed uses are either allowed or conditional uses in the Neighborhood Commercial (NC) zone. The project has been reviewed through the City's Major Site Plan Review process and found to be consistent with the applicable City ordinances and development standards.

2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City. The site has been planned for commercial uses and is part of a larger neighborhood shopping center. A cross-access and shared parking agreement is in place so that the project site will operate efficiently as a part of the larger shopping center.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The site is physically able to support the use. The applicant may be required by ABC to make physical changes to conform to their standards if needed.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.
5. Based on the estimated decibels of noise generated by the car wash machinery, the decibel community noise equivalent level (dB CNEL) will be less than the City's maximum standard in both commercial and residential areas.
6. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site. There are existing residential uses within 500 feet to the north and to the south. Bush Street acts as a buffer to pedestrians on the north, and a block wall acts as a buffer to pedestrians on the south. With these existing buffers, the location of the use will not result in adverse impacts on park facilities, school facilities, existing religious land uses, and/or existing residential land uses.
7. Bush Street and 19th Avenue are both designated arterials and are capable of conveying existing traffic as well as the additional traffic generated by the proposed site uses. Existing streets, shared parking, and a complete network of City sidewalks are effective in accommodating both vehicular and pedestrian traffic around the site.
8. There is already one other business selling alcohol in the shopping center. This business operates as a grocery store, whereas the proposed use will operate more as a convenience store. Since the businesses are, through their product mix, marketing to a different type of customer, having two businesses selling alcohol in the same shopping center would be appropriate.
9. The development conforms to all provisions of the Zoning Ordinance. The project has been reviewed through the City's Major Site Plan Review process.
10. The public convenience or necessity would be served by the granting of the CUP and ABC license.
11. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) found in CEQA Guidelines Section 15332.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves Major Site Plan Review No. 2022-01, Conditional Use Permit No. 2022-01, Administrative Use Permit No. 2022-01, and Administrative Use Permit No. 2022-02 subject to the following conditions:

1. The site shall be developed consistent with the site plan, floor plans, elevation exhibits, and City staff comments in Major Site Plan Review No. 2022-01 and applicable with development standards found in the City of Lemoore Zoning Ordinance.
2. The project applicant shall dedicate additional right of way or easement along Bush Street, in accordance with the Major Site Plan Review comments, and shall coordinate with the City regarding the relocation of traffic signals.
3. Drive-through lanes shall be designed and constructed in accordance with the site plan and with Zoning Ordinance Section 9-4D-4.
4. The existing cross-access and shared parking agreement encumbering the site shall not be amended unless an amendment to this Conditional Use Permit is first approved.
5. The operation shall be conducted consistent with this Conditional Use Permit and the submitted operations statements. Major deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.
6. To sell alcohol, the convenience store shall obtain and maintain a valid license from Alcoholic Beverage Control (ABC). A change to a license type that is deemed more intensive than a Type 21 license shall require an amendment to this Conditional Use Permit.
7. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
8. Business hours and the sale of alcohol shall comply with ABC regulations.
9. All subsequent uses must meet the requirements found in Section 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, vibration, lighting, and maintenance.
10. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2022, by the following votes:

YES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

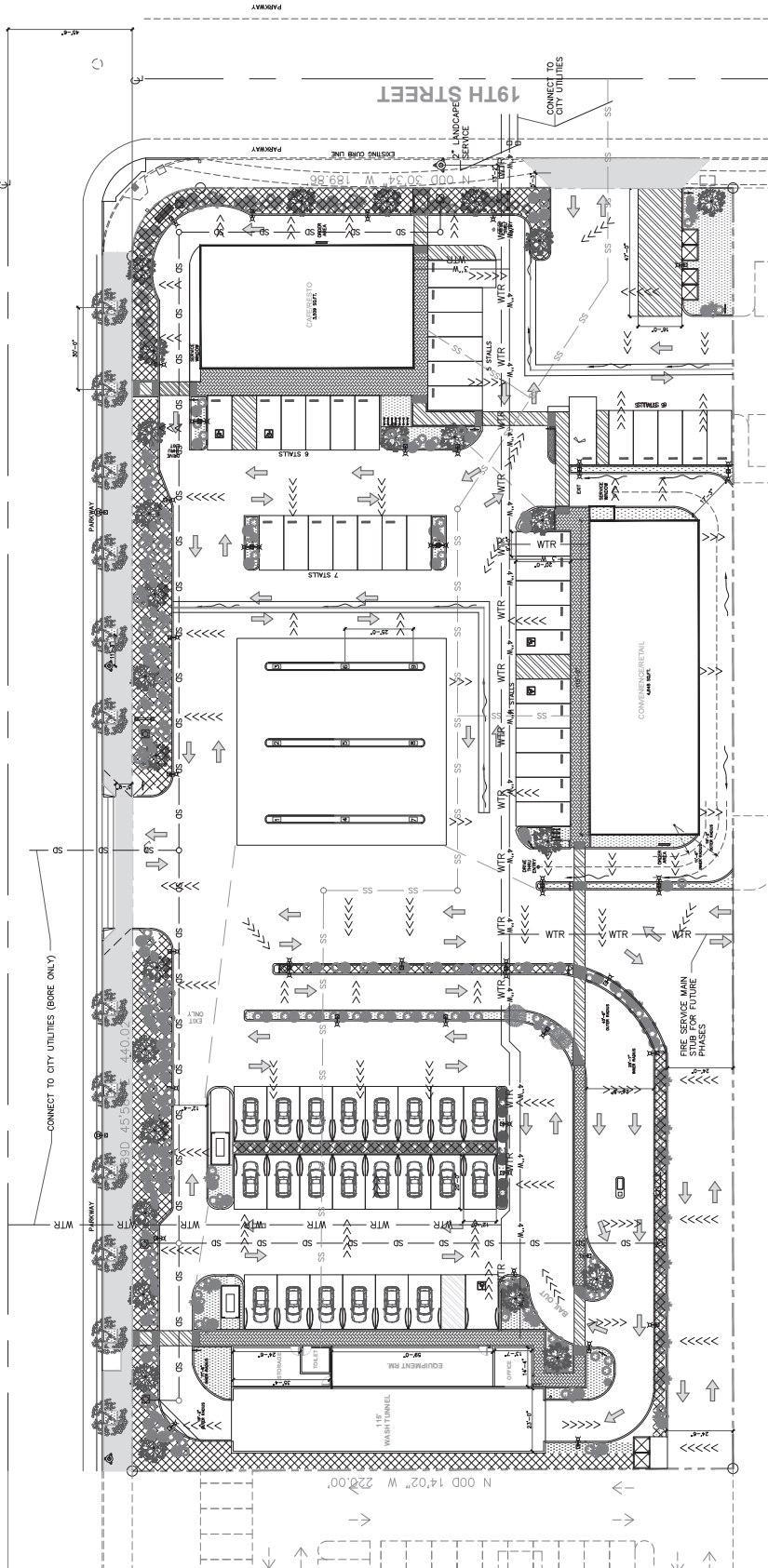
Michael Dey, Chairperson

ATTEST:

Planning Commission Secretary

SEWER
PARKWAY

BUSH STREET



GRADING LEGEND

PROPOSED BIODIVERSITY AREA
W/ OVERFLOW DRAIN (SURROUNDED
BY FLUSH CURB FOR SURFACE FLOW)

GUTTER FLOW ARROW

SURFACE CROSS DRAINAGE

UTILITY LEGEND

WTR 8" FIRE SERVICE MAIN
(4" LATERALS TO BUILDINGS)

4" DOMESTIC WATER MAIN

3" OR LESS DOMESTIC WATER
SERVICE LATERALS

PROPOSED FIRE HYDRANT

PROPOSED CITY STREETLIGHT



SCALE: 1"=10'



PROJECT ENGINEER

DATE: JAMES N. CIZAD RCE 88576



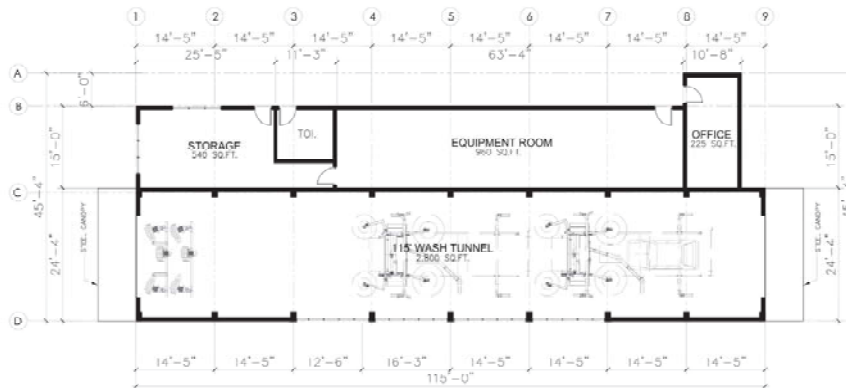
PREPARED FOR: CDR. CRAIG MOLLISON
ADDRESS: 34448 AVENUE 12
MADERA, CALIFORNIA 93636

GRADING PLAN
VALLEYVIEW CENTER
BUSINESS ROUTE 41, MADERA COUNTY, CA 93636

REVISIONS

DATE	DESCRIPTION

DATE DRAWDN 4/15/2022	DATE CHECKED 4/15/2022
ANGEL BUELTZ # 22-005	ANGEL BUELTZ # 22-005
SHEET # 1	SHEET # 2



**CAR WASH TUNNEL
 GROUND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"



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 Architectural Engineering & Construction

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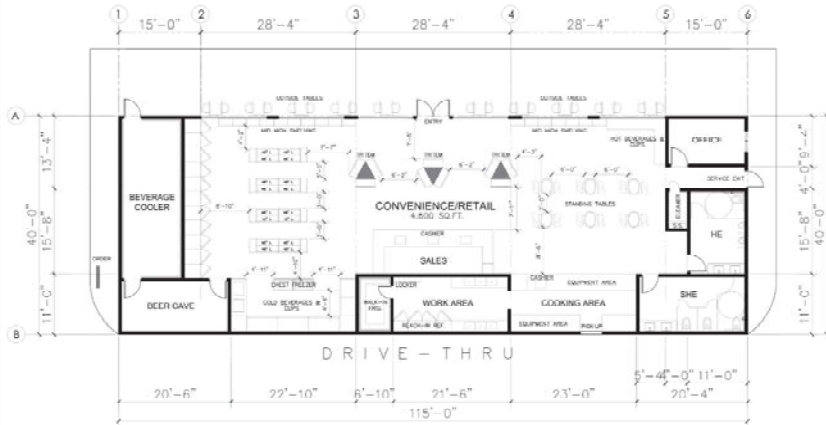
XXXX
**PROPOSED LE MOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 XXXX

Project Name	Sheet No.	Revision
XXXX	001	000000
XXXX	002	000000
XXXX	003	000000
XXXX	004	000000
XXXX	005	000000
XXXX	006	000000
XXXX	007	000000
XXXX	008	000000
XXXX	009	000000
XXXX	010	000000

Author	Checker	Engineer
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX

SITE PLAN

A1.02



CONVENIENCE STORE
GROUND FLOOR PLAN

SCALE:

1/8" = 1'-0"



RESTAURANT
GROUND FLOOR PLAN

SCALE:

1/8" = 1'-0"



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PROPOSED LE MOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING

Project Name	Sheet No.	Scale	Author	Check	Drawn By	Checked By
PROPOSED LE MOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	101	1/8" = 1'-0"	Author	Check	Drawn By	Checked By

SITE PLAN

A1.03



CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
SCALE



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**PROPOSED LEMMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING**
XXXX

Project Name	Sheet No.	Scale
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	XXXX	AS SHOWN

Author	Checker	Engineer
XXXX	XXXX	XXXX

SITE PLAN

A2.01



CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
 SCALE

SCALE



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**PROPOSED LEMOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 0001

Project Name	Sheet No.	Scale
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	AS SHOWN

Project Name	Sheet No.	Scale
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	AS SHOWN

SITE PLAN

A2.02



CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
 SCALE

SCALE



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**PROPOSED LEMOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 1000

Project Name	Sheet No.
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	1000

Project Name	Sheet No.
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	1000

SITE PLAN

A2.03




GASOLINE STATION
EXTERIOR PERSPECTIVE
SCALE



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Fax: 626 451 2213



**PROPOSED LEMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING**
XXXX

Project Name	Sheet No.	Revision
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	001	01/2024

Author	Checker	Engineer
XXXX	XXXX	XXXX

SITE PLAN

A2.04



CONVENIENCE STORE W/ DRIVE THRU
EXTERIOR PERSPECTIVE
SCALE

SCALE



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PROPOSED LEMMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING
XXXX

Project Name	Sheets/Total
XXXX-XXXX	15/15
Revision	Date
1	06/15/2018

Author	Checker	Approver
XXXX	XXXX	XXXX

SITE PLAN

A2.05



CONVENIENCE STORE W/ DRIVE THRU
EXTERIOR PERSPECTIVE
SCALE



SCALE



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Fax: 626-441-1112



PROPOSED LEMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING
0001

Project Name	Sheet No.	Revision
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	01/01/2018

Project Name	Sheet No.	Revision
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	01/01/2018

SITE PLAN

A2.06





RESTAURANT

EXTERIOR PERSPECTIVE

SCALE

SCALE

Project Name	Sheet No.	Scale	Revision
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	AS SHOWN	01/20/2020
Project No.	0001	Sheet No.	01

Project Name	Sheet No.	Scale	Revision
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001	AS SHOWN	01/20/2020
Project No.	0001	Sheet No.	01



RESTAURANT
EXTERIOR PERSPECTIVE
 SCALE

SCALE



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**PROPOSED LEMOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 1000

Project Name	Sheets
2019-10-10	10/10/19
Sheet 1	2/2/2020
Drawing Date	
Drawn By	
Checked By	

SITE PLAN

A2.08



RESTAURANT
EXTERIOR PERSPECTIVE
SCALE

SCALE



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**PROPOSED LEMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING**
0001

Project Name	Sheet No.
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001

Project Name	Sheet No.
PROPOSED LEMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0001

SITE PLAN

A2.09



SITE BIRD'S EYE VIEW
EXTERIOR PERSPECTIVE
SCALE

SCALE



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FAX: 626-455-2212



PROPOSED LEMMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING
XXXX

Project Name	Submitted	Reviewed
XXXXXX	XXXXXX	XXXXXX
Project No.	Submitted	Reviewed
XXXXXX	XXXXXX	XXXXXX

SITE PLAN

A2.10



SITE BIRD'S EYE VIEW
EXTERIOR PERSPECTIVE
 SCALE

SCALE



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**PROPOSED LEMMOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 1000

Project Name	Sheet No.
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	1000
Author	Check
Author	Check
Drawn By	Reviewed By
Drawn By	Reviewed By

SITE PLAN

A2.11



SITE BIRD'S EYE VIEW
EXTERIOR PERSPECTIVE
SCALE

SCALE



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Architectural Engineering & Construction

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FAX: 626.271.4968



**PROPOSED LEMMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING**
XXXX

Project Name	Sheet No.	Scale	Revision
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	001	AS SHOWN	1

Project Name	Sheet No.	Scale	Revision
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	001	AS SHOWN	1

SITE PLAN

A2.12



FRONT STREET VIEW
EXTERIOR PERSPECTIVE
 SCALE

SCALE



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**PROPOSED LEMORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 0000

Project Name	Sheets
0000-0000	0000/00
Project No.	0000
Revision No.	00

Revision	Description
1	Initial Design
2	Final Design

SITE PLAN

A2.13



FRONT STREET VIEW
EXTERIOR PERSPECTIVE
SCALE

SCALE



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FAX: 626-271-9908



**PROPOSED LEMMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING**
XXXX

Project Name	Sheet No.
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	01
Project No.	01
Revision No.	01

SITE PLAN

A2.14



711 W. Cinnamon Drive • Lemoore, CA 93245 • Planning (559) 924-6744
Community Development Department

Major Site Plan Review

To: Bottom Line Development
From: Steve Brandt, City Planner
Date: July 28, 2022
Subject: **Major Site Plan Review No. 2022-01:** a request by Bottom Line Development for site plan approval of an automated car wash, urban market with fuel sales and drive-thru, and restaurant with drive-thru, located on the southwest corner of Bush Street and 19th Avenue (023-420-018).

Application shall be revised and re-submitted based on the following comments.

2nd Submittal

The site plan has been reviewed with the corrections identified in the SPR Checklist attached comments.

Zoning/General Plan:

A conditional use permit (CUP) is required for fueling station, alcohol sales, and for the car wash. An administrative use permit (staff level permit) is required for reviewing the two drive-thru designs in accordance with Zoning Ordinance Section 9-4D-4.

Environmental Review:

The project is subject to CEQA review. A Class 32 Categorical Exemption is anticipated to be used for CEQA compliance.

Attached Comments:

Comments from Planning Department
Comments from Engineering Department
Letter from San Joaquin Valley Air Pollution Control District

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-01
DESCRIPTION: Fuel Station and Convenience Store w Alcohol and Tabaco Sales, Drive Through Carwash Facility, and Quick Service Restaurant with Drive Through
LOCATION: 2.37-acres: SWC Bush Street and 19th Avenue
APN(S): 023-420-018 (includes cross access easement)
APPLICANT: Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

PLANNING

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

- ☐ Site Plan is acceptable to Planning Department. All checked comments apply. Proceed to next step in the project approval process.
- ☐ Site Plan requires changes that are described below to be acceptable to Planning Department. All checked comments apply. Make described changes and proceed to the next step in the process.
- ☒ Site Plan requires changes that are described below to be acceptable to the Planning Department. All checked comments apply. Make described changes and resubmit the site plan for further review.

Project Information

- ☒ General Plan Land Use Element land use designation(s): *Neighborhood Commercial*
- ☒ General Plan Circulation Element adjacent street(s): *Bush Street and 19th Avenue are both arterial streets.*
- ☒ Zoning designation: *Neighborhood Commercial (NC)*
- ☒ Proposed land use: *Car Wash, Gas Station / Convenience Store and Café / Restaurant.*
- ☐ Allowed use ☐ Not allowed use ☒ *Requires a CUP (conditional use permit) for car wash, fueling station and alcohol sales and an AUP (administrative use permit) for two drive throughs.*

Site Plan Comments

Revisions to the site plan are required if Revise is checked.

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 type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot size (minimum)			103,106.5 sf
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot size (maximum)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (minimum)			469'-0"

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility, and
Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

LOCATION:
APN(S):
APPLICANT:
PROPERTY OWNER:

<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (maximum)			469'-0"
---	------------------------	--	--	---------

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	15 feet	25'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	0 feet	5'-8"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	10 feet	21'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Rear Building Setback (minimum)	10 feet	12'-6"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	10 feet	In excess of required 10 feet	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Height (maximum)	30 feet	26 feet for buildings	Per 9-4D-6 C2, gas canopy max. height is 17 feet unless higher approved with CUP. Provide canopy elevations with CUP application.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (minimum)	.10	.23	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (maximum)	.60	.23	

Development Standards (Chapter 9-5B)		Required	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Noise, Odor, and Vibration Standards	9-5B-2 65 db interior, 70 db exterior	Acoustical analysis has been submitted for up to 40 feet away. Estimating 69.5 db exterior for housing to the north 150 feet away based on inverse square calculation.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and Tabaco Sales, Drive Through Carwash Facility, and Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

LOCATION:
APN(S):
APPLICANT:
PROPERTY OWNER:

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Property and Utility Improvements	<i>As per Section 9-5B-3 of the municipal code</i>	Coordinate with ATT planned installation. (see docs)
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Outdoor Lighting Standards	<i>As per Section 9-5B-4 of the municipal code. 15-foot high solar lights proposed.</i>	Meet all Standards in Section 9-5B-4 of the municipal code. Maximum height is 24 feet.
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Fences/Wall Standards		
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Screening Standards	<i>As per Section 9-5B-6 of the municipal code</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Urban-Rural Edge Standards		

Architectural and Site Design Standards (Chapter 9-5C)		Required	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Concepts	<i>As per Section 9-5C-2 of the municipal code</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Residential Projects		
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects	<i>As per Section 9-5C-4 of the municipal code</i>	City Engineer to review vehicular circulation patterns and ADA compliance for walks, crossings and paths of travel.
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		

Landscape Standards (Chapter 9-5D1)		Required	Notes
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Landscape Standards	<i>Minimum 15 ft. Landscape Buffer along Connector and Arterial frontages (Bush Street and 19th Avenue)</i>	Meet all Landscape Standards in Section 9-5D1-2. Unused areas.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility, and
Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

LOCATION:
APN(S):
APPLICANT:
PROPERTY OWNER:

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Landscape Care and Maintenance		Meet all Landscape Maintenance Standards in Section 9-5D1-3
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Tree Preservation		
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Trees	<i>Bush Street frontage and 19th Avenue frontage</i>	Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1 of the municipal code

Parking and Loading Standards (Chapter 9-5E)	Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	34	33 <i>Add one additional space</i>	Convenience Store 4,654 sf <i>3.5 spaces per 1,000 sf for convenience / retail.</i> (3.5 x 4.65 = 16.3) Restaurant 3,506 sf <i>5.0 spaces per 1,000 sf for restaurant / cafe</i> (5.0 x 3.5 = 17.5)
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards	<i>As per Section 9-5E-5 of the municipal code</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Loading Design Standards	<i>As per Section 9-5E-6 of the municipal code</i>	

<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		

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility, and
Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
- ☒ A Use Permit is required for this project. *CUP for car wash, fueling station, and alcohol sales*
- ☐ A Zone Variance is required for this project.
- ☐ A Tentative Subdivision Map is required for this project.
- ☐ A Tentative Parcel Map is required for this project.
- ☐ A Lot Line Adjustment is required for this project.
- ☐ A Zone Change is required for this project.
- ☐ A General Plan Amendment is required for this project.
- ☒ Other discretionary action required for this project: *Administrative Use Permit for two drive-thrus*

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 – In-Fill 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 required.
- ☐ Acoustical Analysis required.
- ☐ Biological Report required.
- ☐ Cultural Records Search required.
- ☐ Traffic Impact Assessment required.
- ☐ Vehicle Trip Generation Estimates required.
- ☐ Covenant required.
- ☐ 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.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:	Major Site Plan Review No. 2022-01
DESCRIPTION:	Fuel Station and Convenience Store w Alcohol and Tabaco Sales, Drive Through Carwash Facility, and Quick Service Restaurant with Drive Through
LOCATION:	2.37-acres: SWC Bush Street and 19 th Avenue
APN(S):	023-420-018 (includes cross access easement)
APPLICANT:	Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER:	Lemoore 19 th Avenue Partners, LP (John Glikbarg)

- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.
- ☒ Landscape Plans required at Building Permit submittal. Landscape Plans will be checked for compliance with MWEL, 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 other landscaped areas shown as landscaped shall be landscaped.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

Other Requirements

- ☒ Additional comments:
- *Add one additional parking stall to meet required minimum of 34. Loading zones are not included.*
 - *Include dimensioning and measurements on plan to confirm 15' Landscape buffer setback along Bush Street and 19th Avenue frontages. Measurement taken for right of way line. Per Section 9-5D1-2 Article E-2 of landscape Standards and Table 9-5A-4B note #12.*

A handwritten signature in blue ink, appearing to read "Steve Brandt", written over a horizontal line.

Authorized signature

A handwritten date "7-28-22" in blue ink, written over a horizontal line.

Date

Steve Brandt, AICP, City Planner

Printed name

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility, and
Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

LOCATION:
APN(S):
APPLICANT:
PROPERTY OWNER:

ENGINEERING – Multi-Family/Commercial/Industrial

Recommended action:

- ☐ Acceptable as submitted. See applicable comments below for permit application.
- ☒ Revise per comments below. Resubmittal not required. See applicable comments below for permit application.
- ☐ Resubmit with additional information. See comments below.
- ☐ Redesign required. See comments below.

The following items are required to be shown on the Site Plan or provided with the Site Plan:

- ☒ Show entire property boundary with dimensions.
- ☒ Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc.: ☒ Show sidewalk: 10 ft. wide, adjacent to curb on Bush Street; ☒ Show locations of all drive approaches per City Standards; ☒ ***Provide 80' curb to curb width, 100' wide RW on Bush Street; additional 4' of RW dedication required along Bush Street frontage***
- ☐ Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished.
- ☒ Show existing structures and improvements adjacent to the site.
- ☒ Show all proposed on-site improvements including buildings with entry and loading access location, parking lot layout, landscape areas, pedestrian access/pathways, trash/refuse enclosure, mailbox/postal unit, etc. per City Standards and Building Code requirements. Include vehicle/truck path of travel for drive thru aisles, loading areas and trash/refuse enclosure. ***Also include fuel truck and delivery truck path of travel and turning movements.***
- ☒ Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. City mains to be used for this project are located here: Water: 12" in 19th Ave; Sewer: 18" in 19th Ave. ***Trenching for connections to utilities in Bush St will not be allowed due to construction of pavement overlay in Summer of 2022.***
- ☒ Show proposed on-site fire hydrants per Fire Department requirements.
- ☐ Show temporary fire and emergency access. ☐ Provide all-weather fire and emergency access road.
- ☒ Show proposed disposal of storm runoff: ☐ On-site basin required per City Standards, ☐ Surface drain to street, ☒ Connect to City storm drain system: ***connect to existing 36" SD trunkline in Bush St for overflow from on-site LID, bioswale or CASQA approved system.***
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ Additional comments: **Project shall employ LID measures, bioswales, underground storage or other CASQA approved methods for holding the initial runoff from the project site in accordance with the City's ordinance and MS4 permit. The City will be constructing an overlay on Bush St in the Summer of 2022, connections to utilities in Bush St will be not be allowed unless expressly authorized by the PW Director and City Engineer. If connections to utilities in Bush St are allowed, they shall be bored within the paved portion of the road.**

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Major Site Plan Review No. 2022-01
DESCRIPTION: Fuel Station and Convenience Store w Alcohol and Tabaco Sales, Drive Through Carwash Facility, and Quick Service Restaurant with Drive Through
LOCATION: 2.37-acres: SWC Bush Street and 19th Avenue
APN(S): 023-420-018 (includes cross access easement)
APPLICANT: Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

Subject to Site Plan Approval, the following are required with the permit application:

- ☒ Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- ☒ Dedicate 4' of additional right-of-way along Bush St. Right-of-way dedication required by grant deed. A title report is required for verification of ownership.
- ☐ Install street striping as required by the City Engineer.
- ☒ Install sidewalk: 10' wide, with 0' wide parkway on Bush St; match existing on 19th Ave.
- ☒ Show locations of all drive approaches and construct to City Standards. ***Use City Std C-8A for Bush St & 19th Ave with 41' maximum throat width***
- ☐ Cluster mailbox supports required (1 for 2 residential units) or use postal unit.
- ☒ Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lemoore's street tree ordinance and the State MWEL requirements.
- ☒ Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☒ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☒ Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - ☒ Prepared by a registered civil engineer or project architect.
 - ☒ All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - ☒ Directed to the City's existing storm drainage system; ***Use LID, bioswale, or other CASQA approved measures to comply with MS4***
 - ☐ Directed to a permanent on-site basin per City Standards
 - ☐ Directed to a temporary on-site basin which is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin shall be constructed in accordance with City Standards.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Major Site Plan Review No. 2022-01
Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility, and
Quick Service Restaurant with Drive Through
2.37-acres: SWC Bush Street and 19th Avenue
023-420-018 (includes cross access easement)
Bottom-Line (Orlando Ramirez) Contractor
PROPERTY OWNER: Lemoore 19th Avenue Partners, LP (John Glikbarg)

LOCATION:

APN(S):

APPLICANT:

PROPERTY OWNER:

- ☐ Protect Oak trees during construction.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide R-value tests; _____ at _____
- ☒ Traffic indexes per City standards: _____
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☐ Abandon existing wells per Code; a building permit is required.
- ☐ Remove existing irrigation lines and dispose off-site.
- ☐ Remove existing leach fields and septic tanks.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lemoore.
- ☒ The project it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lemoore.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lemoore.

Additional comments: Construct full Bush St frontage improvements from Acacia Ave to 19th Ave including curb return and any signal modifications; Provide cross access easements or agreements with building permit application; See Site Plan comments and plan markups from Engineering.



Authorized signature

7-27-22

Date

Jeff Cowart, PE City Engineer

Printed name

**FUEL STATION & CONVENIENCE STORE
w/ ALCOHOL & TOBACCO SALES, DRIVE-
THRU CARWASH FACILITY, & QUICK
SERVICE RESTAURANT WITH DRIVE-THRU**

[illegible]

PROJECT SUMMARY	
TO CONSTRUCT A NEW COMMERCIAL COMPLEX WITH FUEL STATION AND CARWASH FACILITY TO SERVE THE NEIGHBORHOOD OF GILGOCHE CITY.	
<div> <div>PROJECT</div> <div>NEW CONSTRUCTION OF FUEL STATION, CONVENIENCE STORE WITH CARWASH FACILITY, AND QUICK SERVICE RESTAURANT WITH DRIVE THRU</div> </div>	
LOCATION	SWC BURRILL STREET AND 19TH AVENUE
USE	COMMERCIAL COMPLEX
OWNER	BOTTOM LINE DEVELOPMENT
APN #	023-06-018 LOT AREA: 2.39 AC
ZONING	GEORGEWOOD COMMERCIAL (RC)
LOT AREA	103,368.02 SF
PERVIOUS AREA:	
IMPERVIOUS AREA:	14,000 SF (13.05%)
	<div> <div>IN BUILDING FOOTPRINT</div> <div> <div>DRIVEWAY</div> <div>1,664 SF (1.52%)</div> </div> <div> <div>PAVING</div> <div>1,664 SF (1.52%)</div> </div> <div> <div>GASOLINE STATION</div> <div>8,000 SF (6.00%)</div> </div> <div> <div>CONCRETE DRIVE</div> <div>3,507 SF (4.46%)</div> </div> <div> <div>IN PARKWAY</div> <div>67,229 SF (68.01%)</div> </div> <div> <div>THORCHLIGHT</div> <div>88,104 SF (88.42%)</div> </div> </div>
	TOTAL = 17 FEET
BUILDING HEIGHT:	29 FEET
	IN COMMAH
	IN RESTAURANT
ALLOWABLE BUILDING HEIGHT:	30 FEET
ENGINEER OF RECORD (THIS PERMIT ONLY)	CYNTHIA ZANDUPE 1000 W. SHAW AVE #104 DENVER, CO 80211 502.840.3110 502.840.3112
GENERAL CONTRACTOR:	BVO INTERNATIONAL 1000 W. SHAW AVE #104 DENVER, CO 80211 502.840.3113
MEP CONSULTANT:	ROY ASSOCIATES 1900 CENTRE HIGHWAY #250 PACIFIC COAST 94020 510.734.2301

VICINITY MAP

NO	DESCRIPTION	DEFERRED SUBMITTALS	DEFERRED SUBMITTALS

[illegible][illegible][illegible]

City of Lenoire
Engineering
Comments/Markups
JSC 7-27-22



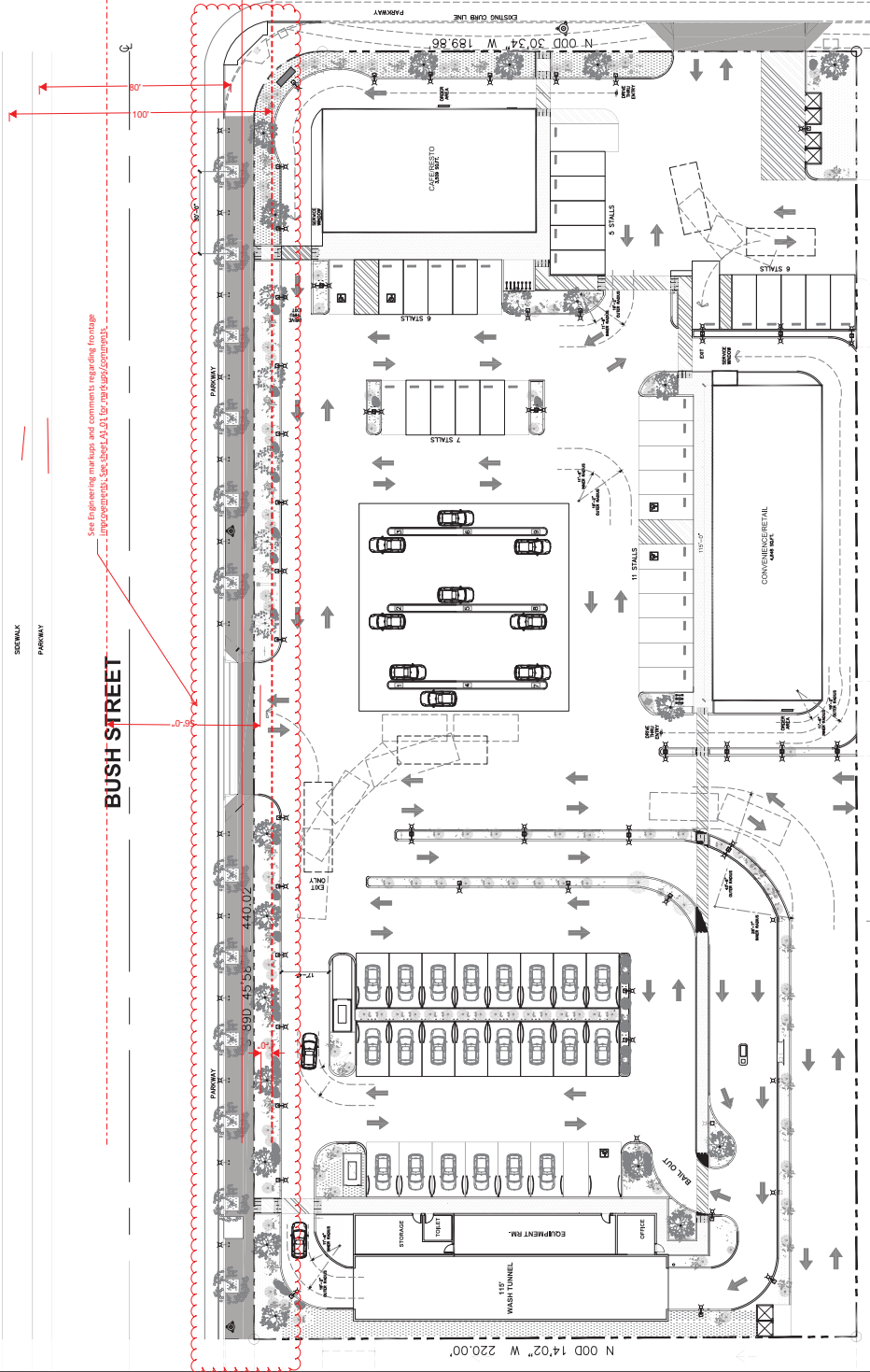
PROPOSED LEMOORE CARWASH, GAS STATION AND COMMERCIAL BUILDING
BOTTOM LINE DEVELOPMENT
SOUTHWEST CORNER OF BUSH STREET AND 19TH AVENUE

Project #	1
Client	19TH STREET
Location	19TH STREET
Scale	1" = 20'-0"
Revision	1
Date	10/1/2022
Project Status	Final
Drawn By	19TH STREET
Checked By	19TH STREET
Date	10/1/2022

COMPOSITE LANDSCAPE PLAN
L1.01

SPR # : 2022-01

- GENERAL NOTES**
1. All planting shall be done in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.
 2. Trees planted within the right-of-way shall be located with the following minimum setbacks:
15' from adjacent property lines
10' from adjacent parking areas
10' from adjacent building footprints
10' from adjacent utility easements
10' from adjacent street corners
10' from adjacent street intersections
 3. All trees shall be planted in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.



COMPOSITE LANDSCAPE PLAN
SCALE 1" = 20'-0"

LANDSCAPE LEGEND :

SYMBOL	QTY.	SYMBOLIC NAME / COMMON NAME	COMMENT
(1) 2" x 4" x 8" LAMINATED VENEER / LAMINATED VENEER	1	2" x 4" x 8" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(2) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(3) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(4) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(5) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(6) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(7) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(8) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(9) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD
(10) 4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	1	4" x 8" x 12" LAMINATED VENEER / LAMINATED VENEER	STANDARD

NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
2. TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS:
15' FROM ADJACENT PROPERTY LINES
10' FROM ADJACENT PARKING AREAS
10' FROM ADJACENT BUILDING FOOTPRINTS
10' FROM ADJACENT UTILITY EASEMENTS
10' FROM ADJACENT STREET CORNERS
10' FROM ADJACENT STREET INTERSECTIONS
3. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
4. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
5. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
6. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
7. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
8. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
9. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.
10. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF FRESNO'S PLANTING MANUAL AND THE CALIFORNIA NATIVE PLANT SOCIETY'S PLANTING MANUAL.

LEGEND :

- WARNING TACTILE BLOCK
- ADA TRAVEL PATH
- SPACE FOR GARBAGE TRUCK & ADA PARKING ACCESS AREA
- POLE LIGHT
- NEW 6" HIGH CONC. CURB WITH GUTTER
- KEYNOTES NAME TAG IN PLAN
- MONUMENT SIGN
- EVS CHARGING BANK

SIGNAGE LEGEND :

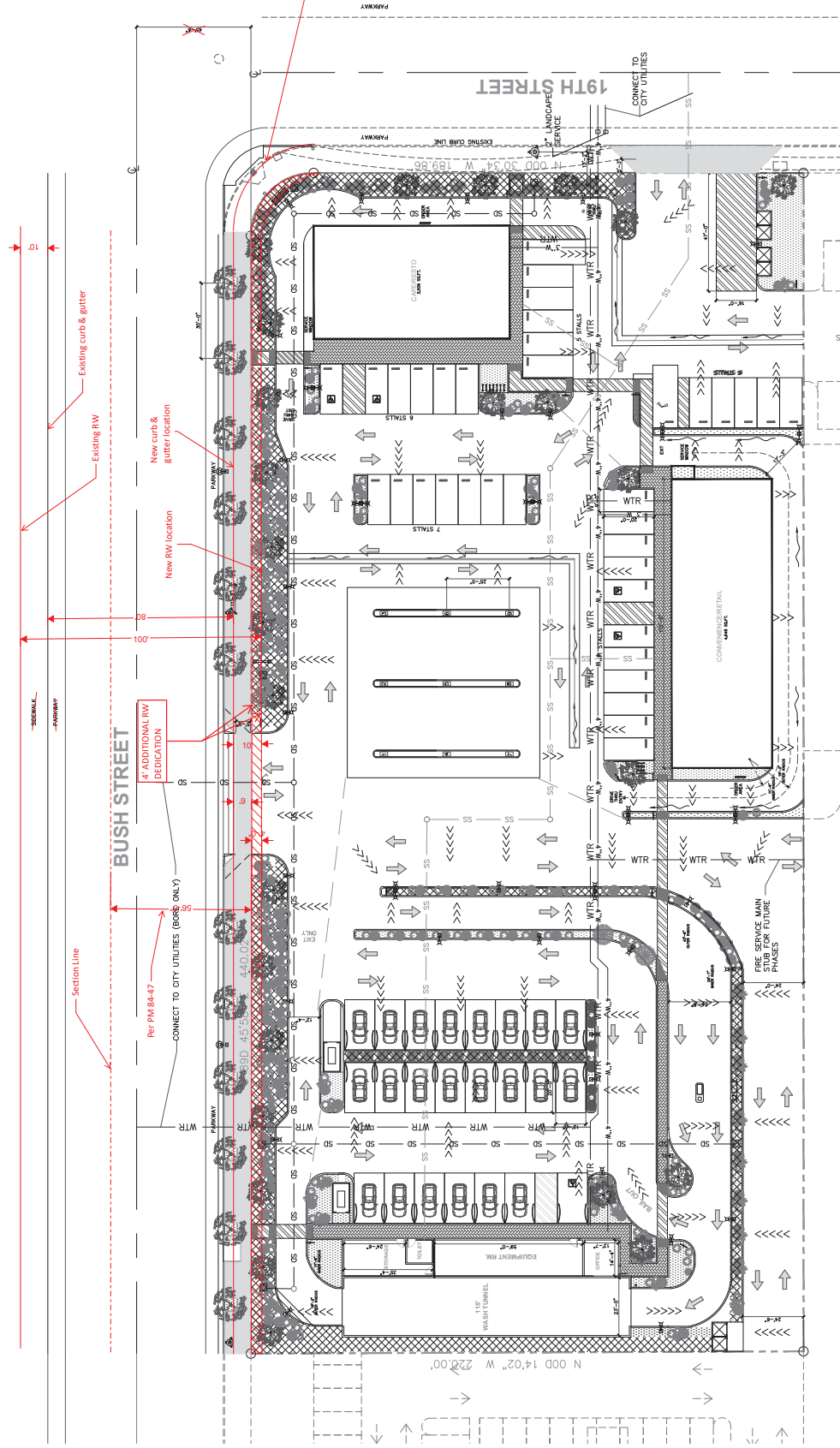
- PEDESTRIAN CROSSING
- PYLON SIGNAGE
- DRIVE-THRU & CARWASH ENTRY SIGNAGE

GENERAL NOTES

1. All planting shall be done in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.
2. Trees planted within the right-of-way shall be located with the following minimum setbacks:
15' from adjacent property lines
10' from adjacent parking areas
10' from adjacent building footprints
10' from adjacent utility easements
10' from adjacent street corners
10' from adjacent street intersections
3. All trees shall be planted in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.

SUPPLEMENTAL NOTES

1. All planting shall be done in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.
2. Trees planted within the right-of-way shall be located with the following minimum setbacks:
15' from adjacent property lines
10' from adjacent parking areas
10' from adjacent building footprints
10' from adjacent utility easements
10' from adjacent street corners
10' from adjacent street intersections
3. All trees shall be planted in accordance with the City of Fresno's Planting Manual and the California Native Plant Society's Planting Manual.



Section Line

Per PM 84-47
CONNECT TO CITY UTILITIES (BPPS ONLY)

4' ADDITIONAL RW DEDICATION

New RW location

New curb & gutter location

Existing curb & gutter

Existing RW

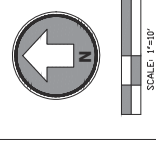
reconstruct curb return in permanent location and indicate signal for new stalls as required

GRADING LEGEND

- PROPOSED BIODIVERSITY AREA
W/ OVERFLOW DRAIN SURROUNDED BY FLUSH CURB FOR SURFACE FLOW
- GUTTER FLOW ARROW
- SURFACE CROSS DRAINAGE
- 8" FIRE SERVICE MAIN (4" LATERALS TO BUILDINGS)
- 4" DOMESTIC WATER MAIN
- 3" OR LESS DOMESTIC WATER SERVICE LATERALS
- PROPOSED FIRE HYDRANT
- PROPOSED CITY STREETLIGHT

UTILITY LEGEND

- WTR
- 4" W
- 3" W
- PROPOSED FIRE HYDRANT
- PROPOSED CITY STREETLIGHT



PROJECT ENGINEER
JAMES N. CIZAD
RCE 80576



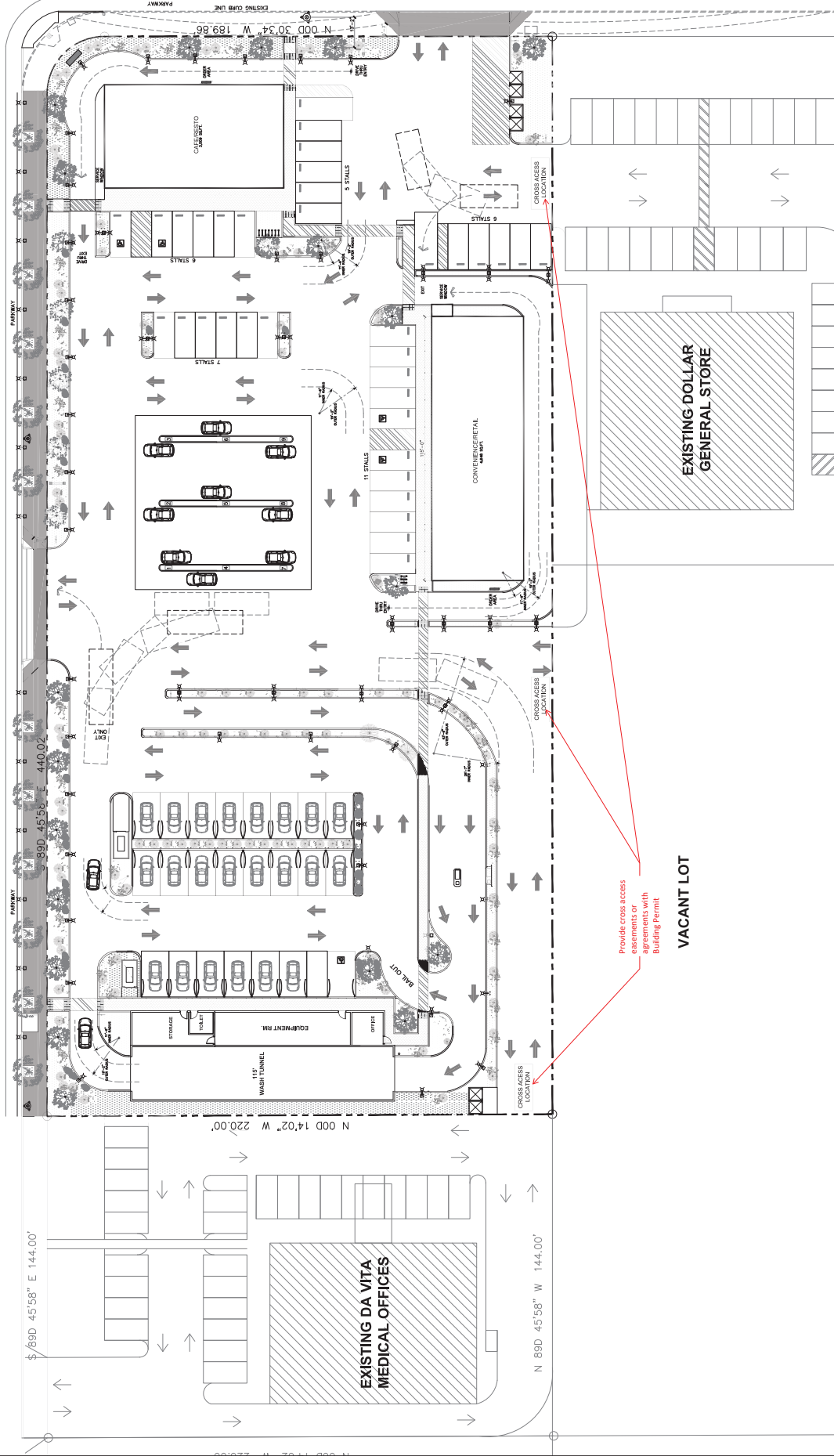
PREPARED FOR: CDR. CRAIG MOLLISON
ADDRESS: 34440 AVENUE 12
MADERA, CALIFORNIA 93636

GRADING PLAN
VALLEYVIEW CENTER
BUSINESS ROUTE 41, MADERA COUNTY, CA 93636

REVISIONS	DATE	DESCRIPTION

DATE DRAWDN	2/25/2005
DATE CHECKED	2/25/2005
DATE REVISION	2/25/2005
SHEET #	1 OF 2

Revision	Issue	Description	Date
Project Status	Project #	Contracting Office	Created By
Date Issued	17	18	19



CROSS ACCESS LOCATION PLAN
 SCALE 1" = 20'-0"
 A1.02

May 12, 2022

Kristie Bailey
City of Lemoore
Community Development Department
711 W. Cinnamon Drive
Lemoore, CA, 92345

Project: Major Site Plan Review No. 2022-01

District CEQA Reference No: 20220539

Dear Ms. Bailey:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Site Plan Review (SPR) from the City of Lemoore (City) for the Bush Street and 19th Avenue car wash/fuel station project. Per the SPR, the Project consists of a nine pump fuel station, a 4,600 square foot convenience store with a drive thru, and a 3,000 square foot quick service restaurant with a drive thru, and a 4,000 square foot car wash facility.

The District offers the following comments regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, PM_{2.5} standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://www.valleyair.org/transportation/GAMAQI.pdf>. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5586

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

1b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts:

<https://www.valleyair.org/transportation/GAMAQI.pdf>.

Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at:

<http://www.valleyair.org/transportation/Mitigation-Measures.pdf>.

1c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files

- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww3.arb.ca.gov/ch/handbook.pdf>.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: www.valleyair.org/ceqa.

4) Under-fired Charbroilers

The Project may have restaurants with under-fired charbroilers. Such charbroilers may pose the potential for immediate health risk, particularly when located in densely populated areas or near sensitive receptors.

Since the cooking of meat can release carcinogenic PM_{2.5} species, such as polycyclic aromatic hydrocarbons, controlling emissions from new under-fired charbroilers will have a substantial positive impact on public health. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises air quality concerns.

Furthermore, reducing commercial charbroiling emissions is essential to achieving

attainment of multiple federal PM_{2.5} standards. Therefore, the District recommends that the environmental assessment include a measure requiring the assessment and potential installation, as technologically feasible, of particulate matter emission control systems for new large restaurants operating under-fired charbroilers.

The District is available to assist the City and project proponents with this assessment. Additionally, the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system during a demonstration period covering two years of operation. Please contact the District at (559) 230-5800 or technology@valleyair.org for more information, or visit: <http://valleyair.org/grants/rctp.htm>

5) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

6) Electric Vehicle Chargers

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating

Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

7b) District Rule 9510 - Indirect Source Review

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

The Project is subject to District Rule 9510 when it receives a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial development.

When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency.

In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

7c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

7d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For

additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

7e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Matt Crow by e-mail at Matt.Crow@valleyair.org or by phone at (559) 230-5931.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink, appearing to read 'Brian Clements', with a stylized flourish at the end.

For: Mark Montelongo
Program Manager

OPERATIONAL STATEMENT

URBAN MARKET

March 18, 2022

APPLICANT: Bottom Line Development

PROPERTY OWNER: Lemoore 19th Avenue Partners, L.P.

REPRESENTATIVE: Orlando Ramirez- Bottom Line Development

PROJECT LOCATION: SWC of Bush Avenue and 19th, Lemoore, CA (APN# 023-420-018).

URBAN MARKET AND FUEL SALES REQUEST

In advance, thank you for taking the time to consider our upcoming project for the southwest corner of Bush and 19th. We have secured the property and are ready to move forward with an exciting proposal we think you will consider a positive use of the site that will be a welcomed part of the Lemoore community.

THE PROPOSAL:

A small family friendly deli and marketplace where folks can grab food on the way to and from work and school. Our intent is to create an urban-neighborhood market that includes all the necessities within an inviting environment for parents to make a quick stop to grab sandwiches and local produce, and where students can drop in to pick up breakfast or lunch specials with meal options they can afford. An additional amenity to the use is the availability to serve fresh-pressed juices for a healthy alternative to typical beverages.

The building will encompass a floor area of approximately 4,600 square feet and will include a drive-thru component. The attached site plan provides the proposed area and includes internal circulation and parking.

FUEL SALES:

As fuel sales are permitted by right, we anticipate the placement of nine (9) multi-product dispensers (MPD).

TOBACCO AND ALCOHOL:

We are requesting approval for the sale of tobacco products that will not be self-service. Beer/wine/spirits are also requested as part of the use, but alcohol sales will not exceed 25% of the retail area for the building. Additionally, we don't intend to have the sale of shooters or half-pint containers of alcohol.

HOURS OF OPERATION:

The Market, Drive-thru(s), Fuel Sales will operate 24 hours a day.

CONCLUSION:

The "market" will have many components that stray from the typical convenience store layout and use. The urban-market experience is catered towards the working family and provides students seeking an alternative to typical fast-food to start their day or for a great lunch option at an affordable price. I hope this provides you enough of a description of our vision on this project. With approval, we will move forward with the required ABC License. Please feel free to contact me with any request for additional information.

OPERATIONAL STATEMENT

Carwash

March 18, 2022

APPLICANT: Bottom Line Development

PROPERTY OWNER: Lemoore 19th Avenue Partners, L.P.

REPRESENTATIVE: Orlando Ramirez- Bottom Line Development

PROJECT LOCATION: SWC of Bush Avenue and 19th, Lemoore, CA (APN# 023-420-018).

REQUEST

The applicant is requesting the development of a drive-through carwash facility on property located at the SWC of Bush Avenue and 19th Street.

SITE LAYOUT

The Project site is located on the west end of an approximate 2.36-acre parcel that is situated directly at the SWC of Bush Avenue and 19th Street, in the City of Lemoore. The proposed Project is bound by a medical facility on the west, developed commercial on the north and east, and undeveloped commercially designated property on the south. The proposed mechanical carwash facility has an overall building area of approximately 4,000 s.f. that is inclusive of a 115-foot-long washing tunnel and equipment, storage and staff areas. The site also includes self-service vehicle vacuum areas with associated parking. The Project will be accessible from both Bush Avenue on the north and 19th Street on the east. Additionally, the proposed car wash is part of a larger-scaled development which will include cross-access opportunities within the site.

PARKING

Development of the site will provide 23-plus parking/vacuum stalls.

HOURS OF OPERATIONS

The facility will operate Monday through Sunday from 8am to 9pm.

EMPLOYEES

It is estimated that the facility would require up to 15-20 employees in varying shifts with approximately 3 employees at any given time.

LIGHTING

Parking-lot and exterior lighting will be provided as necessary for public safety purposes and will meet the Lighting Standards provided by the City of Lemoore. Lighting fixtures will be architecturally integrated with the character of the main structure and surrounding area. Site lighting will also be appropriately shielded including cut-off lenses that avoid light spillage and glare onto any existing commercial/residential properties and the public right-of-way. Overall, development of the site and any required on-site lighting will comply with City of Lemoore Municipal Code.

NOISE ABATEMENT

The drive-through carwash facility is expected to generate noise from its operations. The primary sources of noise generated would likely be from the washing and drying systems of the facility. Additional noise sources can be attributed to the vacuum system however vacuum noises are expected to be less than significant. Although noise generation is inevitable from a facility such as this, with its location and proximity to existing surrounding uses, the expected noise levels would not be negatively impactful to the public. The Project site is located within commercially designated property with development that is compatible with the proposed facility. Additionally, the facility is directly adjacent to Bush Avenue, which is identified as a primary source of existing noise in the City's General Plan. The City's general plan also identifies noise-sensitive land uses including residential uses, schools, commercial, etc. which are not adversely affected by the Project. Moreover, the site will be designed in accordance to the City's development standards inclusive of building setbacks and landscaping to provide additional barriers/ separation. Additionally, the proposed building is configured to minimize noise impacts to the adjacent office uses. Lastly, the building's orientation was carefully considered so that the wash system's air blowers would orient towards Bush Avenue, further minimizing any potential noise concerns. Mechanical carwashes create a decibel noise rating of 78.5 and 78.5 respectively, at a distance of 40 feet. The proposed approximate 40-foot distance proposed from the entry and the over 70-foot setback from the nearest building on the west, further minimizes and negates any noise concerns. Aggregately, these factors are significant in considering the project exempt from any potential noise studies and analysis. Based on these factors, the Project would not cause substantial noise impacts, therefore exempting the Project subject to CEQA Code Section 15332. The Project is generally located in the center of a greater commercial corridor that when developed, will run from 19 ½th on the west to 19th Street on the east Avenue. The nearest residential property, a single-family development, is located to the north across Bush Avenue approximately 100-feet away.

TRAFFIC

Carwash facilities experience the most traffic on Saturdays and peak periods can vary between 10:00 AM to 1:00 PM and 3:00 PM to 5:00 PM, respectively. Generally, service demand rates at these specific carwash facilities are 20 percent higher on Saturdays than on a typical weekday. Peak hour demand rate on Saturday is generally 20% higher than on weekdays. Based on a peak rate number of 14.2 peak trips per 1,000 sf gross floor area (4,000 sf. building), anticipated peak trips will not exceed 62 vehicle peak hour demand rate and is anticipated to generally occur between 3:00 and 4:15 pm. Trip generation rates for the proposed project was gathered through analysis of the 10th Edition Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Subsequently, the project includes site improvements to the project area that upon full buildout, the carwash is anticipated to be used by 300-400 vehicles per day.

The carwash design includes two (2) pay aisles and a combined total storage (que) capacity of approximately 17 vehicles, provides adequate storage capacity that exceeds typical queuing demand during the busiest day of week. With a storage capacity for 17 vehicles, the potential impacts to the public street, common shared drive aisles, and pedestrian walkways would be minimized if not eliminated.

SOLARVIPER

SOLAR POWERED LIGHTING SYSTEM



The SolarViper high-powered LED solar lighting system comes complete with solar power assembly, fixture, bracket, and all mounting hardware to attach to a pole.



Light Fixture

Voltage	12 or 24 VDC
Wattage	_____
Efficiency	100-120 LpW _____
CC	3K, 4K, 5K (IDA using 3K CCT at 0° Tilt)
Distribution	FR, 2, 3, 4F, 4W, 5QM, 5R, 5W
Finish	Platinum Silver, Dark Bronze, Gray, White, Black

Solar Power

Power	Current (@12V)	Dimensions	Weight	EPA (sq ft)
<input type="checkbox"/> 30 W	1.61	26.57"L x 14.06"W x 2.1"D	18	2.03
<input type="checkbox"/> 50 W	2.68	21" L x 26.57" W x 1.38" D	23	2.74
<input type="checkbox"/> 75 W	4.02	39.84"L x 19.76"W x 1.4"D	35	3.97
<input type="checkbox"/> 100 W	5.39	41.81"L x 26.57"W x 1.4"D	46	5.45
<input type="checkbox"/> 150 W	8.05	59.06"L x 26.57"W x 1.4"D	55	7.7
<input type="checkbox"/> 200 W	10.72-15	40"L x 52"W x 2.1"D	90	9.96
<input type="checkbox"/> 275 W	20	40"L x 66"W x 2.1"D	95	12.12
<input type="checkbox"/> 400 W	21.44-30	80"L x 52"W x 2.1"D	170	19.92
<input type="checkbox"/> 550 W	40	80"L x 66"W x 2.1"D	180	24.24

Battery Assembly

Battery	Current (@12V)	Box Dimensions	Weight
<input type="checkbox"/> XS	36 A.H.	14"H x 14"W x 10"D	39
<input type="checkbox"/> S	82 A.H.	14"H x 14"W x 10"D	68
<input type="checkbox"/> M	112 A.H.	14"H x 14"W x 10"D	78
<input type="checkbox"/> DS	164 A.H.	27"H x 14"W x 10"D	126
<input type="checkbox"/> DM	224 A.H.	27"H x 14"W x 10"D	146
<input type="checkbox"/> QS	328 A.H.	30"H x 24"W x 12"D	252
<input type="checkbox"/> QM	448 A.H.	30"H x 24"W x 12"D	292
<input type="checkbox"/> HS	492 A.H.	36"H x 24"W x 12"D	378
<input type="checkbox"/> HM	672 A.H.	36"H x 24"W x 12"D	438

Fixture Bracket

- ☐ SP4 - Side of Pole Bracket 4'
- ☐ SP6 - Side of Pole Bracket 6'
- ☐ SP8 - Side of Pole Bracket 8'
- ☐ ST5 - Side of Pole Tenon 5"
- ☐ ST24 - Side of Pole Tenon 24"

Control Options

- ☐ ALC1____ - See Chart
 - ☐ ALC2____ - See Chart
 - ☐ MPPT2____ - See Chart
 - ☐ MS - Motion Sensing
 - ☐ RTC - Real Time Clock
 - ☐ SLT - Spring Loaded Timer
- 1 - Dusk to Dawn (DTD)
 - 2 - Dusk Activated for ____ Hours (DAT)
 - 3 - Split Time On ____, Off, On ____, Dawn
 - 4 - DAT ____, Dim for Remainder of Night
 - 5 - DAT ____, Dim, Full Intensity ____, Dawn
 - 6 - DTD Dim, Motion to Full Intensity
 - 7 - DTD Off, Motion On
 - 8 - Always-On Operation
 - 9 - Custom Configuration

Pole Options

PZ1 - PZ8 - Load Category _____

Pole Type:

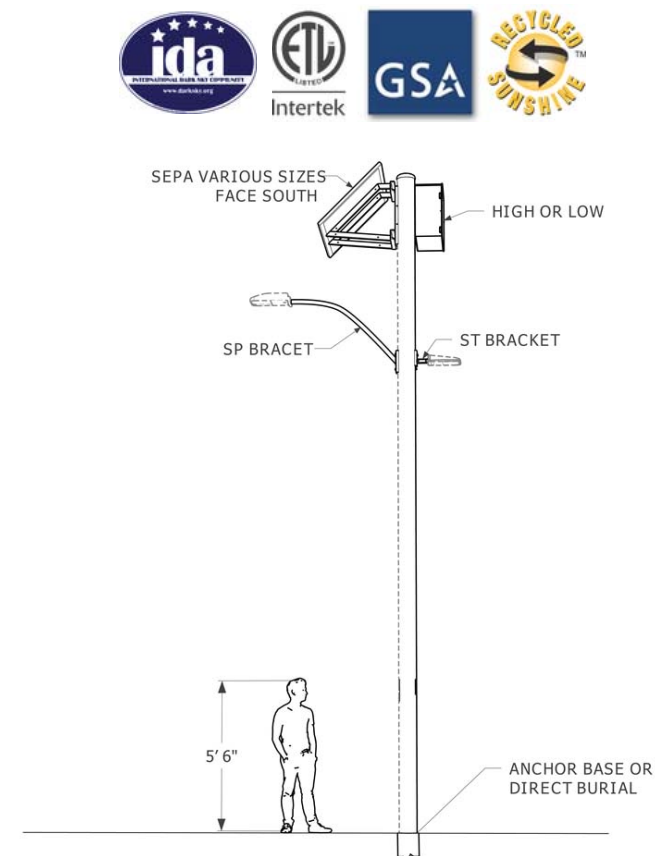
- ☐ SG - Steel
- ☐ AL - Aluminum
- ☐ FC - Fiberglass Composite
- ☐ CP - Concrete

Pole Base:

- ☐ AB - Anchor Base
- ☐ DB - Direct Burial
- ☐ TB - Transformer Base
- ☐ CU - Custom

Pole Height: 15 Feet _____

Pole Finish: Matte Black _____



PROJECT: _____
PART #: _____
SALES: _____
DATE: _____

ACOUSTICAL ANALYSIS

XPRESS CAR WASH
1744 NORTH DINUBA BOULEVARD
VISALIA, CALIFORNIA

WJVA Project No. 21-52

PREPARED FOR

BOTTOM LINE DEVELOPERS, BUILDERS & ADVISORS
P.O. BOX 1095
CLOVIS, CALIFORNIA 93613

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA



SEPTEMBER 29, 2021
(REVISED DECEMBER 14, 2021)

INTRODUCTION

The project is a proposed car wash facility to be located along at 1744 N. Dinuba Boulevard (SR 63). Existing residential land uses (sensitive receivers) are located adjacent the project site, to the east. According the project applicant, the car wash would operate daily between the hours of 7:00 a.m. to 9:00 p.m.

This report is based upon the project site plan prepared by CJC Design, Inc. dated April 21, 2021, noise measurements obtained by WJV Acoustics, Inc. (WJVA) at the project site, reference noise measurements obtained by WJVA at an existing car wash facility and information provided to WJVA by the project applicant concerning the proposed equipment and hours of operation of the car wash. Revisions to the site plan or other project-related information available to WJVA at the time the analysis was prepared may require a reevaluation of the findings and/or recommendations of the report. The Project Site Plan is provided as Figure 1.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The City of Visalia Noise Element of the General Plan (noise element) establishes noise level criteria in terms of the Day-Night Average Level (L_{dn}) metric, for transportation noise sources. The L_{dn} is the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The L_{dn} represents cumulative exposure to noise over an extended period of time and is therefore calculated based upon *annual average* conditions.

The exterior noise level standard of the noise element is 65 dB L_{dn} for outdoor activity areas of residential uses. Outdoor activity areas generally include backyards of single-family residences and individual patios or decks and common outdoor activity areas of multi-family developments. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation.

The noise element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB L_{dn} . The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Additionally, the noise element establishes hourly acoustical performance standards for non-transportation (stationary) noise sources. The standards are set in terms of the L_{eq} (hourly equivalent) and L_{max} (maximum) noise levels. The standards, provided in Table I, are made more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m.

<p style="text-align: center;">TABLE I</p> <p style="text-align: center;">NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA</p> <p style="text-align: center;">CITY OF VISALIA</p>			
Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	65

Source: City of Visalia Noise Element of General Plan

Section 8.36 of the City's Municipal Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Commercial activities are not pre-empted noise sources and are therefore subject to the provisions of the noise ordinance.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table II summarizes the exterior noise level standards of the ordinance. Note that the ordinance is to be applied during any one-hour time period of the day, and that the standards are 5 dB more restrictive between the hours of 7:00 p.m. and 6:00 a.m.

TABLE II
EXTERIOR NOISE LEVEL STANDARDS, dBA
CITY OF VISALIA NOISE ORDINANCE

Category	Cumulative # Min/Hr. (L_n)	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	30 (L_{50})	50	45
2	15 (L_{25})	55	50
3	5 ($L_{8.3}$)	60	55
4	1 ($L_{1.7}$)	65	60
5	0 (L_{max})	70	65

Note: L_n is an abbreviation for the percentage of time that a certain noise level is exceeded during a specified time period (in this case, one hour). For example, an L_{50} value of 50 dBA may not be exceeded during the hours of 6 am-7pm.

Source: City of Visalia Municipal Code

The City's noise ordinance also establishes interior residential noise level standards that would apply to the project. The interior noise level standards are established in allowable exceedance limits over differing amounts of time, within residential land uses. Similar to the applicable exterior standards, the interior standards become 5 dB more restrictive during nighttime hours. The applicable interior noise level standards are provided in Table III.

TABLE III
INTERIOR NOISE LEVEL STANDARDS, dBA
CITY OF VISALIA NOISE ORDINANCE

Category	Cumulative # Min/Hr.	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	5	45	35
2	1	50	40
3	0	55	45

Source: City of Visalia Municipal Code

The City's noise ordinance also states *"In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level"*.

PROJECT SITE NOISE EXPOSURE

The project site is currently an undeveloped lot located at 1744 N. Dinuba Boulevard. A site inspection and ambient noise monitoring were conducted on September 27 & 28, 2021, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. The existing ambient noise environment is dominated by traffic noise associated with vehicles traveling on Dinuba Boulevard. Additional sources of noise observed during the site inspection included noise associated with residential noise sources (HVAC, landscaping equipment, barking dogs) and retail/commercial activities to the south.

Ambient noise monitoring equipment consisted of a Larson-Davis Laboratories Model LDL 820 sound level analyzer equipped with a Bruel & Kjaer (B&K) Type 4176 ½" microphone. The monitor was calibrated with a B&K Type 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment complies with applicable specifications of the American National Standards Institute (ANSI) for Type 1 (precision) sound level meters.

WJVA collected 15-minute ambient noise level measurements near the existing residential land uses adjacent the project site to the east. Three (3) individual noise measurements were collected at the ambient noise measurement site to document existing (without project) ambient noise levels during morning, midday and evening conditions. The findings of the noise measurements are provided in Table IV. The project vicinity and ambient noise monitoring site locations are provided as Figure 2.

TABLE IV SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA XPRESS CAR WASH, 1744 N. DINUBA BOULEVARD SEPTEMBER 27 & 28, 2021							
Site	Time	A-Weighted Decibels, dBA					
		L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
ST-1	7:50 a.m.	60.1	56.7	59.2	63.0	67.2	77.4
ST-1	1:15 a.m.	57.6	56.5	57.5	61.2	66.0	71.4
ST-1	8:35 p.m.	59.4	57.1	58.9	61.9	66.3	75.8

Source: WJV Acoustics, Inc.

From Table IV it can be determined that existing ambient (without project) noise levels at monitoring site ST-1 were in the range of approximately 58 to 60 dB L_{eq} with maximum noise levels in the range of 71 to 77 dB. The noise levels described in Table IV exceed the City's exterior noise level standards for stationary noise sources in all statistical categories during each of the noise measurement periods. Such existing ambient noise levels would warrant an adjustment (increase) in the noise level standards described above. The noise levels described in Table IV shall be applied as the noise standards, for which the proposed project may not exceed.

PROJECT RELATED NOISE LEVELS

The project is a proposed car wash facility to be located along the east side of N. Dinuba Boulevard (SR 63), in Visalia. Existing residential land uses (sensitive receivers) are located adjacent to the project site to the east, approximately 70 feet (center of backyard) from the car wash tunnel entrance. The proposed hours of operation for the car wash are between 7:00 a.m. and 9:00 p.m., daily.

EXTERIOR NOISE LEVELS

Car Wash Tunnel:

The proposed Xpress Car Wash would be operated as a Surf-Thru Express Car Wash. According to the project applicant the proposed car wash would utilize the same car wash equipment as the two existing Surf-Thru Car Wash locations in Visalia. The proposed car wash would utilize MacNeil RS -301 High Side Washer, MacNeil RS-400 Low Side Washer with MacNeil brush systems. The proposed car wash would also utilize a Motor City Wash Works Air One Dryer system. According to the project applicant, this equipment is the same that is currently in use at the Surf-Thru Express Car Wash site located at 1208 S. Mooney Boulevard, in Visalia.

In order to assess potential project-related noise levels at the proposed car wash project site, WJVA staff conducted reference noise level measurements at the Mooney Boulevard Surf Thru Express car wash location on September 27, 2021. Noise level measurements were conducted at both the entrance and exit sides of the car wash tunnel. The dryer (blower) portion of the operation represents the loudest equipment, which is located at the tunnel exit. Therefore, noise levels at the exit side of the tunnel are louder than those at the entrance side of the tunnel. The measured noise levels provided below in Table IV describe the project-related noise levels at a distance of fifty (50) feet directly facing both the tunnel entrance and the tunnel exit.

TABLE IV						
SUMMARY OF CAR-WASH TUNNEL NOISE LEVELS AT A DISTANCE OF 50 FEET MEASURED AT 1208 S. MOONEY BLVD, SURF THRU EXPRESS CAR WASH SEPTEMBER 27, 2021						
Site	A-Weighted Decibels, Dba, 50'					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Tunnel Entrance	71	71	72	72	73	75
Tunnel Exit	79	79	80	80	81	82

Source: WJV Acoustics, Inc.

The car wash tunnel will be oriented in an east/west alignment direction, where the tunnel walls will provide varying levels of acoustical shielding to locations to the north and south, but would provide no acoustic shielding to the residential land uses directly east of the tunnel entrance.

WJVA has conducted numerous noise level measurements at various angles and distances from car wash tunnels. Generally speaking, at a 45-degree angle from a car wash tunnel entrance/exit, noise levels are approximately 6-8 dB below noise levels measured directly in line with the tunnel, at the same distance. Additionally, at a 90-degree angle, WJVA has observed noise levels to be approximately 10-15 dB below noise levels measured directly in line with the tunnel, at the same distance. The variation in acoustic shielding is a product of the variation of distance between the tunnel entrance/exit and the location of the noise-producing equipment (blowers) inside the tunnel.

The exterior noise level standards are applied to the outdoor activity areas (backyards) of residential land uses. As proposed, the tunnel entrance would be located approximately 105 feet from the closest residential backyard. Table V provides the calculated project-related noise levels at the residential backyards located adjacent to the project site to the east. Table V also provides the applicable noise level standards (as adjusted to represent existing ambient noise levels).

<p style="text-align: center;">TABLE V</p> <p style="text-align: center;">SUMMARY OF CAR-WASH TUNNEL NOISE LEVELS AT A DISTANCE OF 50 FEET MEASURED AT 1208 S. MOONEY BLVD, SURF THRU EXPRESS CAR WASH SEPTEMBER 27, 2021</p>						
Site	A-Weighted Decibels, Dba, 50'					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Exterior Noise Levels at Residences	65	65	66	66	67	69
Applicable Noise Level Standard	58	57	58	61	66	71
Complies With Standard? (Yes/No)	No	No	No	No	No	Yes

Source: WJV Acoustics, Inc.

Reference to Table V indicates that without mitigation, the project would be expected to exceed the City's exterior noise level standards by up to 8 dB (L₅₀ and L₂₅ statistical categories), and therefore mitigation measures must be incorporated into project design.

Vacuums:

The project would include a vacuum station area with approximately twenty vacuum stalls. The project would utilize Vacutech Model: FT-DD-T330HP4 (30HP T3 Turbine Vacuum Producer with Exhaust Silencer) vacuum units at the site. Noise level data provided by the manufacturer (provided as Appendix C) indicates that the noise levels associated with the vacuum units would be expected to be approximately 60 dB at a distance of 5 feet from the turbine. The closest proposed vacuum unit to existing residential land uses is located at a setback distance of approximately 90 feet. Taking into account the standard rate of attenuation with increased distance from a point source (-6 dB/doubling of distance), noise levels associated with the vacuum units would not exceed 35 dB at the closest residential land uses. Such noise levels do not exceed applicable noise level standards or existing ambient noise levels. Mitigation is not required for vacuum noise.

Exterior Noise Mitigation:

As described above, noise levels associated with the proposed car wash operations would be expected to exceed the City's exterior noise level standards by up to 8 dB (L_{25} and L_{50} statistical metrics). Appropriate mitigation measures must therefore be incorporated into project design.

In order to mitigate car wash noise levels at the existing residential land uses located adjacent to the project site to the east, a sound wall would need to be constructed along the outside of the vehicle access lane, as indicated on Figure 1. The minimum required height of the sound wall along the car wash tunnel entrance was calculated using a sound wall insertion loss model. The model calculates the insertion loss (noise reduction) of a wall of a given height based on the effective height of the noise source, height of the receiver, distance from the receiver to the wall, and distance from the noise source to the wall.

Based upon the above-described project-related noise levels and insertion loss model, it was determined that a sound wall with a minimum height of eleven (11) feet above ground elevation would mitigate project related noise levels to the applicable (adjusted based upon existing ambient noise levels) noise level standards at the existing residential land uses east of the proposed tunnel entrance. The sound wall should be continuous along the vehicle access drive and connect to the north side of the tunnel entrance, as shown in red on Figure 1. The sound wall would reduce project-related noise levels to below applicable City of Visalia daytime standards, but would not reduce project-related noise levels to below the City's applicable nighttime standards.

INTERIOR NOISE LEVELS

A specific analysis of interior noise levels was not performed. However, it may be assumed that typical residential construction will reduce exterior noise levels by a minimum of 20 dB if windows and doors are closed. With the above-described 11-foot sound wall in place, project-related exterior noise levels would not be expected to exceed any City of Visalia noise level standards and would not exceed existing (without project) ambient noise levels at all nearby noise-sensitive receptor locations (residential land uses east of the project site). Therefore, the project would not exceed any applicable City of Visalia interior noise level standards.

CONCLUSIONS AND RECOMMENDATIONS

The proposed car wash project will comply with all City of Visalia exterior and interior noise level requirements provided the following mitigation measure is included in project design:

- A sound wall with a minimum height of eleven (11) feet above project-side grade is constructed along the outside lane of the vehicle access drive, as indicated on Figure 1. The extent and location of the required sound wall is provided on Figure 1. Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.

The conclusions and recommendations of this acoustical analysis are based upon the best information known to WJV Acoustics Inc. (WJVA) at the time the analysis was prepared concerning the proposed site plan, project equipment and proposed hours of operation. Any significant changes in these factors will require a reevaluation of the findings of this report. Additionally, any significant future changes in car wash equipment, noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

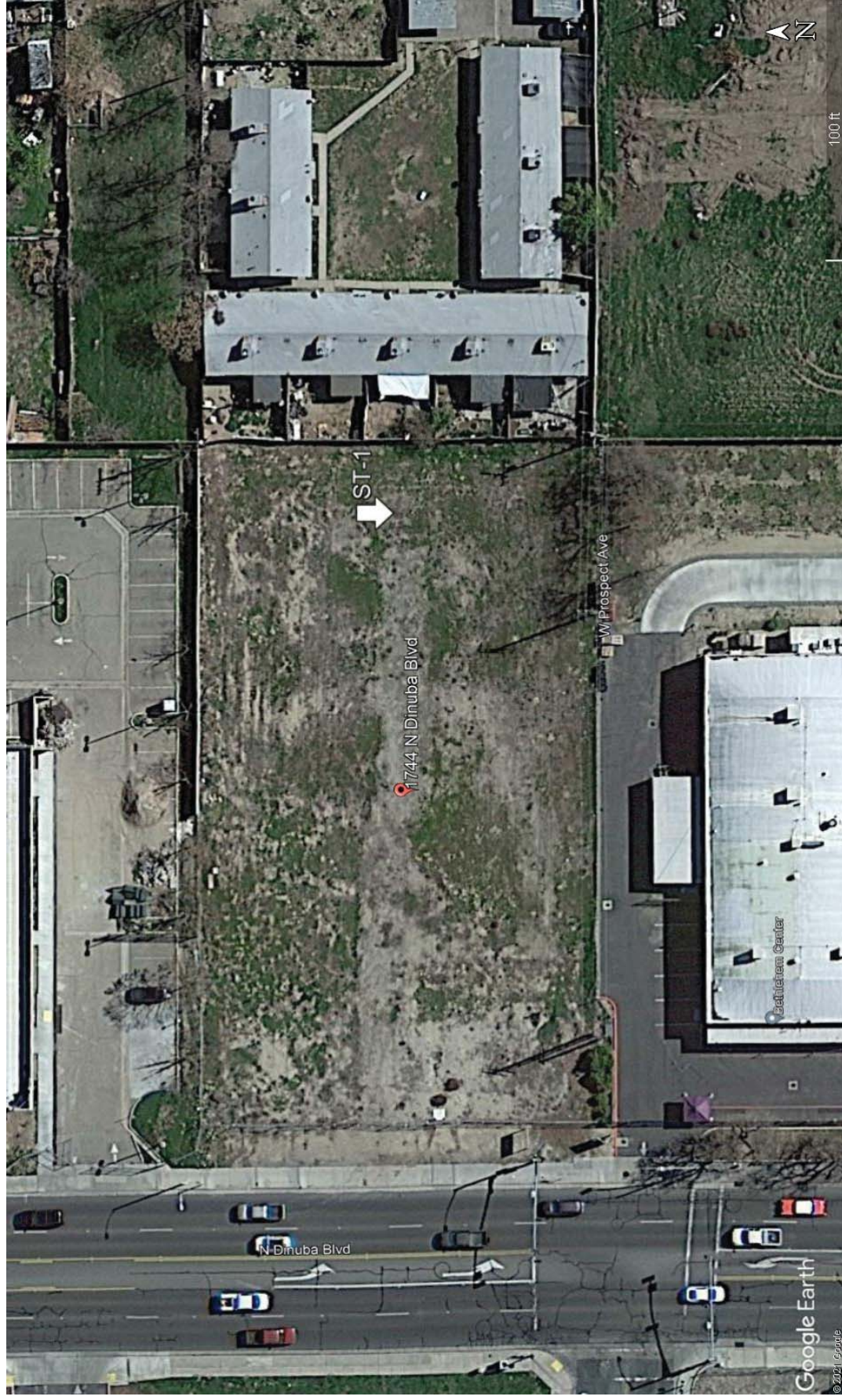
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Walter J. Van Groningen', with a stylized, flowing script.

Walter J. Van Groningen
President

WJV:wjv

FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATION



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L ₉₀ , L ₅₀ , L ₁₀ , etc.). For example, L ₁₀ equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS:

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

NOISE LEVEL REDUCTION (NLR):

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of Noise level reduction@ combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC):

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B

EXAMPLES OF SOUND LEVELS

NOISE SOURCE	SOUND LEVEL	SUBJECTIVE DESCRIPTION
AMPLIFIED ROCK 'N ROLL ▶	120 dB	DEAFENING
JET TAKEOFF @ 200 FT ▶		
	100 dB	VERY LOUD
BUSY URBAN STREET ▶		
	80 dB	LOUD
FREEWAY TRAFFIC @ 50 FT ▶		
	60 dB	MODERATE
CONVERSATION @ 6 FT ▶		
	40 dB	FAINT
SOFT RADIO MUSIC ▶		
	20 dB	VERY FAINT
RESIDENTIAL INTERIOR ▶		
	0 dB	
WHISPER @ 6 FT ▶		
HUMAN BREATHING ▶		

APPENDIX C

MANUFACTURER VACUUM NOISE DATA



VACUTECH

SOUND LEVEL METER READINGS

MODEL: FT-DD-T330HP4 (30HP T3 TURBINE VACUUM PRODUCER with EXHAUST SILENCER)

READING A: 60 dB(A), 5' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING B: 56 dB(A), 10' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING C: 51 dB(A), 15' FROM TURBINE @ 45° ANGLE - NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE OF 8'x10'x8' CINDER BLOCK ENCLOSURE WITH CONCRETE SLAB AND WOOD JOIST ROOF.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

Decibel Readings

Test Site Details

Bay Dimensions: 12'H x 15'W with image package.

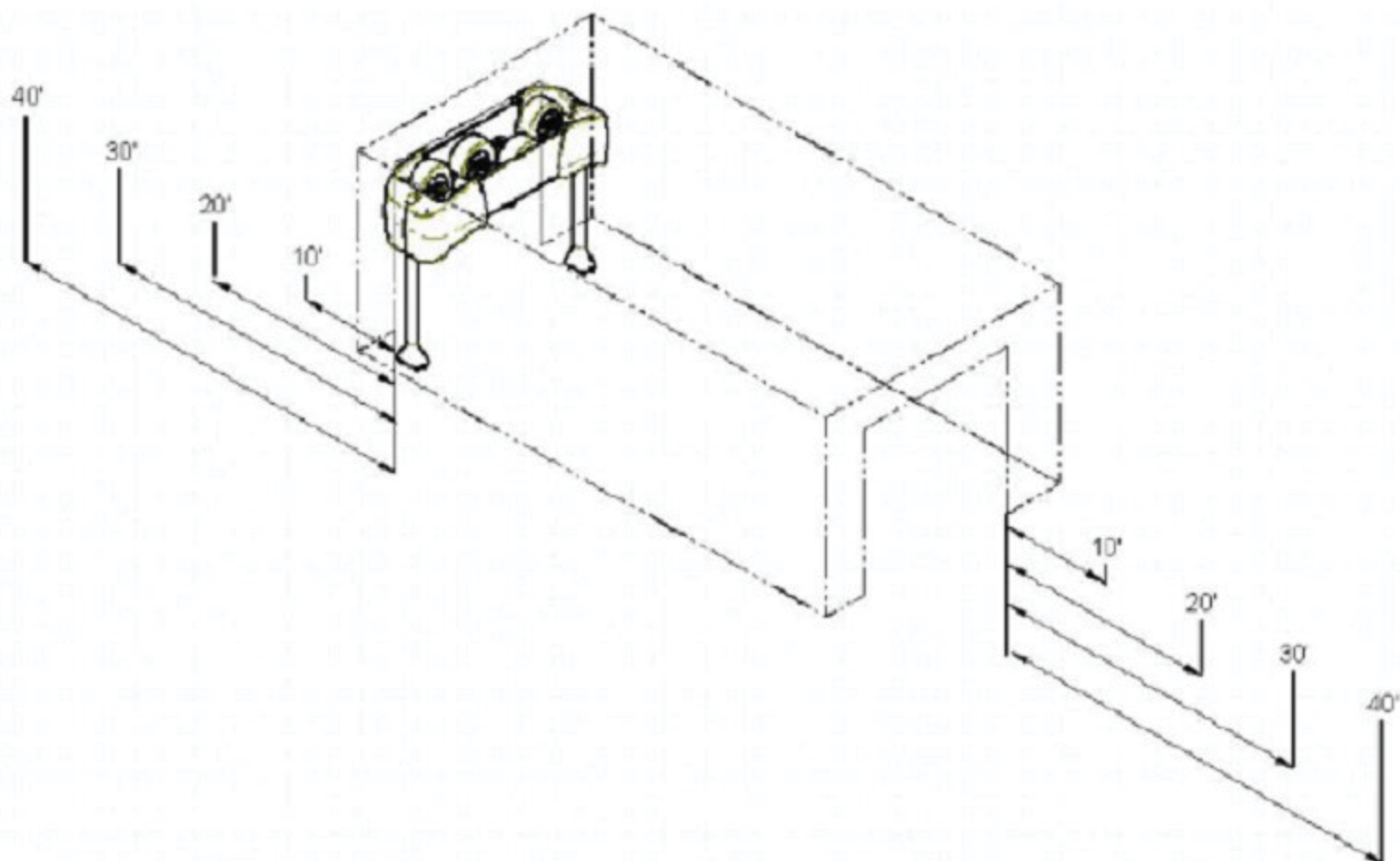


Figure 23-Decibel Readings.

Note: The actual sound level will vary depending on factors including but not limited to the location of the carwash site, type of building, materials used for the site, and size of the building.

DOOR OPEN/CLOSED	ENTRANCE / EXIT	dBA AT DISTANCE FROM DOOR OPENING				
		0'	10'	20'	30'	40'
DOOR OPEN	ENTRANCE	95.5	89.0	83.5	81.0	78.5
	EXIT	101.0	93.5	88.5	84.0	81.0
DOOR CLOSED	ENTRANCE	84.5	74.5	70.0	67.0	64.0
	EXIT	88.5	78.5	71.5	68.5	64.5

Notice of Exemption

TO: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk, County of Kings
Kings County Government Center
Hanford, California 93230

FROM: City of Lemoore Community Development Dept.
711 W. Cinnamon Drive
Lemoore, CA 93245

PROJECT TITLE: Major Site Plan Review No. 2022-01,
Conditional Use Permit No. 2022-01, and Administrative Use
Permit No's. 2022-01 and 2022-02

PROJECT APPLICANT: Bottom Line Development

PROJECT LOCATION – City: Lemoore **County:** Kings

PROJECT LOCATION – Specific: The southwest corner of Bush Street and 19th Avenue (APN 023-420-018).

PROJECT DESCRIPTION: Approval of a Major Site Plan Review, Conditional Use Permit, and two Administrative Use Permits to construct a convenience store with off-sale alcohol sales and drive-through, a nine-pump fuel station, a car wash facility with a washing tunnel, and a self-service vacuum area, and a quick service restaurant with a drive-through.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Lemoore

NAME, ADDRESS, & PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:
Bottomline Development

EXEMPT STATUS: (*check one*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(4); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 32 (Section 15332)
☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: According to the attached findings worksheet and studies, all the findings applicable to a Class 32 exemption can be made.

LEAD AGENCY CONTACT PERSON:

Kristie Baley, Management Analyst
(559) 924-6744 Ext. 740

Signature

Date

CEQA Class 32 (Infill Development) Exemption Findings

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

Project Description: The project site is located on the southwest corner of Bush Street and 19th Avenue on a 2.37-acre parcel. Zoned Neighborhood Commercial APN 023-420-018. The proposed project includes:

- A 4,600 sq. ft. convenience store (urban-neighborhood market) with food/deli service, retail sales (including some tobacco products not to exceed 15% of the retail area), and off-sale alcohol (Type 21, not to exceed 25% of the retail area), along with a drive-through window and nine-pump fuel station.
- A 4,000 sq. ft. mechanical car wash facility with a 115-foot-long drive-through washing tunnel and self-service vacuum area accommodating up to 23 vehicles.
- A 3,580 sq. ft. quick service restaurant with a drive-through window.

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

ADDITIONAL INFORMATION: The project site is located on a vacant site that is within a zoned Neighborhood Commercial designation. The proposed land use would be commercial, and the zoning designation would remain Neighborhood Commercial (NC). The site is immediately adjacent to developments of a 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 2.37-acre parcel located at the intersection of Bush Street and 19th Avenue within the designated city limits boundaries. The site is adjacent to other commercial properties.

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

ADDITIONAL INFORMATION: The project site is completely surrounded by urban development for at least one mile in each direction. The site is bare of any tree or vegetative growth. There is no riparian habitat or sensitive natural communities within the project site.

d.1) Approval of the project would not result in any significant effects relating to traffic.

ADDITIONAL INFORMATION: The project site is located on the signalized intersection of two arterial streets (Bush Street and 19th Avenue). The General Plan Circulation anticipated this type

of commercial use at this site and has planned streets accordingly. The portions of both streets adjacent to the project area will be completed with this project.

d.2) Approval of the project would not result in any significant effects relating to noise.

ADDITIONAL INFORMATION: The applicant submitted a decibel (dB) readings chart and an acoustic report from a similar recent project in Visalia (both attached) to use to confirm compliance with the City's noise standards. The applicable standard is found in Table 9-5B-2-B1 of the Zoning Ordinance and states that the maximum exterior noise level is 65 dB CNEL in residential areas and 70 dB CNEL in commercial areas. CNEL is a weighted measurement of the average sound level over a 24-hour period. The calculations to obtain the measurement give more weight to sound generated in the evening and nighttime.

The decibel readings chart states that when the car wash is operating with the exit door open, the sound level is 93.5 dB at 10 feet and 81.0 dB at 40 feet. Using a common sound estimation method, the sound level at the nearest residence 150 feet to the north (across Bush Street) can be estimated to be 69.5 dB. This estimate would likely only apply to the two or three homes directly north of the car wash exit because the noise from a car wash tunnel is projected directly out of the entrance and exit door; it does not "fan out" after it leaves the building. Using a CNEL calculator, the CNEL at the residence 150 feet away is estimated to be 59.8 dB CNEL if the car wash were operating 50% of the time between 8:00 a.m. and 9:00 p.m. Using those same assumptions, the CNEL at the site (10 feet from the car wash exit) would be 69.7 dB CNEL. It seems reasonable to assume that the car wash equipment would not operate more than one-half the time the business is open during the 13-hour day. Assuming the proposed location and hours of operation, these estimates can support a finding that the car wash operation would not violate the City's maximum exterior noise level in Table 9-5B-2-B1.

d.3) Approval of the project would not result in any significant effects relating to air quality.

ADDITIONAL INFORMATION: The project site is adjacent to existing commercial uses, which will contribute to the occurrence of shared vehicle trips. The proposed size of buildings is below the Small Project Analysis Levels (SPAL) standard requirements for Air Quality mitigation measures.

d.4) Approval of the project would not result in any significant effects relating to water quality.

ADDITIONAL INFORMATION: The project site will connect to the existing municipal water service system operated by the City of Lemoore.

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

ADDITIONAL INFORMATION: The project site is located adjacent to existing commercial 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.