

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

October 9, 2023
5:30 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, September 11, 2023
5. REPORT AND RECOMMENDATION – A request by Master Storage 365 (Richard Torosian, Partner) to extend the approval of Major Site Plan Review No. 021-051-012 and 021-051-013). The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.
6. PUBLIC HEARING – Consideration of Resolution No. 2023-14, approving Amendment to Conditional Use Permit No. 2022-01, Amendment to Administrative Use Permit No.'s 2022-01 and 2022-02, and Modification of Major Site Plan Review No. 2022-01; and Consideration of Resolution No. 2023-15 approving Tentative Parcel Map 2023-01: A request by Bottom Line Development (Orlando Ramirez, Agent) to construct a convenience store with off-sale alcohol sales and drive through food service, a fueling station; and a car wash facility with a washing tunnel and self-service vacuum area. The request also proposes dividing the site into two parcels. The site is located at 1224 W. Bush Street, on the southwest corner of Bush Street and 19th Avenue, in the City of Lemoore (APN 023-420-018). The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32 – Infill-Development Projects).
7. DIRECTOR'S REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

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, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, October 9, 2023 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on October 6, 2023.

//s//
Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING October 9 @ 5:30 p.m.

The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/88948528293?pwd=YfcndybnD0HyUaabPi8FAmv5Ivavhv.1>
- Meeting ID: 889 4852 8293
- Passcode: 534940
- Phone: +1 669 900 6833

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 City Council 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.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
September 11, 2023**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:33 PM.

Chair: Mitchell Couch

Vice-Chair Ray Etchegoin

Commissioners: Joseph Brewer, Bob Clement, Ron Meade

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

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, August 14, 2023

Motion by Commissioner Clement, seconded by Commissioner Meade, to approve the Minutes of the Planning Commission Regular Meeting of August 14, 2023.

Ayes: Clement, Meade, Brewer, Etchegoin, Couch

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).

Chair Couch requested a motion to add a subsequent action item.

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to add a subsequent action item.

Ayes: Etchegoin, Brewer, Clement, Meade, Couch

City Planner Brandt presented the staff report and answered questions.

Chair Couch opened the public hearing at 6:00 p.m.

Adrienne Burnes, Vice President of Land Development representing Wathen Castanos Homes, provided information and answered questions.

There was no other comment from the public.

Chair Couch closed the public hearing at 6:17 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to adopt Resolution No. 2023-13, recommending approval of Tentative Subdivision Map Tract 939, Major Site Plan Review 2022-02, and Planned Unit Development No. 2022-01 and accompanying Planning entitlements in accordance with the findings and conditions as revised in the resolution.

Condition No. 17 revised as follows: The park shall be constructed and opened to the public for use prior to issuance of final occupancy permit on the 50th home in Phase 1, not including model homes.

Ayes: Etchegoin, Brewer, Clement, Meade, Couch

ITEM NO. 12 Director's Report

City Manager Olson reported the following:

Helena Agri is expected to obtain building permits soon.

Baskin Robbins submitted a tenant improvement plan to operate at 155 W. Hanford-Armona Road, west of Save Mart.

DD's Discounts tenant improvement plan is in review to operate a store at Gateway Plaza.

The City is considering a sales tax measure to be on the next General Election ballot and will be exploring outreach opportunities in the coming months.

The owners of 215 W. Hanford-Armona Road have declined multiple offers to sell or lease the "Kmart" property. The City continues to reach out to the property owner and potential occupants.

The Maverik project to be located at the NEC of 19th and Iona Avenues is moving forward and expects to begin construction early next year.

The City has been in contact with a national equipment rental company interested in adding a location in Lemoore.

The City received a conditional award letter from HCD for Affordable Housing and Sustainable Communities (AHSC) grant funds associated the Smith Avenue Apartments to be located at Smith Avenue and D Street.

Revisions to the site plan for the carwash and convenience store project to be located at 19th Avenue and Bush Street will be brought back to the Planning Commission for approval.

ITEM NO. 13 Commission Reports / Requests

Commissioner Couch took a moment to remember the significance of September 11th.

ITEM NO. 14 Adjournment

The meeting adjourned at 6:24 P.M.

Approved the 9th day of October 2023.

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: October 2, 2023 **Meeting Date:** October 9, 2023
Subject: **Major Site Plan Review No. 2021-06:** A request by Master Storage 365 (Richard Torosian, Partner) to extend the approval of Major Site Plan Review No. 2021-06 and accompanying entitlements for one year. The project is located at the southeast corner of Iona Avenue and Commerce Way in the City of Lemoore. (APNs 024-051-012, -013).

Proposed Motion:

Move to adopt Resolution No. 2023-14, approving a one-year extension of time for Major Site Plan Review No. 2021-06 and accompanying entitlements in accordance with the findings and conditions in the Resolution.

Discussion:

On August 31, 2023, Master Storage 365 submitted a written request to extend the approval of Major Site Plan Review No. 2021-06 for one year. The original request of the site plan review was to expand the existing Master Storage facility to an adjacent site at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012, and 013). Major Site Plan Review No. 2021-06 and accompanying entitlements were approved by the Planning Commission on September 13, 2021.

Master Storage stated that earlier this year they changed architects to incorporate a 2-story design into the existing site plan. Staff recently determined that the proposed changes require formal modification to the approved site plan and must be brought back to the Planning Commission for approval. The architect will not be ready to submit the plans until late October, therefore Master Storage has submitted a request for extension.

In accordance with the Lemoore Municipal Code, the expiration date of the Planning entitlements is September 13, 2023, two years after the major site plan 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 architect more time to submit the modifications. If approved, the expiration date would be extended to September 13, 2024. There would be 5 more one-year discretionary extensions remaining that the City could grant, as this proposal constitutes the first extension request by the applicant.

Environmental:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.

Attachments:

Location Map

Draft Resolution

Major Site Plan Review No. 2021-06 Approval Documents

- Resolution No. 2021-16
- Staff Report Dated September 3, 2021
 - Site Plan Comments/Checklists and Markups
 - Planning Site Plan Review Cover Memo
 - Planning dated September 3, 2021
 - Building dated August 24, 2020
 - Public Works/City Engineering, with Site Plan Markups dated September 3, 2021
 - Public Works/Refuse/Stormwater/Streets&Traffic/Wastewater/Water with Site Plan Markups dated August 23, 2021
 - Fire dated August 19, 2021
 - Public Safety dated August 9, 2021
 - Site Plan and Elevations approved September 13, 2021
 - Notice of Exemption and Biological Clearance Report

Location Map
MSPR No. 2021-06



RESOLUTION NO. 2023-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE-YEAR TIME EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2021-06
LOCATED AT THE SOUTHEAST CORNER OF IONA AVENUE AND COMMERCE WAY
(APN'S 024-051-012, 024-051-013) IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on October 9, 2023, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Richard Torosian (Partner), on behalf of Master Storage 365 has requested a one year time extension for Major Site Plan Review No. 2021-06 and accompanying Planning entitlements, located on the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012, 024-051-013); and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Major Site Plan Review No. 2021-06 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 it has been determined that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332; and

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. 2021-06 and accompanying planning entitlements, which shall expire on September 13, 2024. This extension is granted subject to compliance with the conditions of the original approval contained in Planning Commission Resolution No. 2021-16.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 9, 2023, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Michell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

RESOLUTION NO. 2021-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2021-06 TO ALLOW THE EXPANSION OF A
MINISTORAGE FACILITY LOCATED AT 906 COMMERCE WAY
IN THE CITY OF LEMOORE

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on September 13, 2021, at 7:00 p.m. on said day, it was moved by Commissioner CLEMENT, seconded by Commissioner FRANKLIN, and carried that the following Resolution be adopted:

WHEREAS, Master Storage 365 has applied for a Major Site Plan Review for the property at the southeast corner of Iona Avenue and Commerce Way to expand their existing ministorage facility immediately to the east (APN 024-051-012, 024-051-013) and

WHEREAS, the west half of the site is currently vacant; and

WHEREAS, the zoning on the site is Light Industrial (ML) 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 (Infill Development) Section 15332; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its September 13, 2021, 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. 2021-06 based on facts detailed in the September 13, 2021 Staff Report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The proposed use is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. The development conforms to applicable provisions of this Zoning Code.
6. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves Major Site Plan review No. 2021-06 subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the City of Lemoore Zoning Ordinance, and as modified by the site plan review comments.
2. The existing access point to/from Iona Avenue on the north east corner of the site shall remain open as an emergency access for public safety vehicles.
3. Prior to any ground disturbance, an archaeological survey must be completed. If resources are found, the Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and, on the procedures, to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yakut Tribe the opportunity to provide a Native American Monitor during ground disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the Tribe.
4. The time limits and potential extensions and expiration of this Major Site Plan Review are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on September 13, 2021, by the following votes:

AYES: FRANKLIN, CLEMENT, BREWER, ETCHEGOIN, DEY

NOES:

ABSTAINING:

ABSENT: MEADE, NIX

APPROVED:



Michael Dey, Vice Chair

ATTEST:



Kristie Baley, Commission Secretary



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Staff Report

To: Lemoore Planning Commission **Item No. 8**
From: Steve Brandt, City Planner
Date: September 3, 2021 **Meeting Date:** September 13, 2021
Subject: **Major Site Plan Review No. 2021-06:** a request by Master Storage 365 for site plan review of the expansion of a ministorage facility located at the southeast corner of Iona Avenue and Commerce Way in the City of Lemoore. (APNs 024-051-012, -013).

Proposed Motion:

Move to adopt Resolution No. 2021-16, approving Major Site Plan Review No. 2021-06 in accordance with the findings and conditions in the Resolution.

Project Proposal:

The applicant is seeking a Major Site Plan Review of the expansion of an existing Master Storage facility to an adjacent site at the southeast corner of Iona Avenue and Commerce Way.

Applicant	Master Storage 365
Location	906 Commerce Way
Existing Land Use	Vacant
APN(s)	024-051-012, 024-051-013
Total Building Size	66,131 square feet
Zoning	Light Industrial (ML)
General Plan	Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Truck and tractor service	ML	Light Industrial
South	Vacant land	ML	Light Industrial
East	Commercial industrial building	ML	Light Industrial
West	Commercial industrial building	ML	Light Industrial

Previous Relevant Actions:

The Planning Commission approved a different version of this site plan on March 9, 2020. This new site plan would replace that approval.

Zoning/General Plan:

The site is zoned Light Industrial (ML) per the Lemoore Municipal Code. Mini-storage facilities and offices are allowed uses in this zone. This project is being brought to the Planning Commission for approval of the Site Plan.

Access and Right of Way:

The newly proposed facility will have two points of ingress and egress. One will be from north Commerce Way into a parking area and the other will be from west Iona Avenue into a separate parking area.

The existing site has one entrance and an emergency access at the northeast corner of the site. The site is proposing to close this emergency access point. Staff is recommending that the access point remain open for emergency access. This is because, although the site is intended to be operated as one facility, the site will remain as two parcels, which leaves open the possibility that they could be operated separately. In that case, the City would want two access points per site for public safety access.

The applicant has proposed the recording of a covenant agreement that would ensure that the two properties could not be sold separately so that the northeast corner emergency access could be closed permanently. After consultation with the Fire Department, City staff still recommends that the access remain open for emergency vehicles to use.

Parking / On-site Circulation:

Access to the new site would be from an entrance off Iona Avenue further west from the existing entry on the adjoining property. A third entrance would be located off Commerce Way. There is parking available at each of the entry locations with more parking allowed along internal drives.

The site plan is showing one less parking space than is required. Staff recommends that one additional parking space be striped outside of a fire lane behind the gates, but near Building C. This could be used by someone renting office space in Building C.

Operations:

The site is fenced and gated and provides security cameras for continuous monitoring and surveillance. The site will be accessible 24 hours a day to customers but only by using an access code or key supplied by the site manager upon receipt of contract.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.

Recommended Approval Findings:

A major site plan review shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The proposed use is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. The development conforms to applicable provisions of this Zoning Code.
6. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 32 (Infill Development) Section 15332.

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Major Site Plan Review:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the City of Lemoore Zoning Ordinance, and as modified by the site plan review comments.
2. The existing access point to/from Iona Avenue on the north east corner of the site shall remain open as an emergency access for public safety vehicles.
3. Prior to any ground disturbance, an archaeological survey must be completed. If resources are found, the Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Cultural Staff shall provide pre-construction briefings to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and, on the procedures, to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Rancheria Tachi Yakut Tribe the opportunity to provide a Native American Monitor during ground disturbing activities during both construction and decommissioning. Tribal participation would be dependent upon the availability and interest of the Tribe.
4. The time limits and potential extensions and expiration of this Major Site Plan Review are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Location Map

Draft Resolution

Proposed Site Plan and Elevations dated July 28, 2021

Site Plan Comments/Checklists and Markups

- Site Plan Review Cover Memo
- Planning
- Fire
- Police
- Public Works
- Public Works site plan markups
- Engineering

Findings for Notice of Exemption

Location Map
MSPR No. 2021-06





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Site Plan Review Comments

To: Master Storage 365 **Major Site Plan No.** 2021-06
From: Steve Brandt, City Planner
Date: September 3, 2021

SUBMITTAL NO: 1st submittal
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the southeast corner of Iona Avenue and Commerce Way
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site APN 024-051-012 / Existing Site APN 024-051-013

☐ Site Plan is acceptable as proposed. All checked comments apply. Proceed to submittal for:

☒ Site Plan requires changes that are described in the comments to be acceptable. All checked comments apply. Make described changes and proceed to submittal for: ***Building Permits with revised site plan***

☐ Site Plan requires changes that are described in the attached Department checklists. All checked comments apply. Make described changes and resubmit the site plan for further review. The most current site plan is dated _____. If there have been any design or layout changes since the previous submittal then, please submit those changes with the revisions made according to the attached checklists.

Attachments:

Checklists:

- Planning
- Fire
- Police
- Public Works
- Public Works site plan markups
- Engineering



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
 SUBMITTAL DATE: July 28, 2021
 PROJECT TITLE: Master Storage
 DESCRIPTION: 66,131 sq. ft. Expansion
 LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
 Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
 APPLICANT: Master Storage 365
 PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
 APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

PLANNING SITE PLAN REVIEW COMMENTS DATED: August 18, 2021

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

Project Information

- ☒ General Plan Land Use Element land use designation(s): Light Industrial
☒ General Plan Circulation Element adjacent street(s): None
☒ Zoning designation: Light Industrial (ML)
☒ Proposed land use: Light Industrial
☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

Site Plan Comments

Site Area Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Site area per dwelling units (minimum)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (minimum)	<i>20,000 sq.ft.</i>	<i>3.67 acres</i>	
<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)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot depth (maximum)	<i>100 feet</i>	<i>410 feet</i>	

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	<i>25'-0"</i>	<i>25'-6"</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	<i>0'-0"</i>	<i>0'-0"</i>	



MAJOR SPR NO: 2021-06
 PROJECT TITLE: Master Storage
 DESCRIPTION: 66,131 sq. ft. Expansion
 LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
 Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
 APPLICANT: Master Storage 365
 PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
 APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

SUBMITTAL NO: 1
 SUBMITTAL DATE: July 28, 2021

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	10'-0"	25'-6"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Rear Building Setback (minimum)	25'-0"	0'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	0'-0"	20'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Height (maximum)	60'	Varies from 11' to 24' at towers.	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (minimum)	.10	.41	Site to be developed is 3.67 ac (159,865 sf) with total proposed building area of 66,113 sf for a total of 41% lot coverage ratio.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (maximum)	.60	.41	

Architectural and Site Design Standards (Chapter 9-5C)		Required	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Residential Projects		
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects	Meet requirements of Section 9-5C-5	Revise plans so that one of the new entry drives and approach should contain at least two (2) of the following: (1) Ornamental landscaping (2) Low decorative wall (3) Monument sign (4) Decorative paving
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

Parking and Loading Standards (Chapter 9-5E)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	22 new spaces	21 spaces shown Add one additional space behind the gates near Bldg C outside of any fire lanes.	2 per 1000sf of office space (per Table 9-5E-4-A1) Bldg A1 1510 sf @ 2 per 1000 $1510/1000 = 1.5$ $1.5 \times 2 = 3 \text{ spaces}$ Bldg C 4644 sf @ 4 per 1000 $4644/1000 = 4.6$ $4.6 \times 4 = 19 \text{ spaces}$ Bldg N (keep existing in place)
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Loading Design Standards			

<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	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A				

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
☐ Conditional Use Permit is required for this project.
☐ Zone Variance is required for this project.
☐ Tentative Subdivision Map is required for this project.



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

- ☐ Tentative Parcel Map is required for this project.
- ☐ Lot Line Adjustment is required for this project.
- ☐ Zone Change is required for this project.
- ☐ General Plan Amendment is required for this project.
- ☒ Other discretionary action required for this project: *Covenant to limit sale of one of the parcels separate from the other requires City acceptance*

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

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

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

- ☐ Air Impact Analysis.
- ☐ Acoustical Analysis.
- ☐ Biological Report.
- ☐ Cultural Records Search.
- ☐ Traffic Impact Assessment.
- ☐ Vehicle Trip Generation Estimates.
- ☐ Covenant.
- ☒ Other: *Biological and cultural clearance memos already prepared to back up finding of CEQA Exemption.*

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

- ☒ Meet all Noise, Odor, and Vibration Performance Standards described in Zoning Ordinance Section 9-5B-2.
- ☒ Make all required Property and Utility Improvements described in Zoning Ordinance Section 9-5B-3.
- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.
- ☒ Meet all applicable Fence and Wall Standards described in Zoning Ordinance 9-5B-5.
- ☒ Meet all MWELo requirements for landscape and irrigation plans.



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

- ☒ Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1.
- ☒ Landscape and Irrigation Plans required at Building Permit submittal. Landscape Plans will be checked for compliance with 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 required landscape areas shall be included in the Plan.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

Other Requirements

- ☒ Additional comments: *This project is an expansion of the Master Storage facility. It is to include more self-storage spaces, a main administrative office, cold storage facilities, rental office suites and some remodeling to existing buildings N and M and additions to buildings K and I.*

Site to be developed is 3.67 ac (159,865 sf) with total proposed building area of 66,113 sf for a total of 41% lot coverage ratio.

The site plan proposes to close the emergency access on the northeast corner of the existing facility. City staff wants the emergency access to remain. The site plan and building plans submitted shall accommodate this revision.

Steve Brandt

Authorized signature

Steve Brandt, AICP, City Planner
Printed name

9/3/2021
Date



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

Site Plan Review Comments

To: Master Storage 365 **Major Site Plan No.** 2021-06
From: Steve Brandt, City Planner
Date: September 3, 2021

SUBMITTAL NO: 1st submittal
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the southeast corner of Iona Avenue and Commerce Way
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site APN 024-051-012 / Existing Site APN 024-051-013

☐ Site Plan is acceptable as proposed. All checked comments apply. Proceed to submittal for:

☒ Site Plan requires changes that are described in the comments to be acceptable. All checked comments apply. Make described changes and proceed to submittal for: ***Building Permits with revised site plan***

☐ Site Plan requires changes that are described in the attached Department checklists. All checked comments apply. Make described changes and resubmit the site plan for further review. The most current site plan is dated _____. If there have been any design or layout changes since the previous submittal then, please submit those changes with the revisions made according to the attached checklists.

Attachments:

Checklists:

- Planning
- Fire
- Police
- Public Works
- Public Works site plan markups
- Engineering



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

PLANNING SITE PLAN REVIEW COMMENTS DATED: August 18, 2021

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

Project Information

- ☒ General Plan Land Use Element land use designation(s): Light Industrial
☒ General Plan Circulation Element adjacent street(s): None
☒ Zoning designation: Light Industrial (ML)
☒ Proposed land use: Light Industrial
☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

Site Plan Comments

Site Area Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Site area per dwelling units (minimum)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (minimum)	<i>20,000 sq.ft.</i>	<i>3.67 acres</i>	
<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)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot depth (maximum)	<i>100 feet</i>	<i>410 feet</i>	

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	<i>25'-0"</i>	<i>25'-6"</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	<i>0'-0"</i>	<i>0'-0"</i>	



MAJOR SPR NO: 2021-06
 SUBMITTAL NO: 1
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 APPLICANT: Master Storage 365
 PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
 APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	10'-0"	25'-6"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Rear Building Setback (minimum)	25'-0"	0'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	0'-0"	20'-0"	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Height (maximum)	60'	Varies from 11' to 24' at towers.	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (minimum)	.10	.41	Site to be developed is 3.67 ac (159,865 sf) with total proposed building area of 66,113 sf for a total of 41% lot coverage ratio.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (maximum)	.60	.41	

Architectural and Site Design Standards (Chapter 9-5C)		Required	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Residential Projects		
<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects	Meet requirements of Section 9-5C-5	Revise plans so that one of the new entry drives and approach should contain at least two (2) of the following: (1) Ornamental landscaping (2) Low decorative wall (3) Monument sign (4) Decorative paving
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

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Parking and Loading Standards (Chapter 9-5E)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	22 new spaces	21 spaces shown Add one additional space behind the gates near Bldg C outside of any fire lanes.	2 per 1000sf of office space (per Table 9-5E-4-A1) Bldg A1 1510 sf @ 2 per 1000 $1510/1000 = 1.5$ $1.5 \times 2 = 3 \text{ spaces}$ Bldg C 4644 sf @ 4 per 1000 $4644/1000 = 4.6$ $4.6 \times 4 = 19 \text{ spaces}$ Bldg N (keep existing in place)
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Loading Design Standards			

<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	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A				

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
☐ Conditional Use Permit is required for this project.
☐ Zone Variance is required for this project.
☐ Tentative Subdivision Map is required for this project.



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- ☐ Tentative Parcel Map is required for this project.
- ☐ Lot Line Adjustment is required for this project.
- ☐ Zone Change is required for this project.
- ☐ General Plan Amendment is required for this project.
- ☒ Other discretionary action required for this project: *Covenant to limit sale of one of the parcels separate from the other requires City acceptance*

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

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

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

- ☐ Air Impact Analysis.
- ☐ Acoustical Analysis.
- ☐ Biological Report.
- ☐ Cultural Records Search.
- ☐ Traffic Impact Assessment.
- ☐ Vehicle Trip Generation Estimates.
- ☐ Covenant.
- ☒ Other: *Biological and cultural clearance memos already prepared to back up finding of CEQA Exemption.*

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

- ☒ Meet all Noise, Odor, and Vibration Performance Standards described in Zoning Ordinance Section 9-5B-2.
- ☒ Make all required Property and Utility Improvements described in Zoning Ordinance Section 9-5B-3.
- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.
- ☒ Meet all applicable Fence and Wall Standards described in Zoning Ordinance 9-5B-5.
- ☒ Meet all MWELo requirements for landscape and irrigation plans.



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
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PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

- ☒ Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1.
- ☒ Landscape and Irrigation Plans required at Building Permit submittal. Landscape Plans will be checked for compliance with 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 required landscape areas shall be included in the Plan.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

Other Requirements

- ☒ Additional comments: *This project is an expansion of the Master Storage facility. It is to include more self-storage spaces, a main administrative office, cold storage facilities, rental office suites and some remodeling to existing buildings N and M and additions to buildings K and I.*

Site to be developed is 3.67 ac (159,865 sf) with total proposed building area of 66,113 sf for a total of 41% lot coverage ratio.

The site plan proposes to close the emergency access on the northeast corner of the existing facility. City staff wants the emergency access to remain. The site plan and building plans submitted shall accommodate this revision.

Steve Brandt

Authorized signature

9/3/2021
Date

Steve Brandt, AICP, City Planner
Printed name



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
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APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

BUILDING COMMENTS DATED: 8/24, 2021

The following comments are applicable when checked:

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☐ Business Tax certification is required. *For information call (559) 924-6744 ext. 712*
- ☒ A building permit will be required. *For information call (559) 924-6744 ext. 730*
 - ☐ Submit 3 sets of professionally prepared plans and 2 sets of calculations (Small Tenant Improvements).
 - ☒ Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.

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

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

Additional comments: IMPACT FEES AND SCHOOL FEES WILL BE ADDED TO BUILDING PERMIT.

- ☐ No comments. Acceptable as submitted.

Authorized signature

Tim Linton, Building Official

Printed name

Date

8/24/2021



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
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PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

ENGINEERING SITE PLAN REVIEW COMMENTS DATED: September 3, 2021

Recommended action:

- ☐ Acceptable as submitted. See applicable comments below for permit application.
- ☒ Revise per comments below (*Additional comments* section under Site Plan requirements). 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: 5 ft. min. wide, with 0 ft. wide parkway (match existing width in area); ☒ Show locations of all drive approaches per City Standards; ☒ Provide ADA compliant sidewalk at drive approaches
- ☒ 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.
- ☐ 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 Commerce & Enterprise; Sewer: 10" in Commerce & Enterprise.
- ☒ Show proposed on-site fire hydrants per Fire Department requirements.
- ☐ Show temporary fire and emergency access. ☒ Provide all-weather fire and emergency access road. **Also, provide easement/covenant for access of emergency vehicles to existing development.**
- ☒ Show proposed disposal of storm runoff: ☐ On-site basin required per City Standards, ☒ Surface drain to street, ☒ Connect to City storm drain system: **Use low impact development practices for storm drainage; drain to landscape areas with overflow to street/drainage system.**
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ Additional comments: **Confirm with Fire Dept that the NE access on existing development can be closed. Recommend this remain open for emergency vehicles.**



MAJOR SPR NO: 2021-06 SUBMITTAL NO: 1
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APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

The following are required with 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 additional right-of-way along _____. 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: 5 ft. min. wide, with 0 ft. wide parkway on Commerce & Iona (match existing in area).
- ☒ Show locations of all drive approaches and construct to City Standards. **Show sight lines for exiting traffic onto public streets. Keep required sight line areas clear of obstructions per City Stds.**
- ☒ Cluster mailbox supports required 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 MWELo requirements.
- ☒ On-site 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.
- ☒ On-site 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 low impact development practices – drain to on-site landscape areas with overflow to street/drainage system.**
 - ☐ Directed to a permanent on-site basin per City Standards



MAJOR SPR NO: 2021-06

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- ☐ 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.
- ☐ 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 as required to construct improvements.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide R-value tests; 2 min. at on-site locations, provide copy of geotechnical report with plan submittal.
- ☒ Traffic indexes per City standards: ***min T.I.=5.5 for refuse truck travel areas/drive aisles.***
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☒ Abandon any 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 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: See attached red-lined markup for additional comments. Provide easement/covenant for access by emergency vehicles across property to existing development. Provide confirmation from Fire Dept. that NE access on existing development can be closed and any conditions for closure.

Jeff Cowart
Authorized signature

9-3-21
Date

Jeff Cowart, PE City Engineer
Printed name

Check sight distance at drive approaches for exiting traffic

Utilize low impact development practices for storm drainage. Drain site to landscape areas prior to overflowing to street/drainage system.

Confirm with Fire dept re. closure of this access

Provide easement/covenant for emergency access across this property if needed to serve existing development.

Site Plan

No.	Description	Keynote
1	EXISTING CONCRETE CURB & DUTCH	1
2	EXISTING DRIVE APPROACH	2
3	EXISTING FIRE HYDRANT	3
4	EXISTING LANDSCAPING	4
5	EXISTING WROUGHT IRON FENCE	5
6	EXISTING WROUGHT IRON GATE	6
7	EXISTING WROUGHT IRON VEHICULAR SLIDING GATE	7
8	EXISTING CMU BLOCK WALL	8
9	EXISTING CHAIN LINK FENCE WITH LOW RETAINING BLOCK WALL	9
10	EXISTING TRANSFORMERS	10
11	EXISTING ELECTRICAL PANELS	11
12	EXISTING ELECTRICAL MOUNT	12
13	EXISTING PARKING STALLS	13
14	EXISTING PARKING STALLS	14
15	EXISTING PARKING STALLS	15
16	EXISTING WROUGHT IRON VEHICULAR SLIDING GATE TO BE REMOVED	16
17	EXISTING CHAIN LINK FENCE AND LOW RETAINING BLOCK WALL TO BE REMOVED	17
18	REAR LINE INDICATES EXISTING PORTION OF BUILDING TO BE REMOVED	18
19	EXISTING CITY SIDEWALK	19
20	SIDEWALK FOR CITY OF LEMOORE STD. P-3	20
21	ACCESSIBLE CURB RAMP	21
22	DRIVE APPROACH FOR CITY OF LEMOORE STD. C-8A	22
23	6" CONCRETE CURB	23
24	ARCHITECTURAL BUILDING TOWERS	24
25	SITE LIGHT PER CITY STANDARDS	25
26	PARKING STALL AND STOPPING PER CITY STANDARDS	26
27	ACCESSIBLE PARKING STALLS, LOADING AISLE, RAMP, AND SIGNAGE	27
28	FIRE HYDRANT FOR CITY OF LEMOORE STD. W-6	28
29	6 FOOT HIGH WROUGHT IRON FENCE POWDER COATED COLOR BLACK	29
30	6 FOOT HIGH WROUGHT IRON VEHICULAR SLIDING GATE POWDER COATED COLOR BLACK FIRE/EMERGENCY KNOW AS REQ'D	30
31	6 FOOT HIGH AND 4" WIDE WROUGHT IRON GATE WITH FANG HARDWARE ON FLUSH SIDE AND LEVER HARDWARE ON FULL SIDE	31
32	TRASH ENCLOSURE PER CITY OF LEMOORE STD. W-8 & W-3	32
33	PATH OF TRAVEL, S.C. TO FIELD VERIFY SW WALK IN CROSS SECTION AND SW SWEEP WALK IN DIRECTION OF TRAVEL	33
34	FUTURE ELECTRIC CAR CHARGING STATIONS PER CALGOREN	34
35	CLEAN AIR VEHICLE PARKING STRIPPED PER CALGOREN	35
36	FIRE RISER	36
37	"NO PARKING FIRE LANE" SIGN	37
38	LOCATION OF FIRE DEPARTMENT CONNECTION	38
39	7 FOOT HIGH CMU BLOCK WALL PER CITY OF LEMOORE STD. W-1	39
40	LANDSCAPE AREA	40
41	3 HR FIRE RATED WALL REQUIRED AT BLDG "A" AND "G" AT REAR WALL NEAR PROPERTY LINE PER CMC 2018	41
42	EXISTING 2 HR FIRE RATED TO BE MAINTAINED	42
43	MAN ELECTRICAL SWITCH GEAR	43
44	NOT USED	44

Project Information

Applicant: MASTER STORAGE 365
3781 E. 35th AVE
CLIMATE, CA 93819

Address: 1305 W. IONA AVE
LEMOORE, CA 93243

A.P.N.: 024-031-012

Site Area:
AREA = 3.87 ACRES

EXISTING ZONE: LIGHT INDUSTRIAL

EXISTING USE: VACANT

PROPOSED USE: SELF STORAGE FACILITY

PARKING REQUIRED PER OFFICE SPACE:
1 SPACE PER 400 SQ. FT. OF OFFICE SPACE

TOTAL OFFICE AREA:
BLDG "A" OFFICE AREA ONLY
1,340 / 400 = 3 STALLS
BLDG "C" 4,800 / 400 = 12 STALLS
BLDG "M" EXISTING REWORK
1,340 / 400 = 3 STALLS TOTAL
REQUIRED PARKING = 18 STALLS

PROPOSED NEW PARKING:
NEW STANDARD STALLS = 20 STALLS 8'x20'
NEW ACCESSIBLE STALLS = 2 STALLS
EX STANDARD STALLS = 3 STALLS 8'x20'
EX ACCESSIBLE STALLS = 1 STALLS
TOTAL STALLS = 26 STALLS

Building Areas

No.	STORIES	DESCRIPTION	NO. STORAGE UNITS	BLDG AREA	OCCUP. TYPE	SPECIALTY
A	1 STORY	SELF SERVICE STORAGE	1,340	1,340	S-1	NO
B	1 STORY	STORAGE	STO. UNIT 25	3,400	S-1	NO
C	1 STORY	OFFICE	---	4,800	S-1	NO
D	1 STORY	STORAGE	STO. UNIT 108	12,350	S-1	NO
E	1 STORY	STORAGE	STO. UNIT 24	1,612	S-1	YES
F	1 STORY	STORAGE	STO. UNIT 158	12,750	S-1	NO
G	1 STORY	STORAGE	STO. UNIT 25	3,400	S-1	NO
H	1 STORY	STORAGE	STO. UNIT 34	3,400	S-1	NO
I	1 STORY	STORAGE	STO. UNIT 26	1,620	S-1	NO
J	1 STORY	STORAGE	STO. UNIT 22	380	S-1	NO
K	1 STORY	STORAGE	STO. UNIT 22	380	S-1	NO
L	1 STORY	STORAGE	STO. UNIT 22	380	S-1	NO
M	1 STORY	STORAGE	STO. UNIT 22	380	S-1	NO
N	1 STORY	OFFICE	---	1,340	S-1	NO

TOTAL BUILDING AREA
66,134 SQ. FT.

TOTAL COLD STG. UNIT
59 2N ACCESSIBLE = 5 UNITS

TOTAL W. STG. UNIT
5 2N ACCESSIBLE = 5 UNITS

TOTAL STORAGE UNIT
264 2N ACCESSIBLE = 18 UNITS

TOTAL R/STORAGE UNIT
24 2N ACCESSIBLE = 1 UNITS

Accessible Stor. units

PER CBC 2018 11B-225.5
SELF SERVICE STORAGE
FACILITIES
PER TABLE 11B-225-2
1 TO 200 S/N REQUIRED ACCESSIBLE
201 AND OVER 10, PLUS 2 PERCENT
OF TOTAL NUMBER OF UNITS OVER 200
UNITS

AT ACCESSIBLE SEE DETAIL 10/A-4
FOR REAR RAMP, OPERABLE PARTS
SHALL NOT BE HIGHER THAN 4" FROM
FIN. FLOOR AND SEE DETAIL 7/A-4 FOR
FLOOR CLEARANCE AT DOORS

SITE

1305 W. IONA AVE
3781 E. 35th AVE

CLIMATE, CA 93819

LEMOORE, CA 93243

Vicinity Map

SJA
Design Group

1915 Carolina Ave.
Covina CA 91711
PH: 909.593.9992

Master Storage 365
Iona Ave
Lemoore, CA



Date: 07.15.21
Drawn By: Susan Jones
Project # 21002

Site Plan

Revisions
X

SHEET No.
A1.0





MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

PUBLIC WORKS COMMENTS DATED: 8-23, 2021

REFUSE

Required

Complete

The following comments are applicable for your site plan when checked:

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



MAJOR SPR NO: 2021-06
SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021
PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

☐ No comments. Refuse acceptable as submitted.

THE FOLLOWING CHECKED ITEMS ARE APPLICABLE FOR FUTURE PERMITS AND ARE CONDITIONS OF APPROVAL.

Required	Complete	
		<u>STORM WATER</u>
		The following comments are applicable to your site plan when checked:
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	-
<input type="checkbox"/>	<input type="checkbox"/>	Additional comments: <u>It is recommended that water run-off drain into landscape swale before entering storm drain system sheet flow to gutter. Further discussion will occur when improvement drawings are submitted.</u>

☐ No comments. Storm Water acceptable as submitted.

Required	Complete	
		<u>STREETS / TRAFFIC</u>
		The following comments are applicable to your site plan when checked:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The City will prohibit on-street parking as deemed necessary.
<input type="checkbox"/>	<input type="checkbox"/>	Install street light(s) per City of Lemoore Standards.
<input type="checkbox"/>	<input type="checkbox"/>	Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
<input type="checkbox"/>	<input type="checkbox"/>	Install stop signs at interior roadways intersecting with: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construct parking per City of Lemoore Standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construct drive approach(es) per City of Lemoore Standards.
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Study required.
<input type="checkbox"/>	<input type="checkbox"/>	Additional comments: _____



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

☐ No comments. Streets / Traffic acceptable as submitted.

Required

Complete

WASTEWATER

The following comments are applicable to your site plan when checked:

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Wastewater discharge permit application required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sand and Grease Interceptor required – _____ If food facility is constructed _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grease interceptor required. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Garbage grinder required – _____ hp. Maximize. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Submission of dry process declaration required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | No single pass cooling water is permitted. _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Additional Comments <u>Plan does not indicate new sewer connection?</u> |

☐ No comments. Wastewater acceptable as submitted.

Required

Complete

WATER

The following comments are applicable to your site plan when checked:

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | - |
| <input type="checkbox"/> | <input type="checkbox"/> | Additional comments: <u>Plan does not indicate new water service connection?</u> |



MAJOR SPR NO:	2021-06	SUBMITTAL NO:	1
		SUBMITTAL DATE:	July 28, 2021
PROJECT TITLE:	Master Storage		
DESCRIPTION:	66,131 sq. ft. Expansion		
LOCATION:	3.67 acres on the SEC Iona Avenue and Commerce Way		
	Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue		
APPLICANT:	Master Storage 365		
PROPERTY OWNER:	MS Lemoore, LLC (Richard Torosian, Representative)		
APN(S):	Expansion Site 024-051-012 / Existing Site 024-051-013		

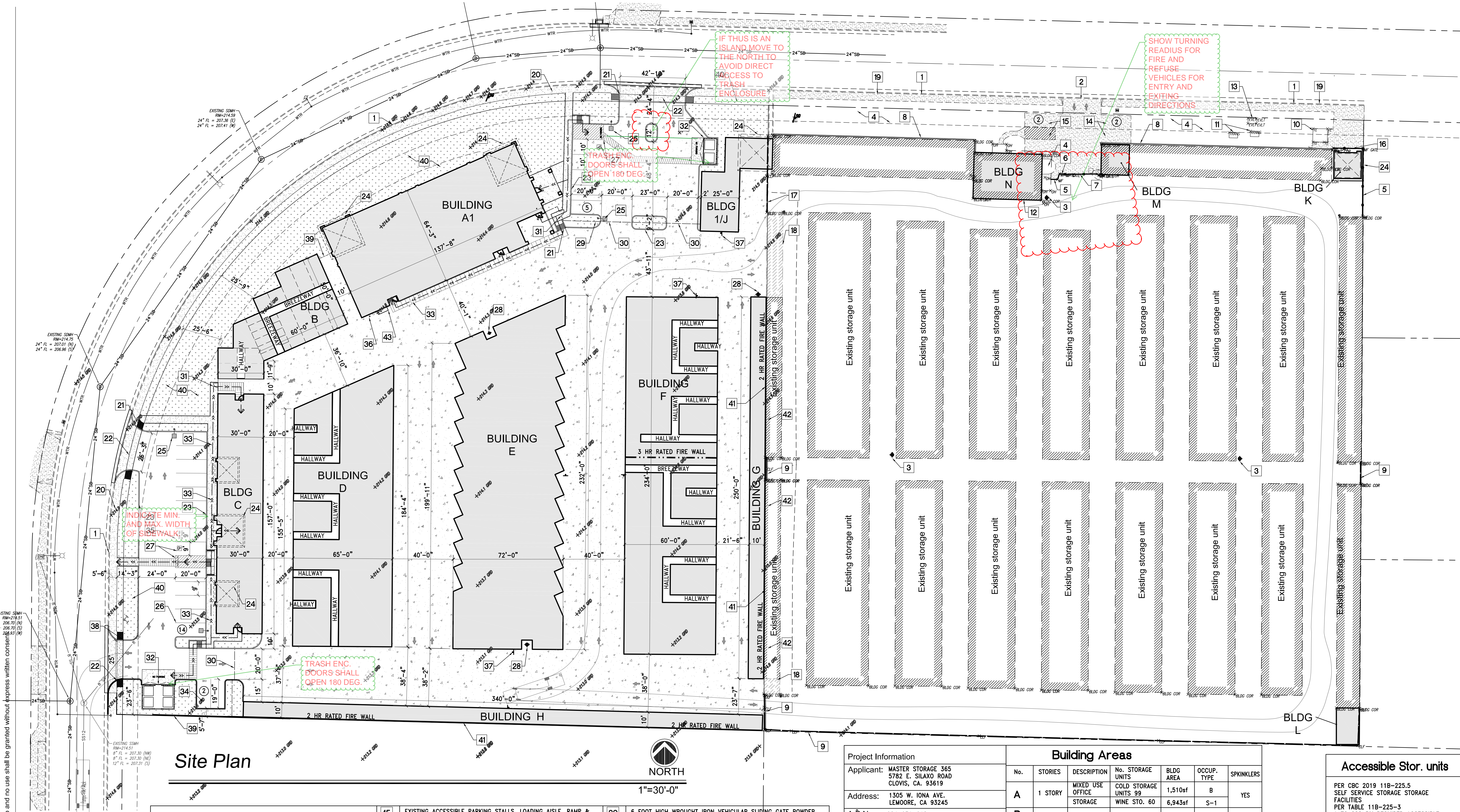
☐ No comments. Water acceptable as submitted.

Authorized signature

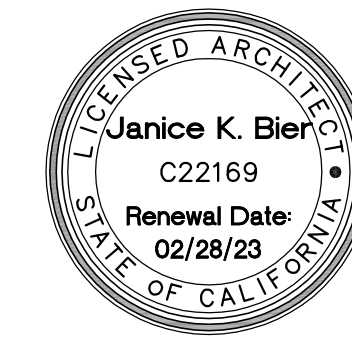
Date

Frank Rivera, Public Works Director
Printed name

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Master Storage 365
Iona Ave
Lemoore, CA



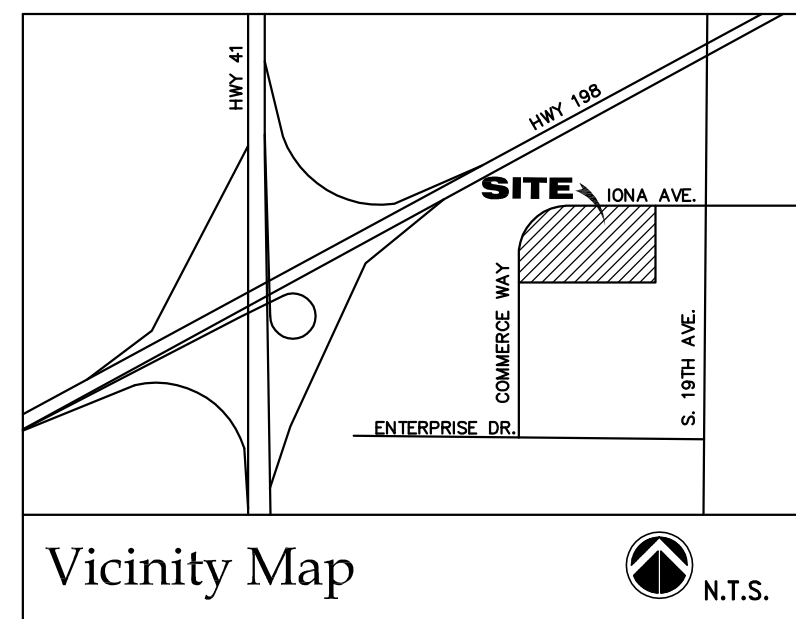
Date: 07.15.21
Drawn By: Susan Jones
Project # 21002

Site Plan

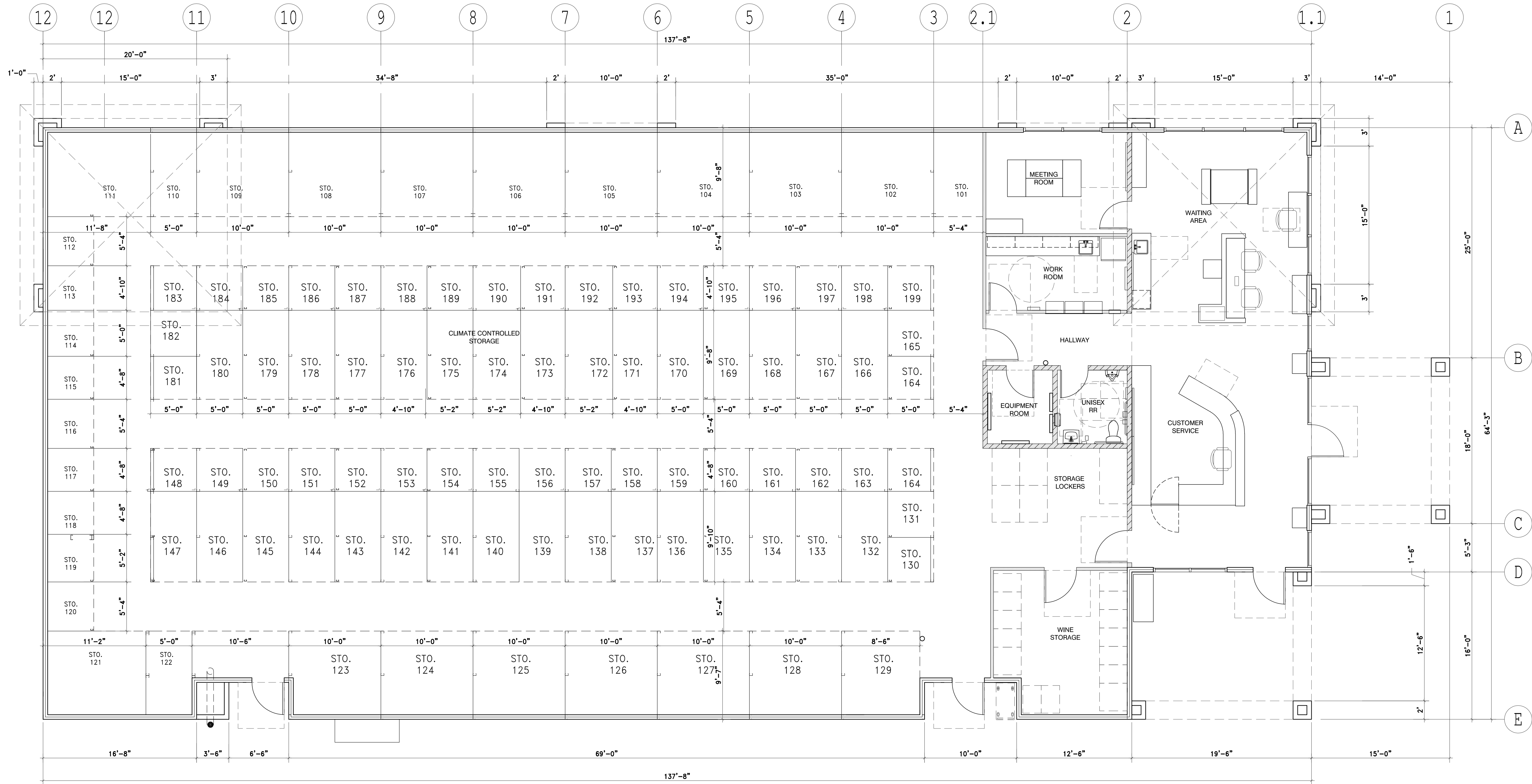
Revisions
△ x

SHEET No.

A1.0



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Building A1 - Floor Plan

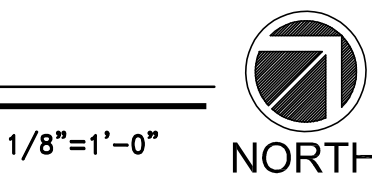
BUILDING AREA = 8,453 SF
COVERED AREA = 6,62 SF

PER TABLE 1004.1.2 MAX. FLOOR AREA ALLOWANCE PER OCCUPANT
BUILDING OCCUPANCY CALCULATION

OFFICE	= 1,510sf (150 GROSS O.L.F.) = 1,510 / 150 = 10 OCCUPANTS
STORAGE	= 6,943sf (500 GROSS O.L.F.) = 6,943 / 500 = 14 OCCUPANTS
TOTAL OCCUPANTS	= 24 OCCUPANTS

PER TABLE CBC 1006.2.1, EXITS & COMMON PATH OF EXITS

S OCCUPANCIES THAT EXCEED 29 OCCUPANTS REQUIRE 2 EXITS.
PROPOSED PLAN SHOWS (3) EXIT
COMMON PATH OF EXIT 100 FEET WITH SPRINKLERS



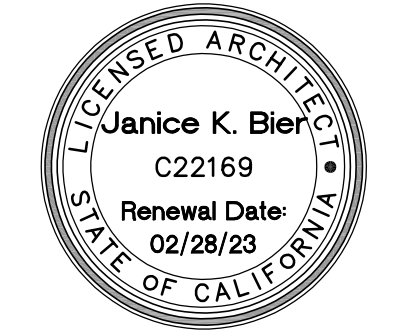
SJA

Design Group

1915 Carolina Ave.
Clovis CA 93611
PH: 559. 593.9692

Master Storage 365

Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

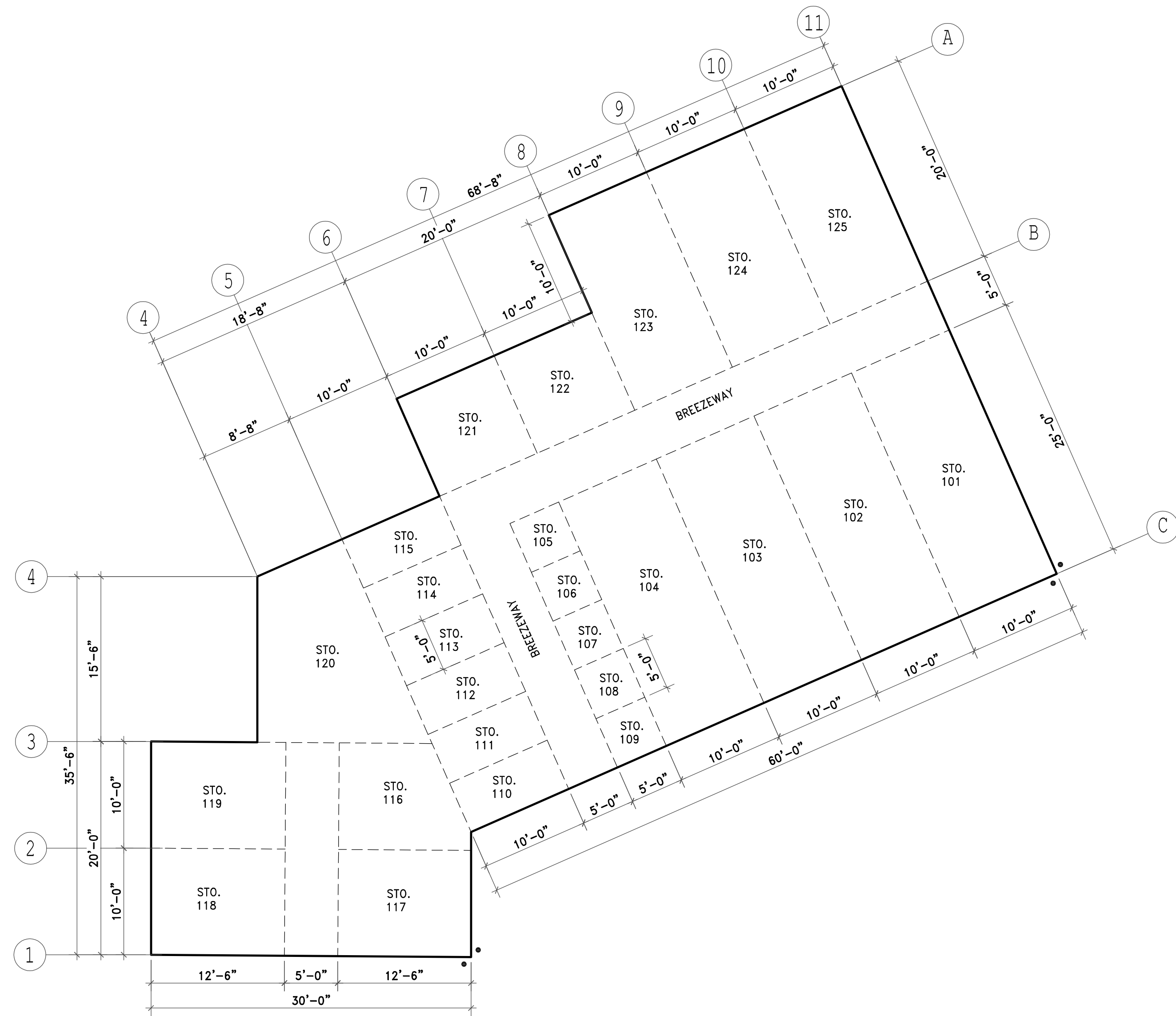
Floor Plan
Bldg - A

Revisions
△ X

SHEET No.

A2.1a

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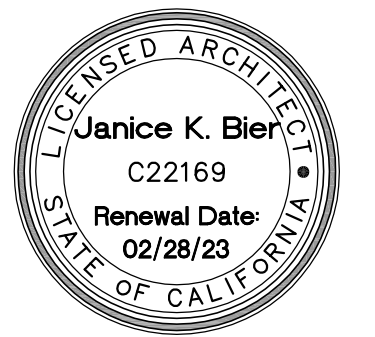
Building B - Floor Plan

BUILDING AREA = 2,928sf
BREEZEWAYS = 475sf
TOTAL BLDG AREA = 3,403 SF

1/8"=1'-0"



Master Storage 365
Iona Ave
Lemoore, CA



Date: 07.15.21
Drawn By: Susan Jones
Project # 21002

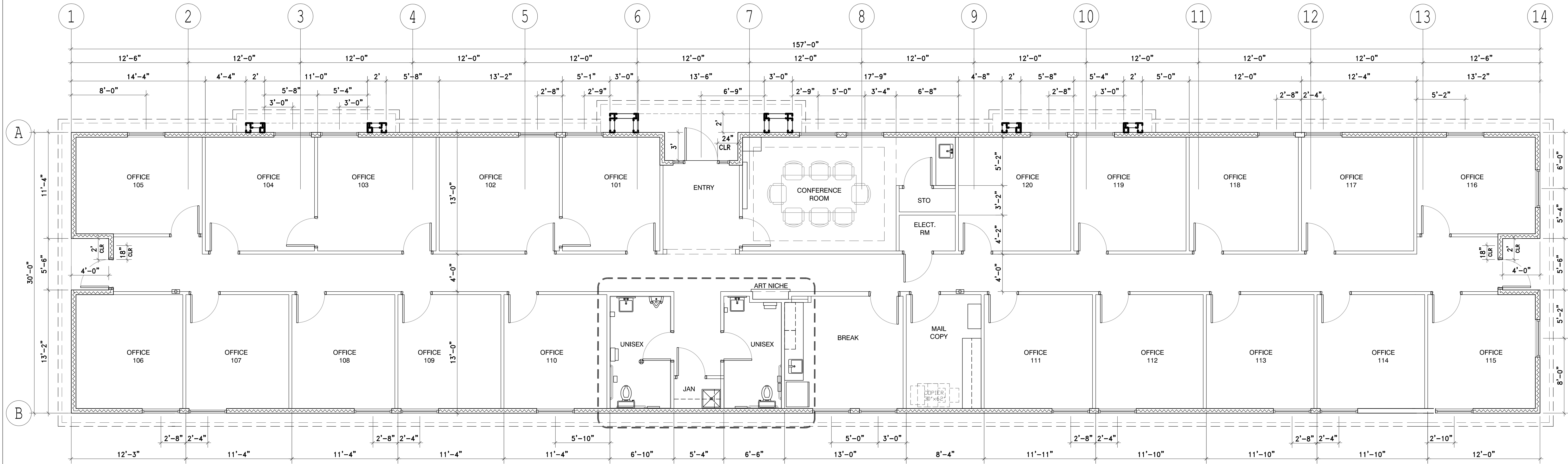
Floor Plan
Bldg - B

Revisions
△ x

SHEET No.

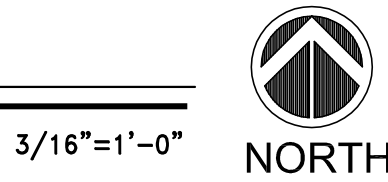
A2.1b

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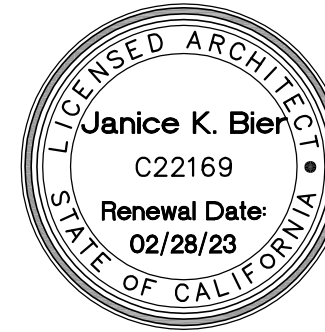


Building C - Floor Plan

BUILDING AREA = 4,642 SF
COVERED AREA = 95 SF



Master Storage 365
Iona Ave
Lemoore, CA



Date: 07.15.21
Drawn By: Susan Jones
Project # 21002

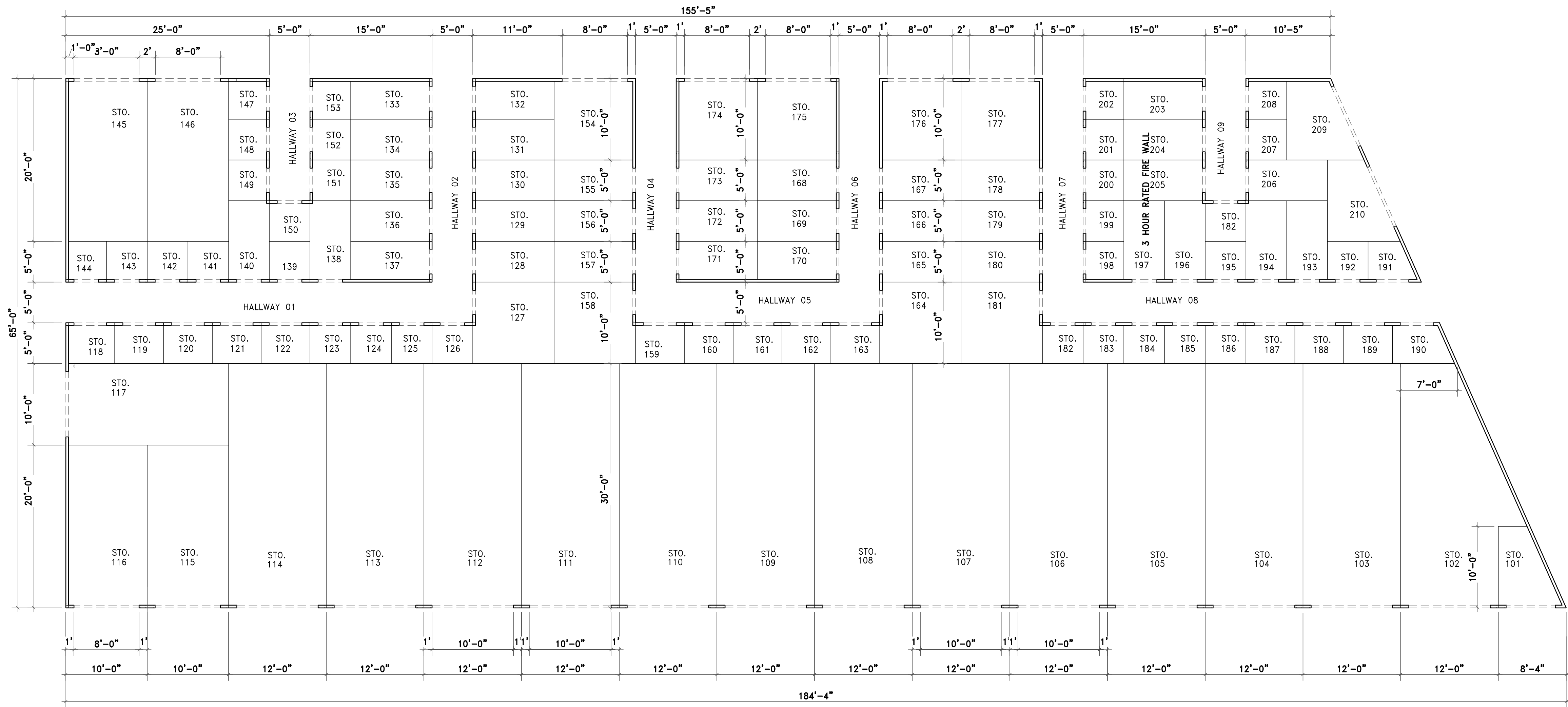
Floor Plan
Bldg - C

Revisions
X

SHEET No.

A2.1c

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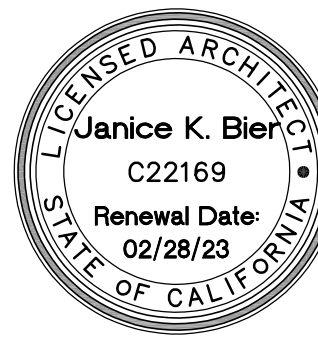
Building D - Floor Plan

BUILDING AREA = 11,043sf
PLUS HALLWAYS & BREEZEWAYS = 1,287sf

1/8"=1'-0"



Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

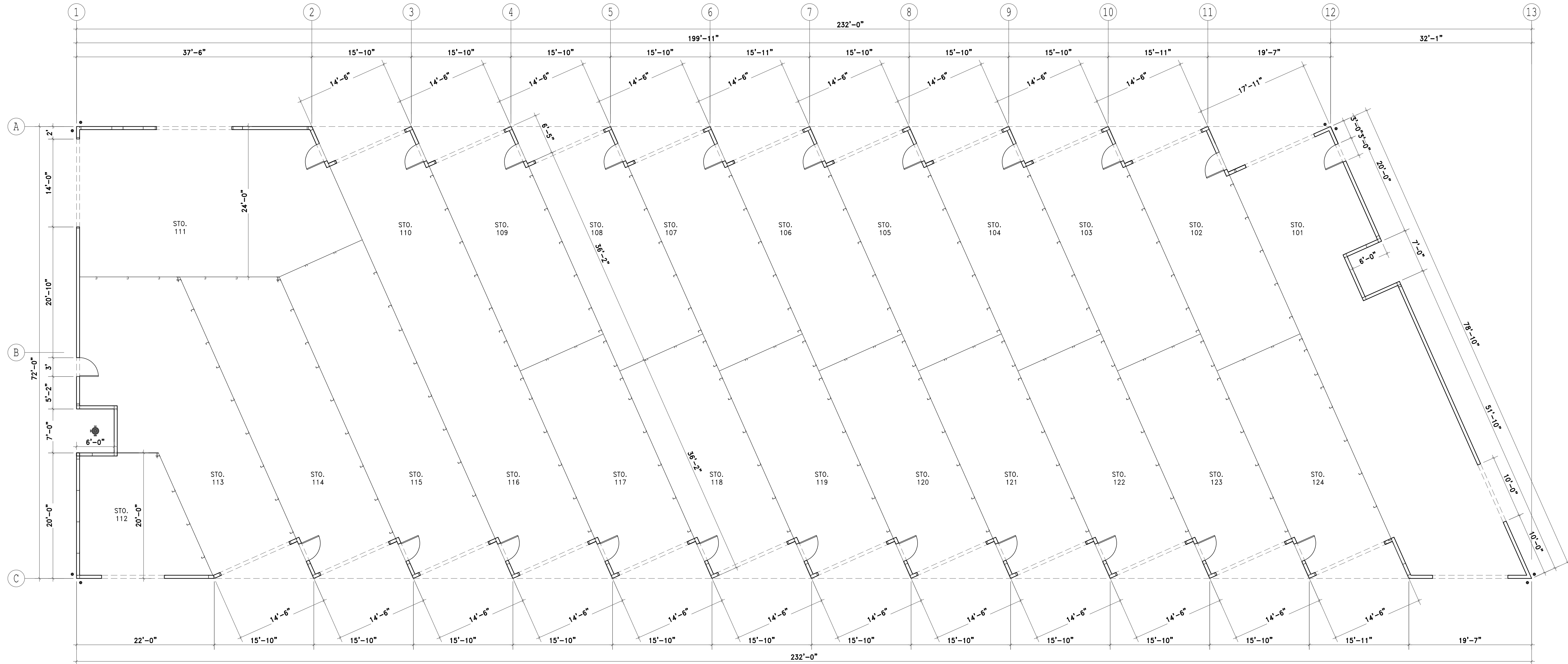
Floor Plan
Bldg - D

Revisions
X

SHEET No.

A2.1d

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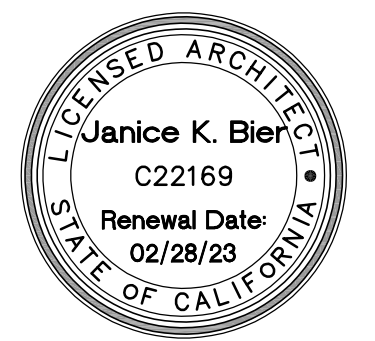
Building E - Floor Plan

BUILDING AREA = 14,412SF

1/8"=1'-0"



Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

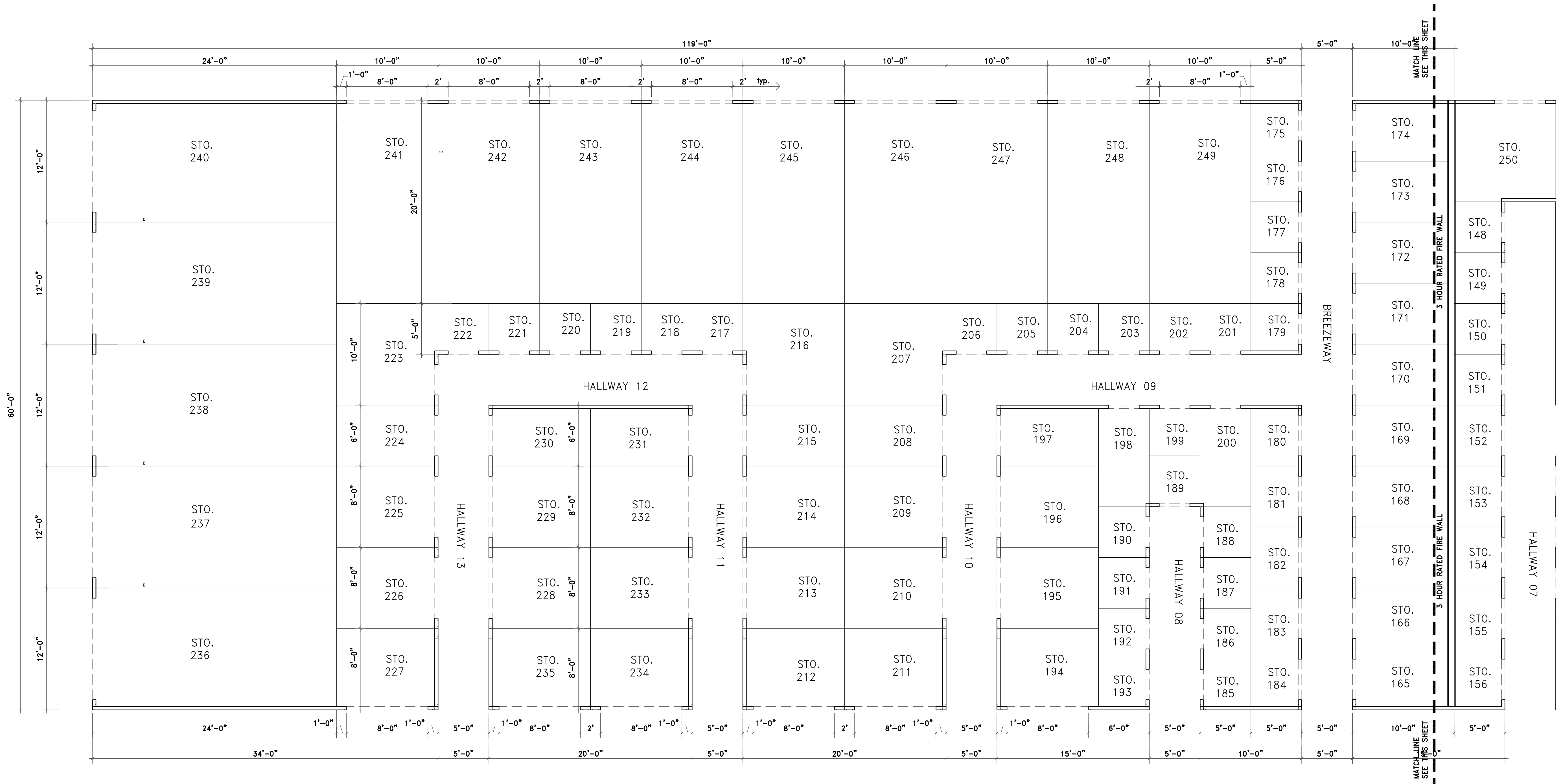
Floor Plan
Bldg - E

Revisions
△ x

SHEET No.

A2.1e

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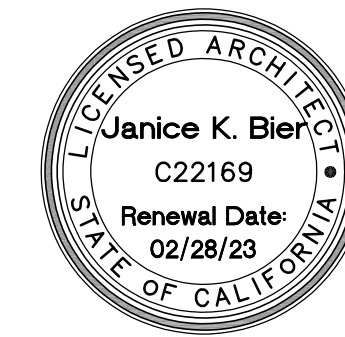
Building F - Partial Floor Plan

BUILDING AREA = 11,865SF
PLUS HALLWAYS & BREEZEWAYS = 930 SF

1/8"=1'-0"



Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

Floor Plan
Bldg - F

Revisions
X

SHEET No.

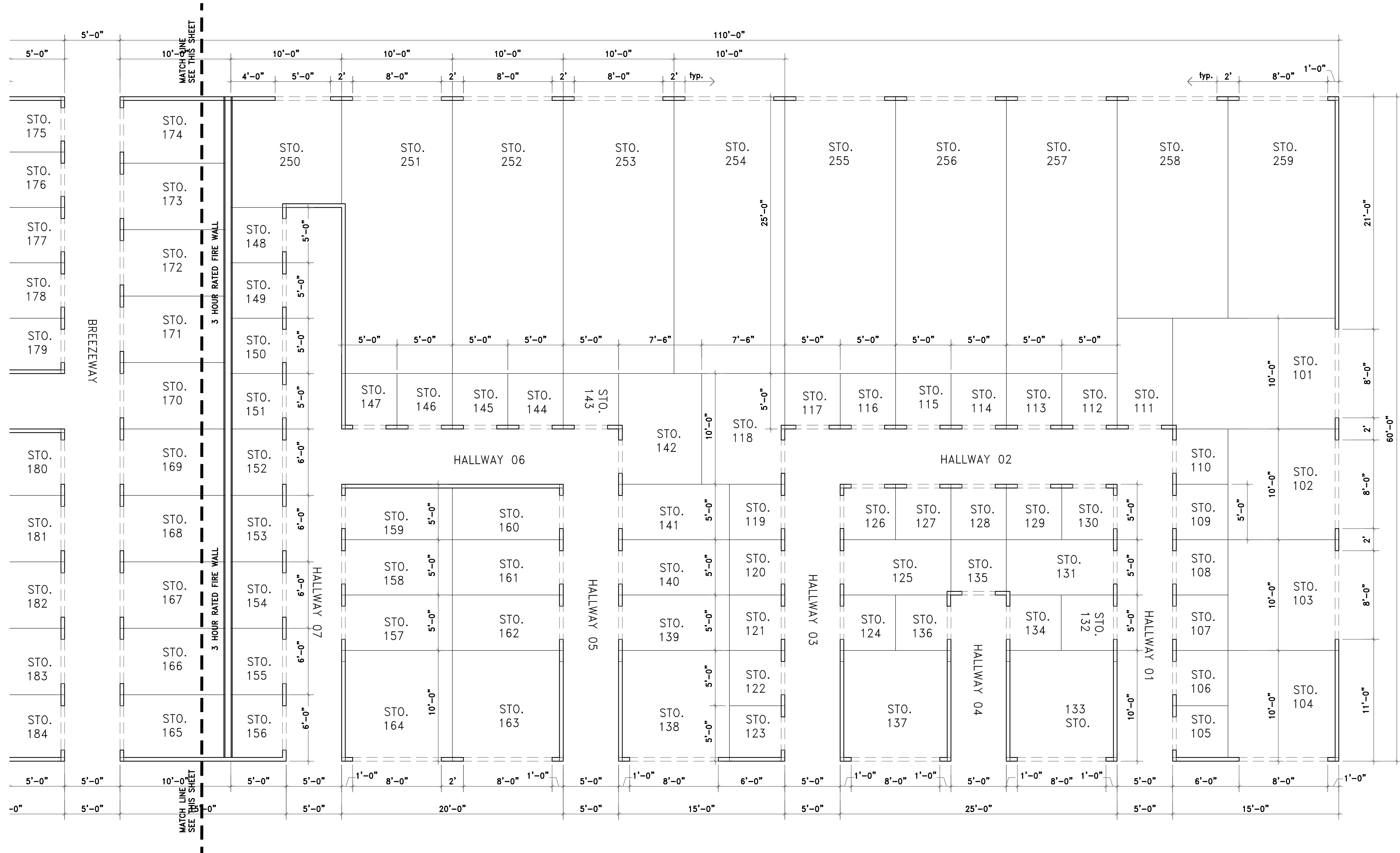
A2.1.f1

SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611

PH: 559. 593.9692

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Building F - Partial Floor Plan

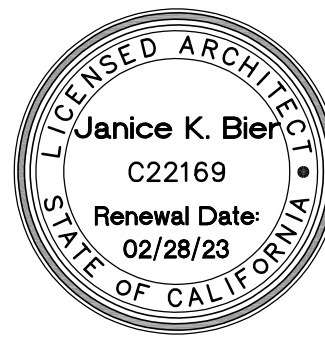
BUILDING AREA = 11,865SF
PLUS HALLWAYS & BREEZEWAYS = 930 SF

3/16"=1'-0"



NORTH

Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

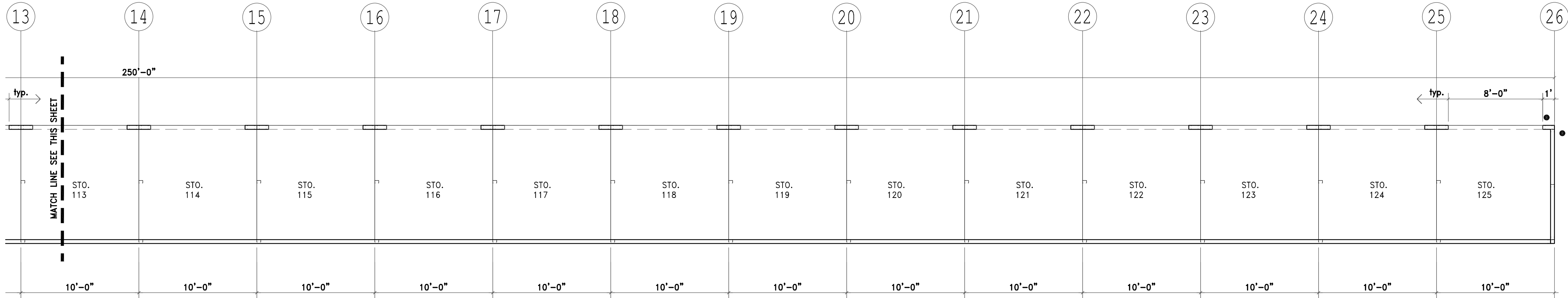
Floor Plan
Bldg - F

Revisions
△ x

SHEET No.

A2.1.f2

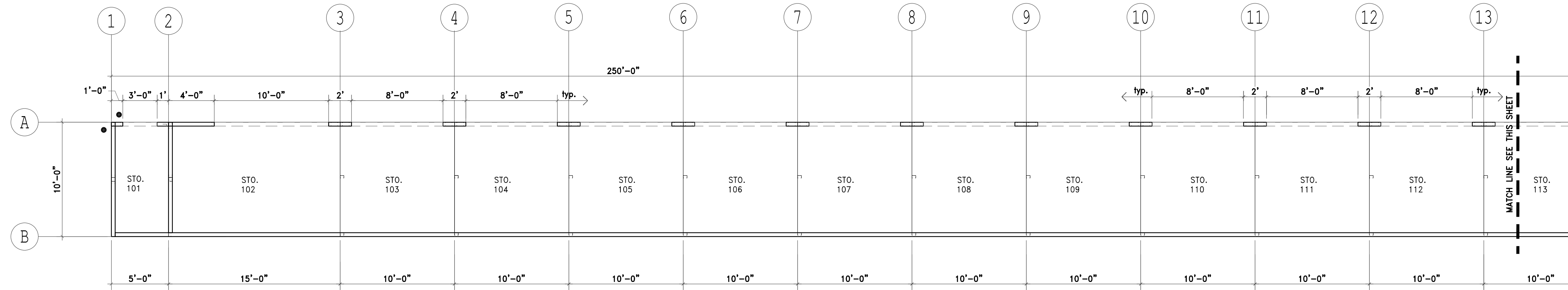
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Building G - Partial Floor Plan



3/16"=1'-0"



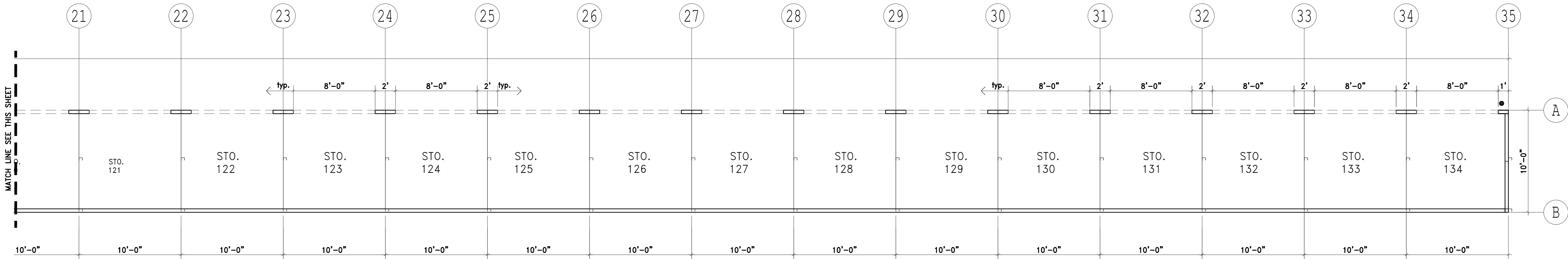
Building G - Partial Floor Plan



BUILDING AREA = 2,500SF

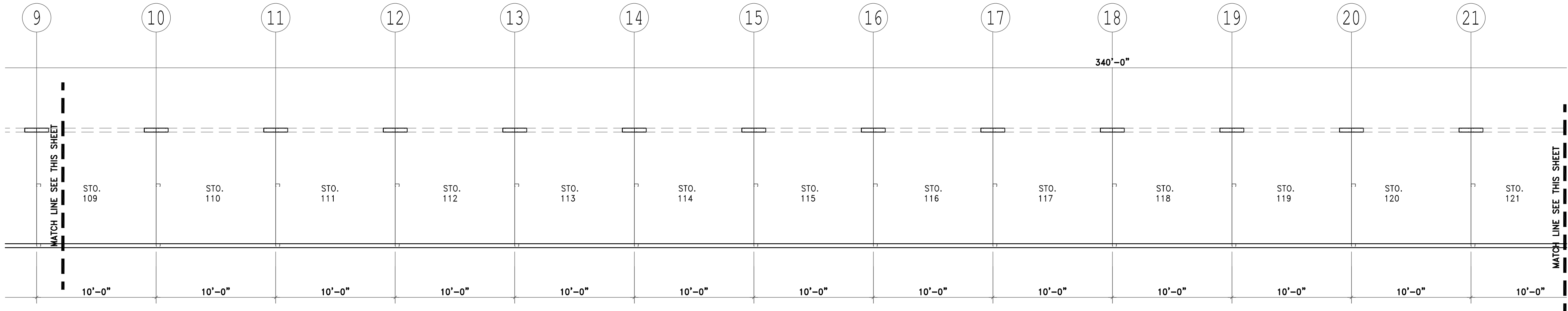
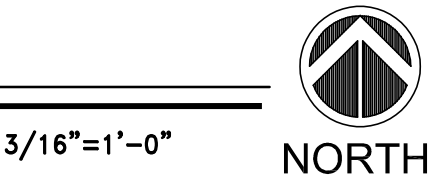
3/16"=1'-0"

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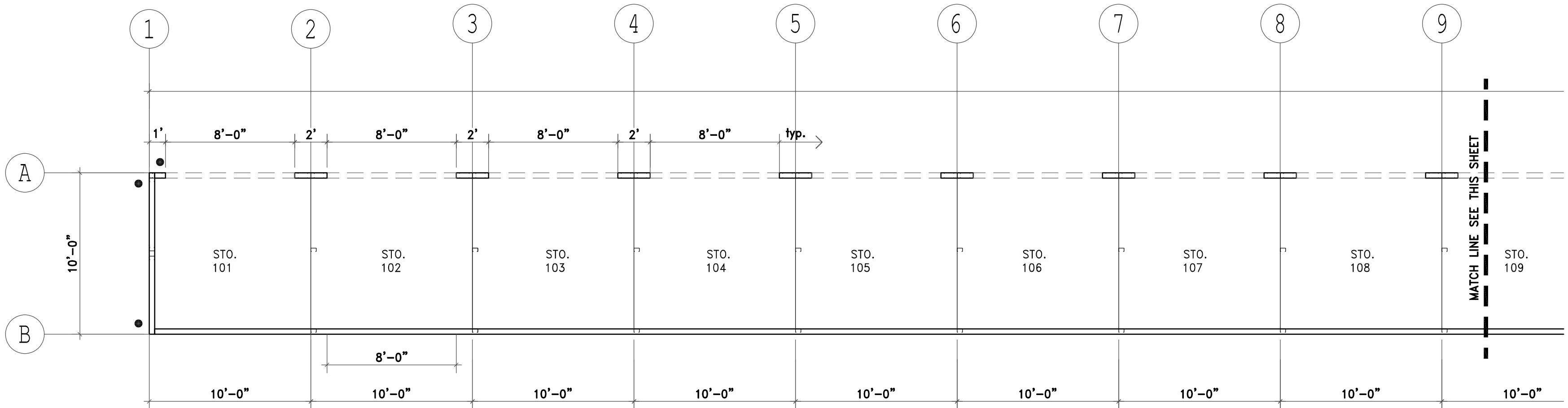
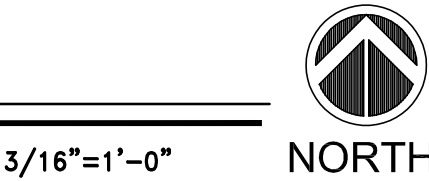


Building H - Partial Floor Plan

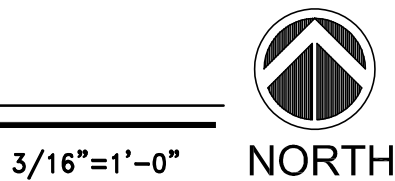
BUILDING AREA = 3,400SF



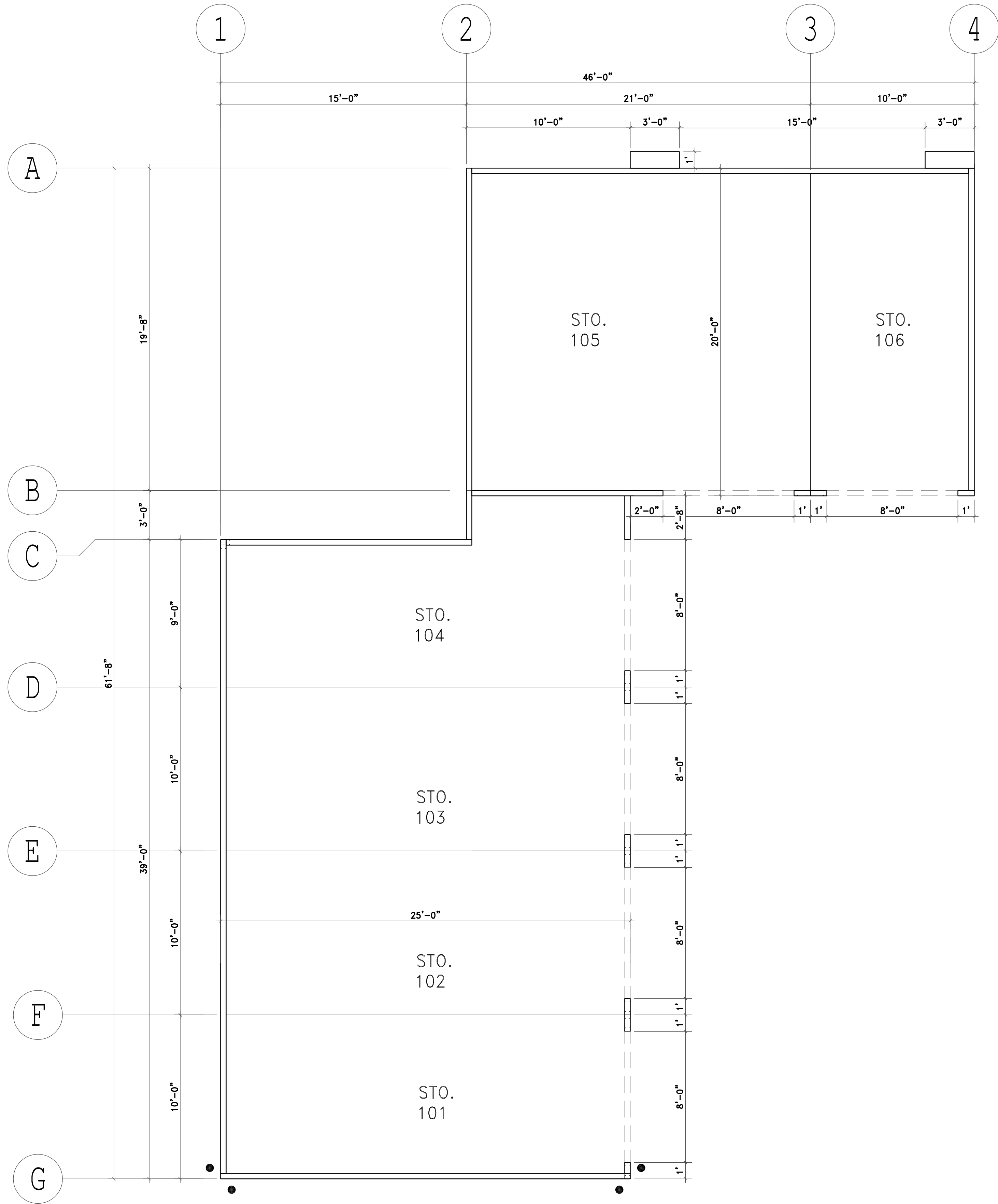
Building H - Partial Floor Plan



Building H - Partial Floor Plan



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Building I/J - Floor Plan

BUILDING 'I' AREA = 620 SF
BUILDING 'J' AREA = 1,002 SF
TOTAL BLDG AREA = 1,622 SF

1/4"=1'-0"



Master Storage 365
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Lemoore, CA



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Project # 21002

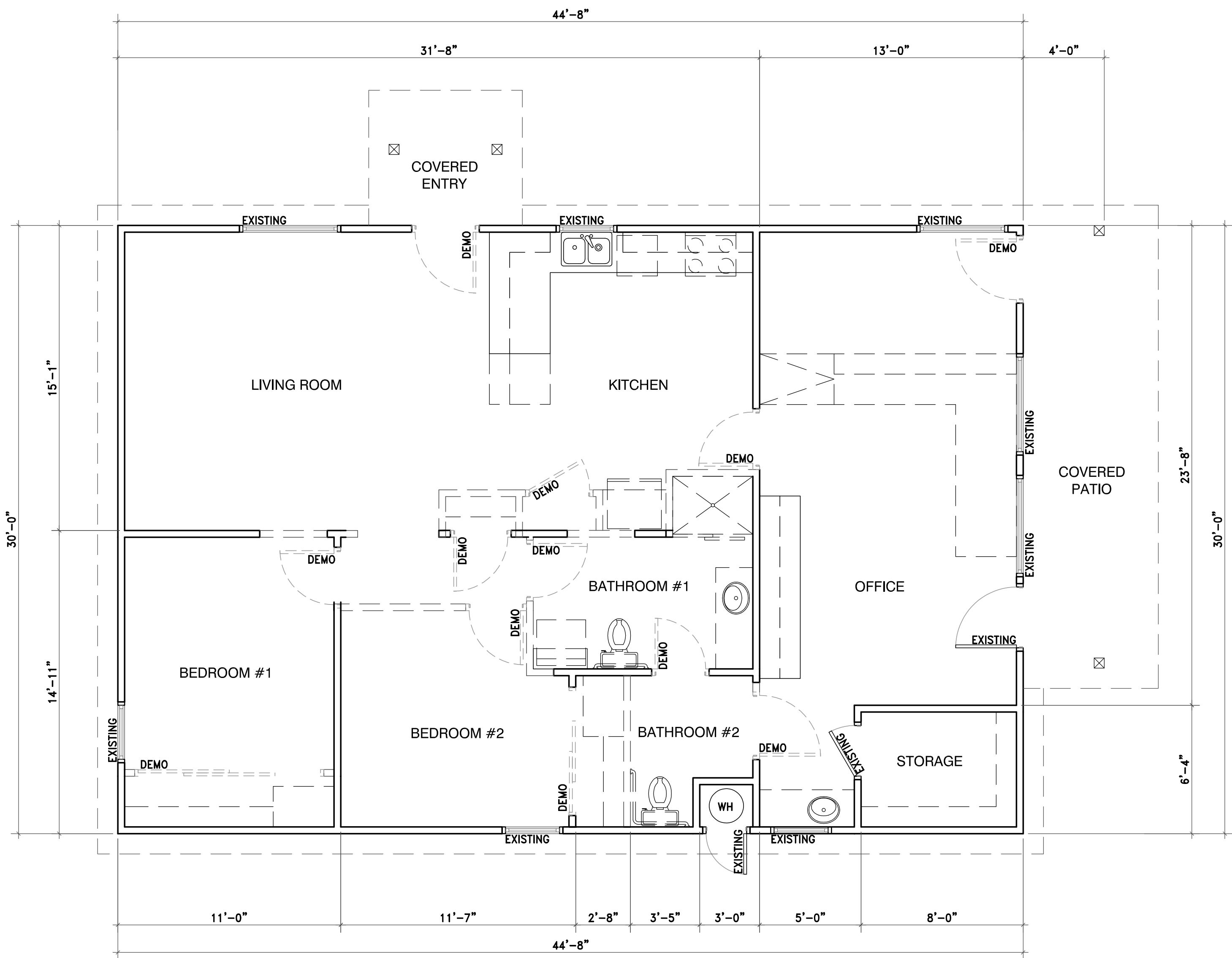
Floor Plan
Bldg -I/J

Revisions
△ x

SHEET No.

A2.11.J

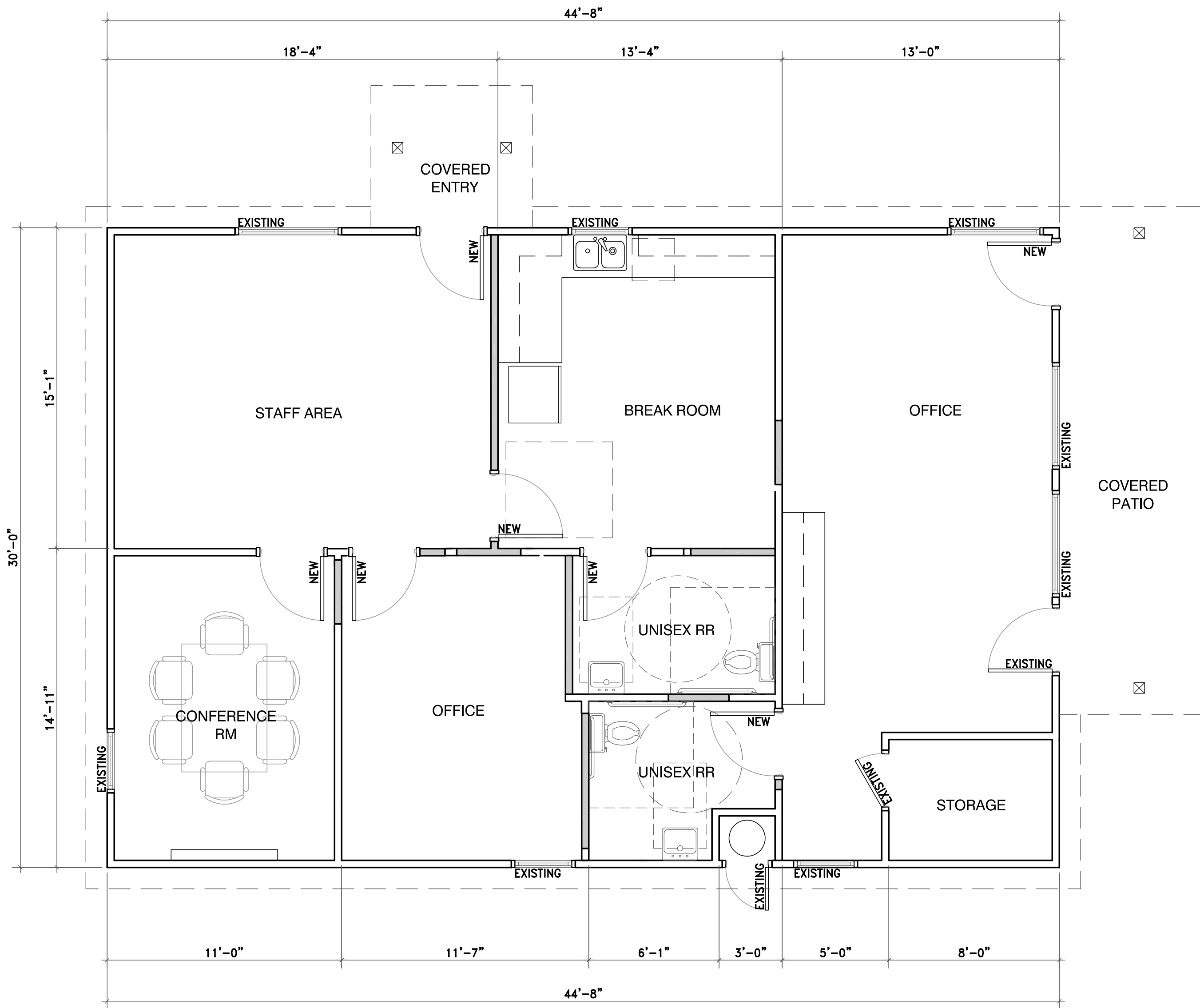
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Building N- Demo Floor Plan

BUILDING AREA = 1,340 SF
COVERED PATIO/ENTRY = 210 SF

1/4"=1'-0"



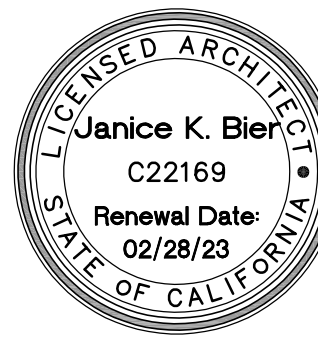
Building N- Proposed Floor Plan

BUILDING AREA = 1,340 SF
COVERED PATIO/ENTRY = 210 SF

1/4"=1'-0"



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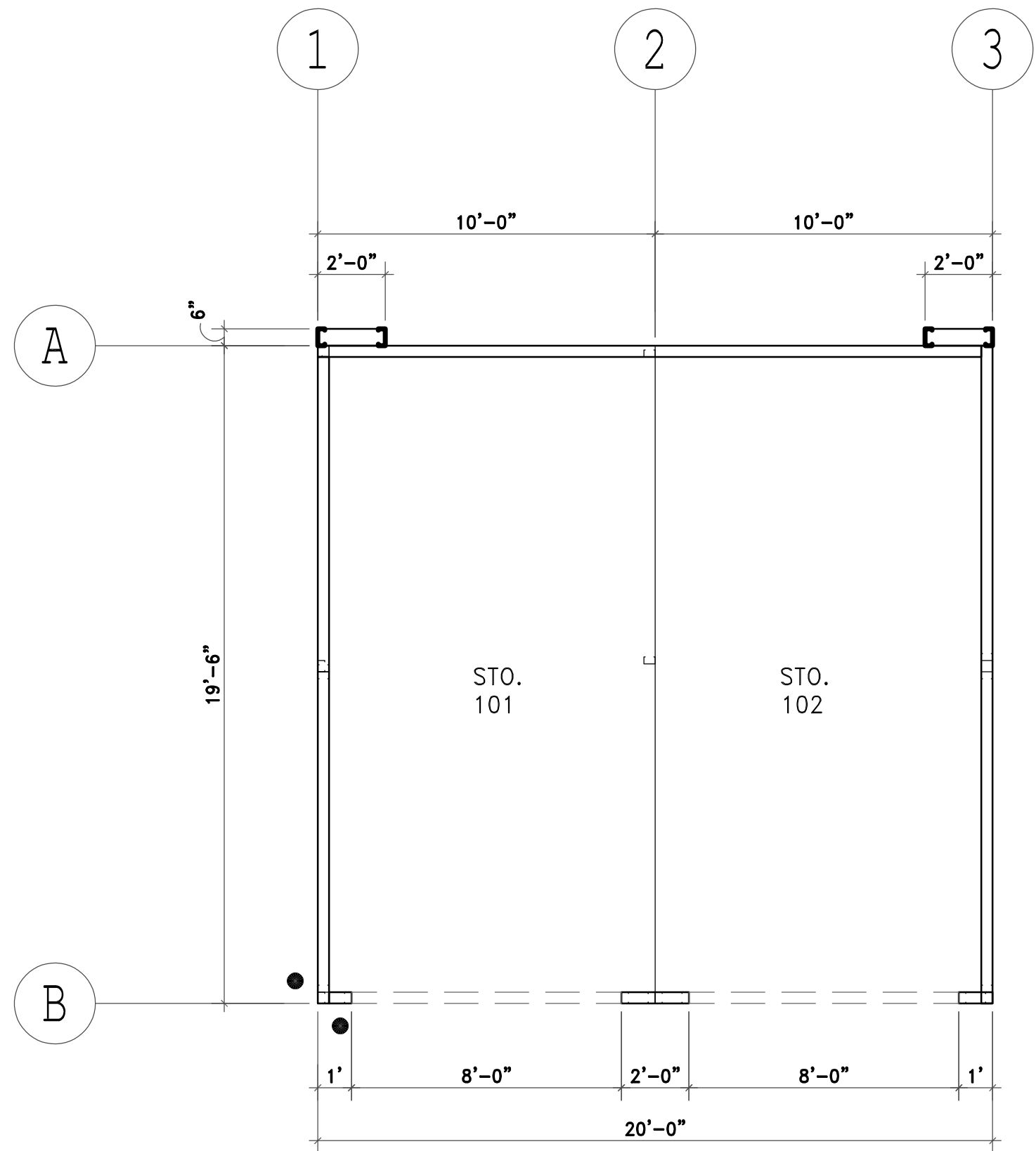
Floor Plan
Bldg -N

Revisions
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SHEET No.

A2.1n

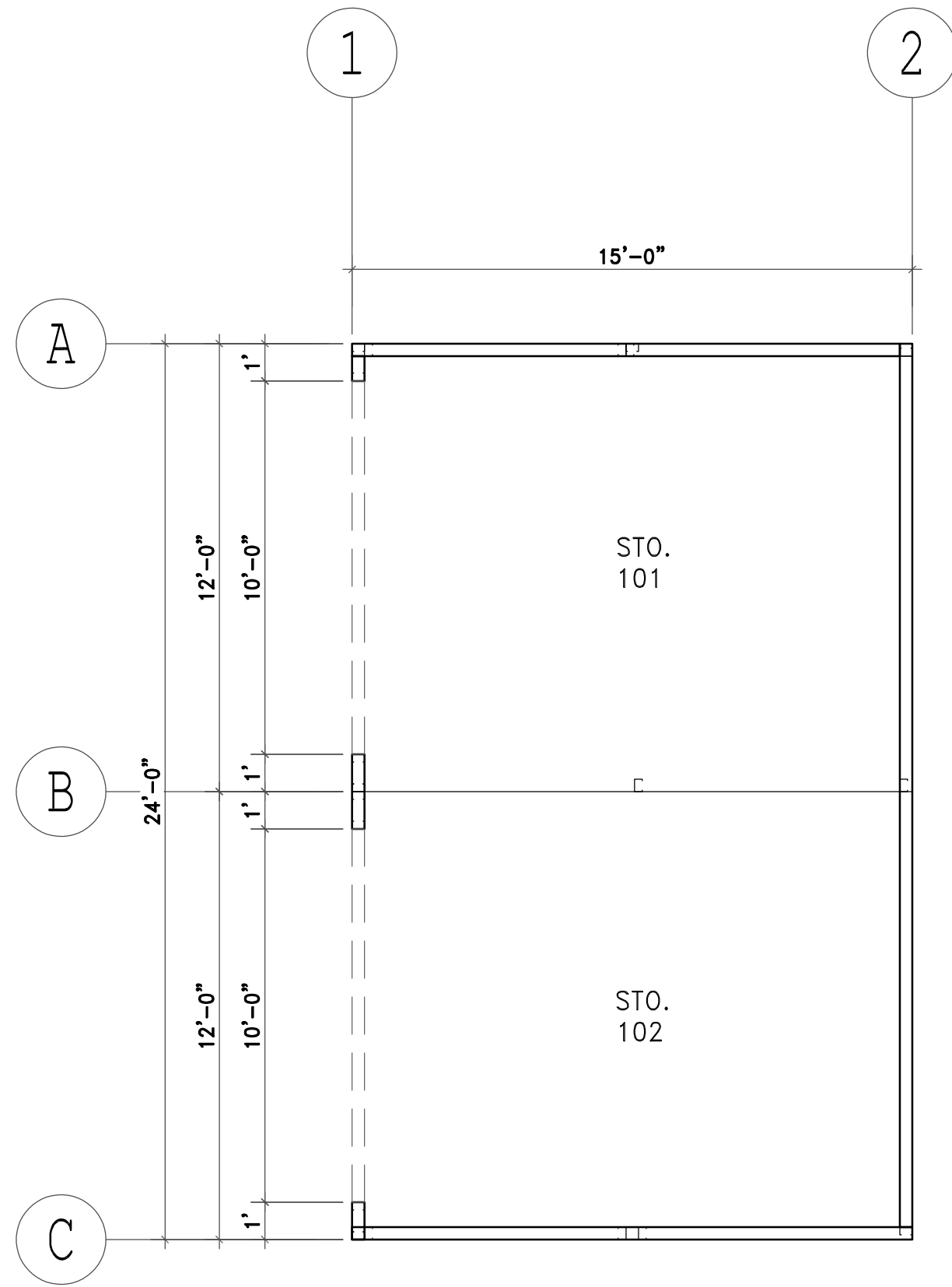
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Building K - Floor Plan

BUILDING AREA = 392 SF

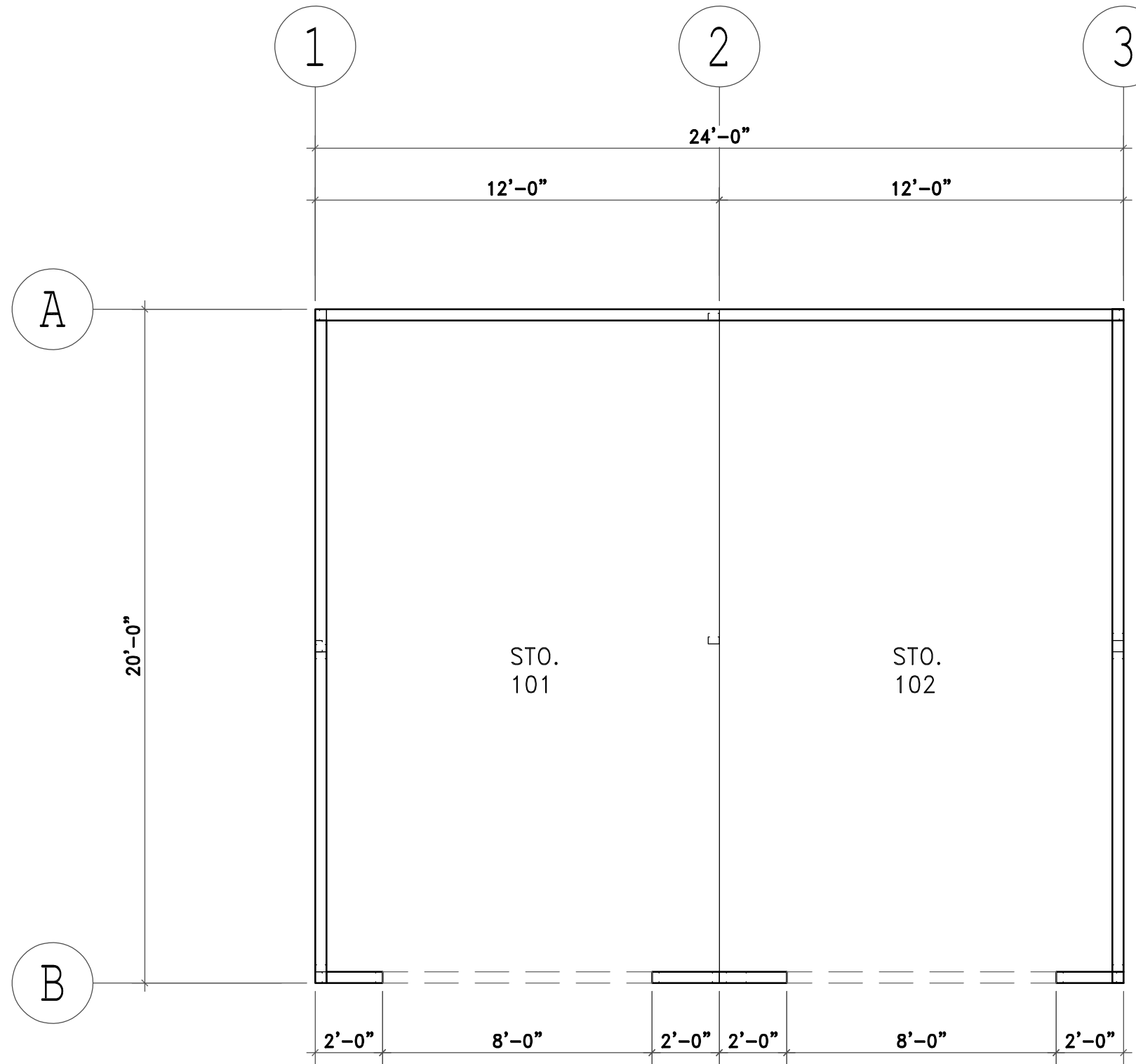
1/4"=1'-0"



Building L - Floor Plan

BUILDING AREA = 360 SF

1/4"=1'-0"



Building M - Floor Plan

BUILDING AREA = 480 SF

1/4"=1'-0"



EXISTING PORTION OF
BUILDING WITH NO SCOPE
OF WORK

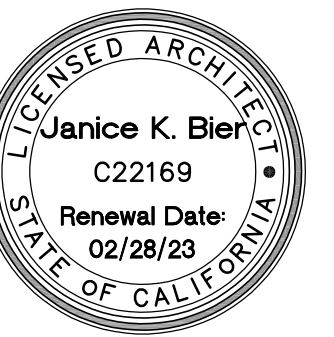
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Master Storage 365

Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
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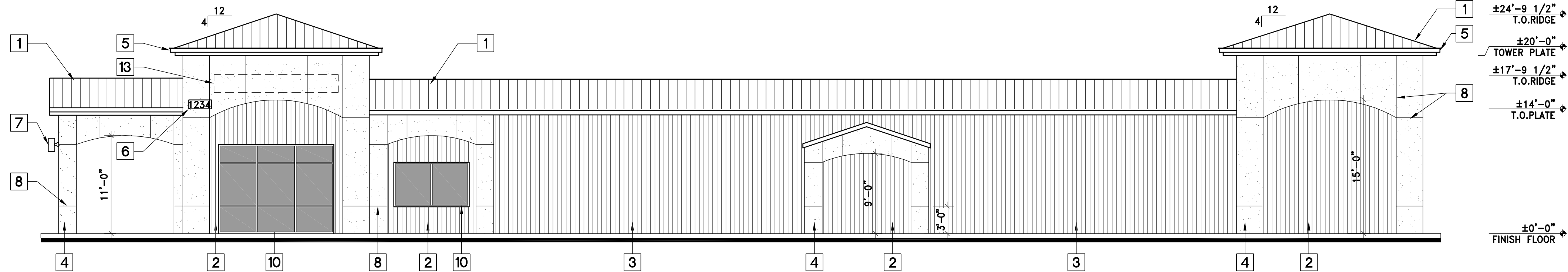
Floor Plan
Bldg - K, L, & M

Revisions
△ X

SHEET No.

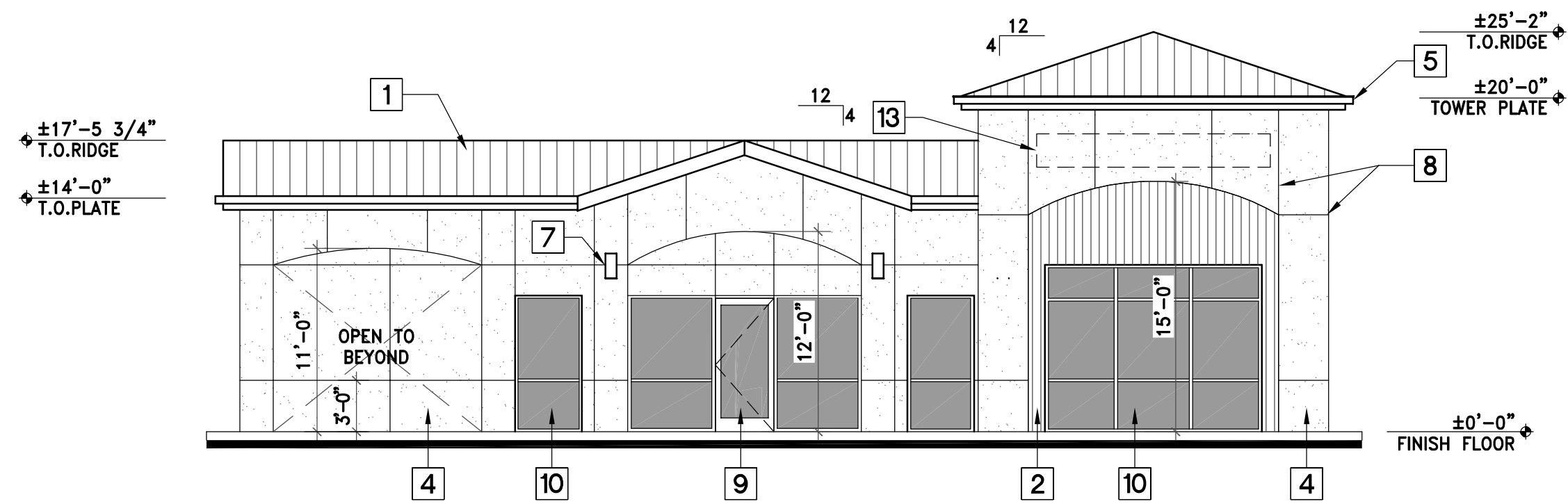
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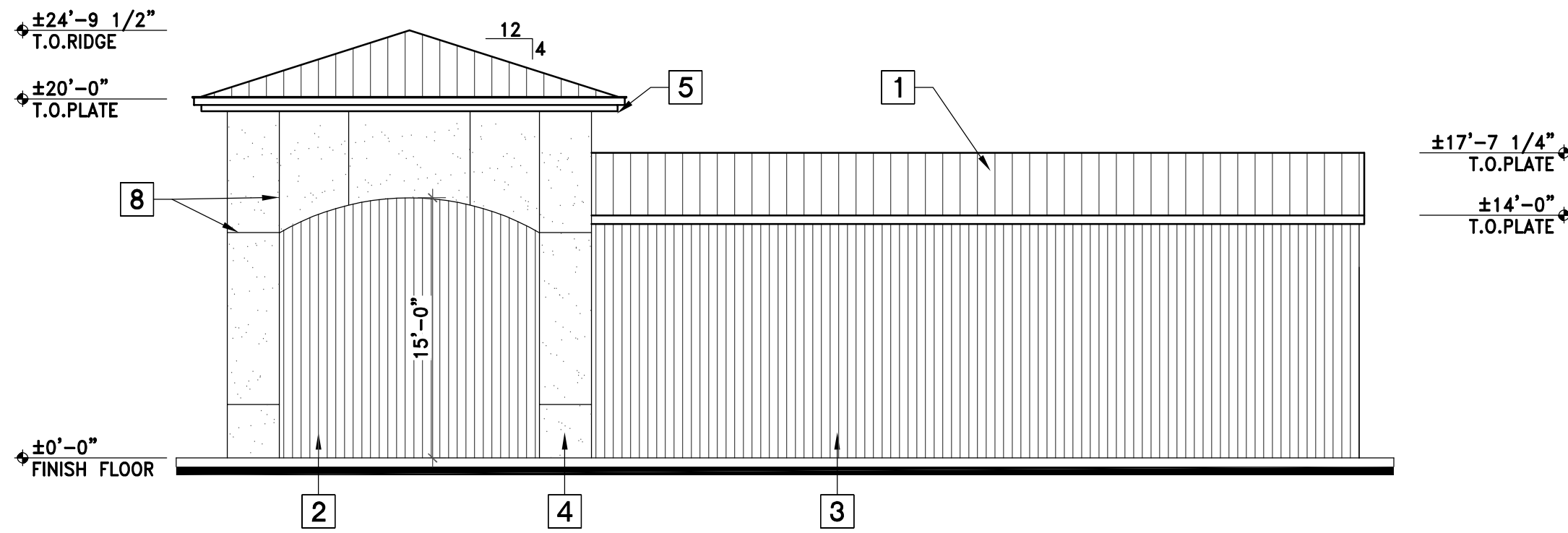
Building A1 - North Elevation

1/8"=1'-0"



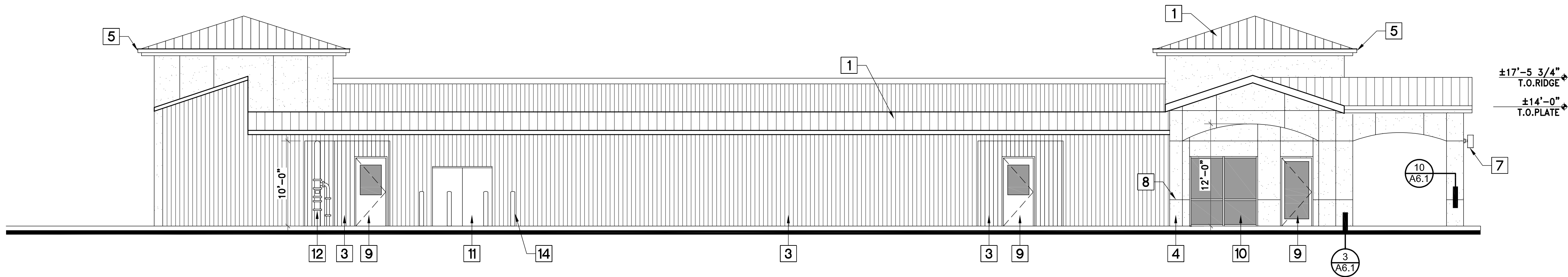
Building A1 - East Elevation

1/8"=1'-0"



Building A1 - West Elevation

1/8"=1'-0"

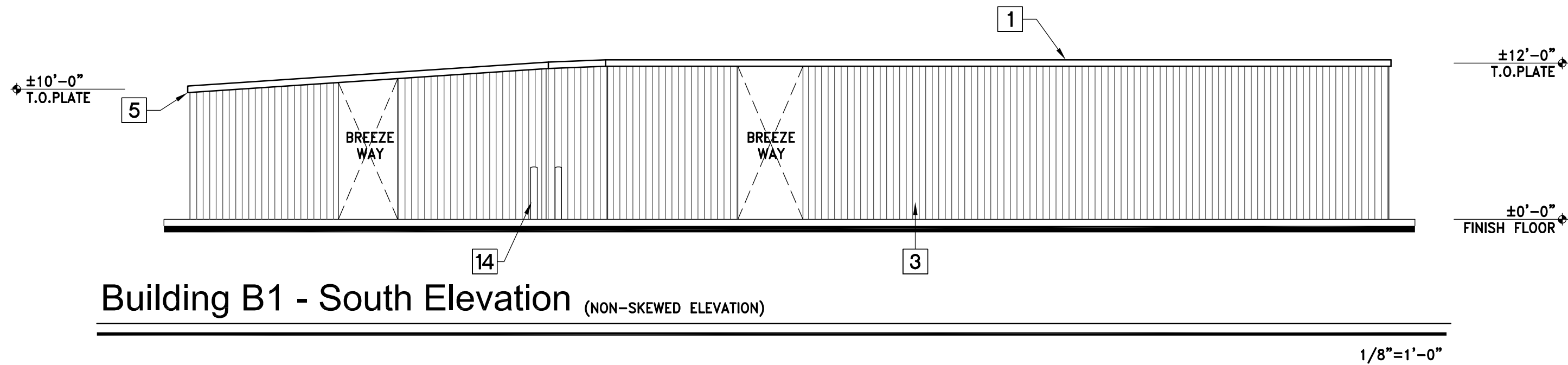
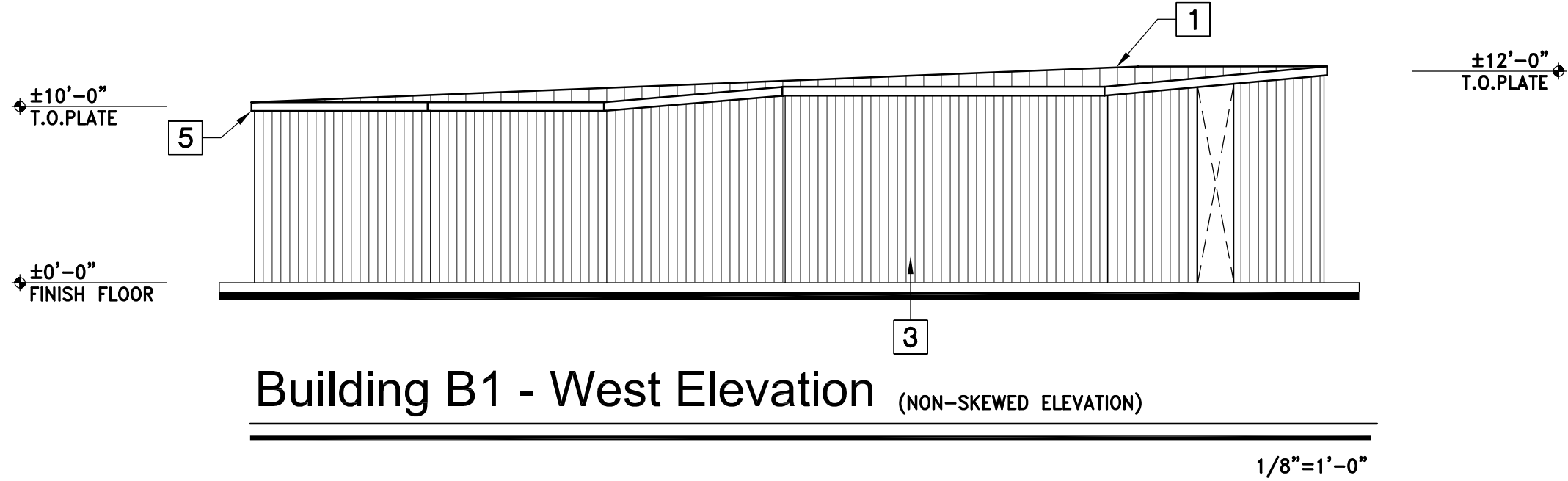
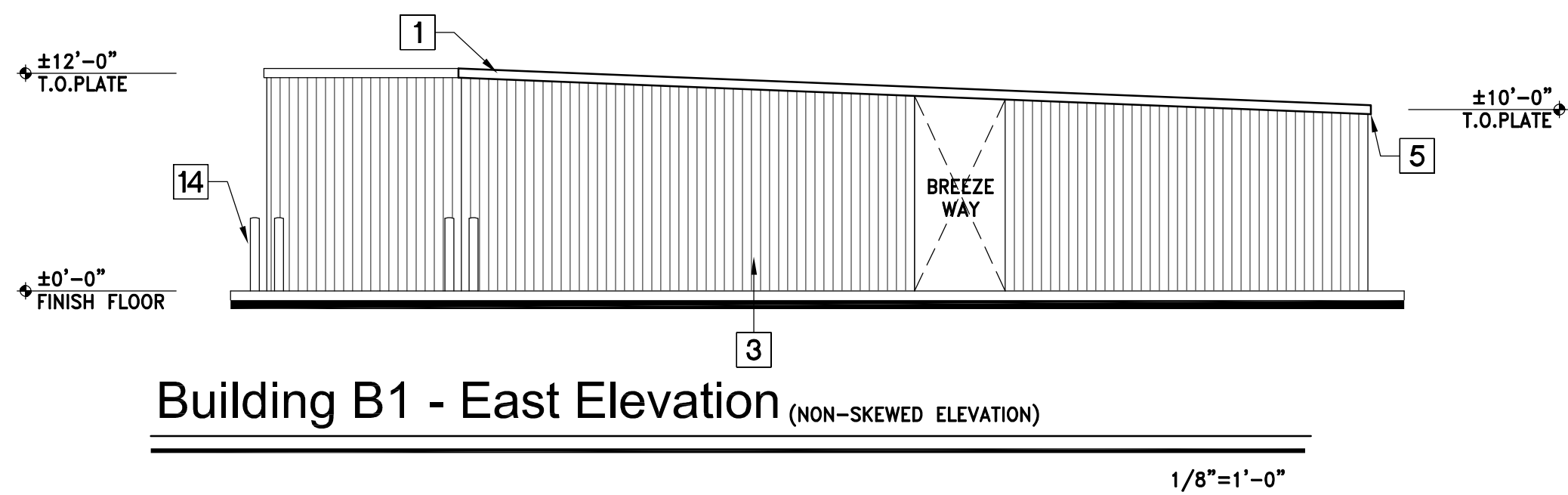
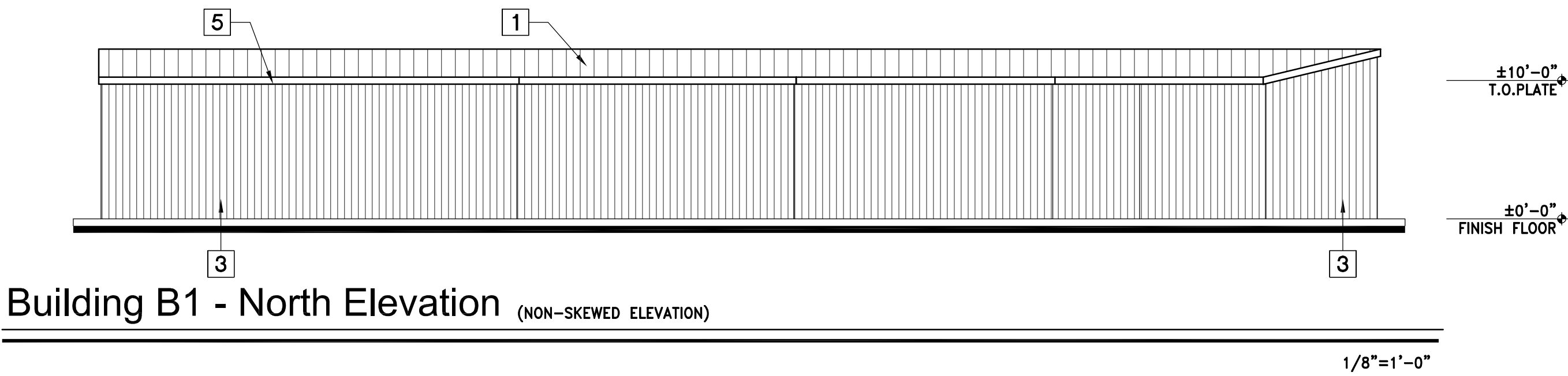


Building A1 - South Elevation

1/8"=1'-0"

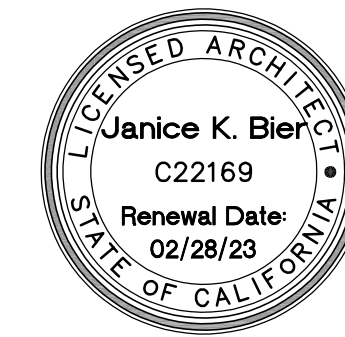
KEYNOTES	
No.	Description
1	METAL ROOFING PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ.
2	"D"CHANNEL METAL WALL PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ., PAINTED "DARK BRONZE"
3	"U"CHANNEL METAL WALL PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ., PAINTED "TAN"
4	7/8" CEMENT PLASTER o/ METAL LATH o/ TYVEK RESISTANT BARRIER o/ PLYWOOD SHEATHING
5	PRE-FORMED METAL ROOF GUTTER, SEE KIWI DWGS
6	BUILDING ADDRESS SIGN, COLOR OF NUMBERS SHALL CONTRAST WITH BACKGROUND. MIN SIZE 6" HIGH AND SHALL BE VISIBLE FROM INTERNAL STREET
7	EXTERIOR LIGHTING SCONCES, SEE ELECTRICAL
8	CEMENT PLASTER CONTROL JOINT, TYPICAL SEE DETAILS 10/A6.1
9	STOREFRONT DOOR, SEE OPENING SCHEDULE
10	STOREFRONT WINDOW, SEE OPENING SCHEDULE
11	MAIN SWITCHBOARD, SEE ELECTRICAL DRAWINGS
12	FIRE SPRINKLE RISER, SEE CIVIL AND FIRE SPRINKLE DRAWINGS
13	BUILDING SIGNAGE-COORDINATE W/ OWNER FOR EXACT FONT, STYLE, AND SIZE. UNDER SEPARATE PERMIT, CONTRACTOR TO PROVIDE BACKING FOR SIGNS AND ELECTRICAL TO PROVIDE POWER, SEE ELECTRICAL
14	6" DIA. CONCRETE FILLED BOLLARD PAINTED SAFETY YELLOW SEE DETAIL 10/A1.1

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KEYNOTES	
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4	7/8" CEMENT PLASTER o/MTL LATH o/ TYVEK RESISTANT BARRRIER o/ PLYWD SHEATHING
5	PRE-FORMED METAL ROOF GUTTER, SEE KIWI DWGS
6	CEMENT PLASTER CONTROL JOINT, SEE DETAILS 10/A6.1
7	ROLL UP DOOR, SEE OPENING SCHEDULE
8	MAN DOOR, SEE OPENING SCHEDULE
9	LED WALLPACK LIGHTING, SEE ELECTRICAL DWGS
10	2A:10BC RATED FIRE EXTINGUISHER SEMI RECESSED CABINET, MOUNTED SO THAT TOP IS NOT MORE THAN 48" TO OPERABLE PART FROM FINSHD FLOOR. PROVIDE ONE (1) FIRE EXTINGUISHER FOR EVERY 3000 SQUARE FEET OF FLOOR SPACE AT A MAXIMUM SPACINF OF 75 FEET. TOTAL OF (2)
11	FIRE HYDRANT AT RECESSED ALCOVE AREA, SEE CIVIL DWGS
12	ELECTRICAL PANELS, SEE ELECTRICAL DWGS
13	2 HR RATED WALL, SEE DETAIL 8/A6.3
14	BOLLARD TYP. AT BLDG CORNERS

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Lemoore, CA



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Drawn By: Susan Jones
Project # 21002

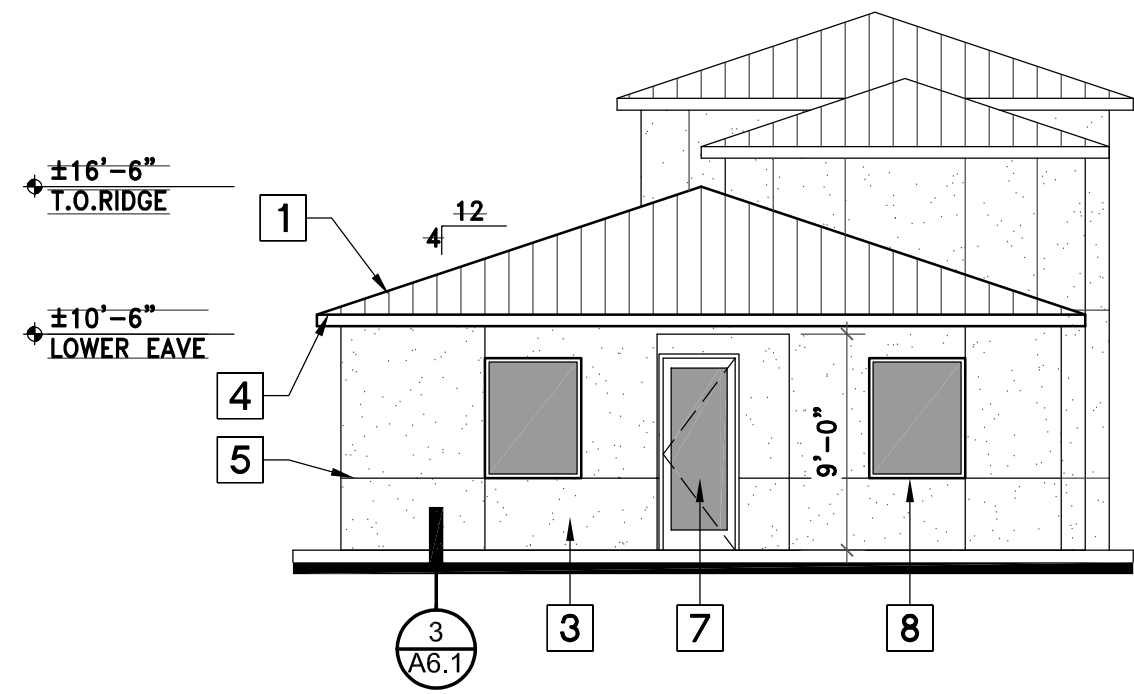
Exterior
Elevation
Bldg - B1

Revisions
△ X

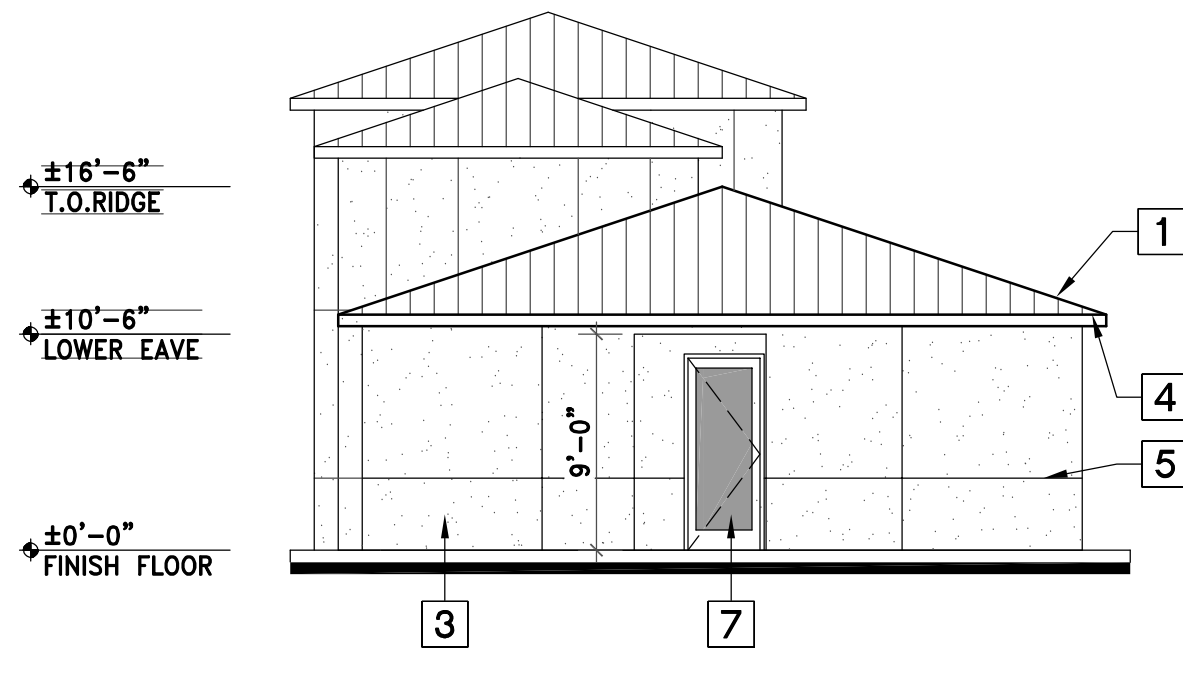
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A3.1c1

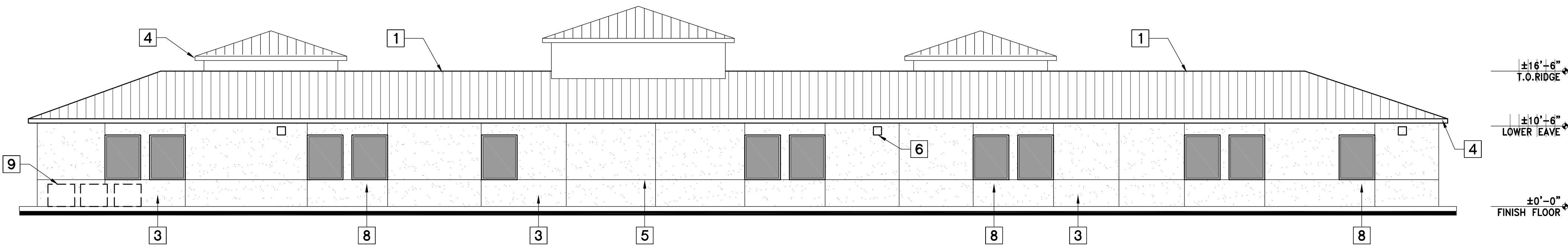
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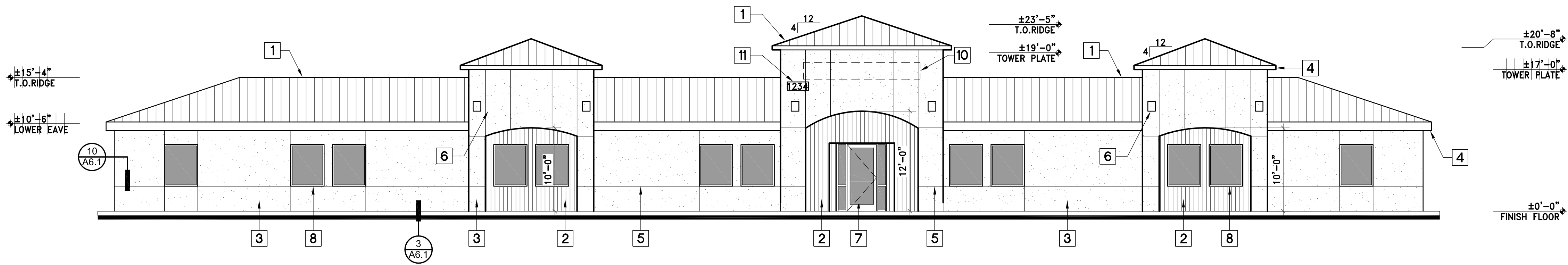
Building C1 - North Elevation



Building C1 - South Elevation



Building C1 - East Elevation



Building C1 - West Elevation

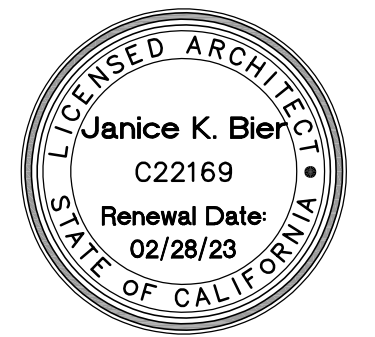
KEYNOTES	
No.	Description
1	METAL ROOFING PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ.
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3	7/8" CEMENT PLASTER o/ METAL LATH o/ TYVEK RESISTANT BARRIER o/ PLYWOOD SHEATHING
4	PRE-FORMED METAL ROOF GUTTER, SEE KIWI DWGS
5	CEMENT PLASTER CONTROL JOINT, TYPICAL. SEE DETAILS 10/A6.1
6	EXTERIOR LIGHTING, SEE ELECTRICAL DWGS
7	STOREFRONT DOOR, SEE OPENING SCHEDULE
8	STOREFRONT WINDOW, SEE OPENING SCHEDULE
9	MECH. OUTDOOR UNITS SEE MECH DWGS
10	BUILDING SIGNAGE-COORDINATE W/ OWNER FOR EXACT FONT, STYLE, AND SIZE. UNDER SEPARATE PERMIT, CONTRACTOR TO PROVIDE BACKING FOR SIGNS AND ELECTRICAL TO PROVIDE POWER, SEE ELECTRICAL
11	BUILDING ADDRESS SIGN, COLOR OF NUMBERS SHALL CONTRAST WITH BACKGROUND. MIN SIZE 6" HIGH AND SHALL BE VISIBLE FROM INTERNAL STREET
12	ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS

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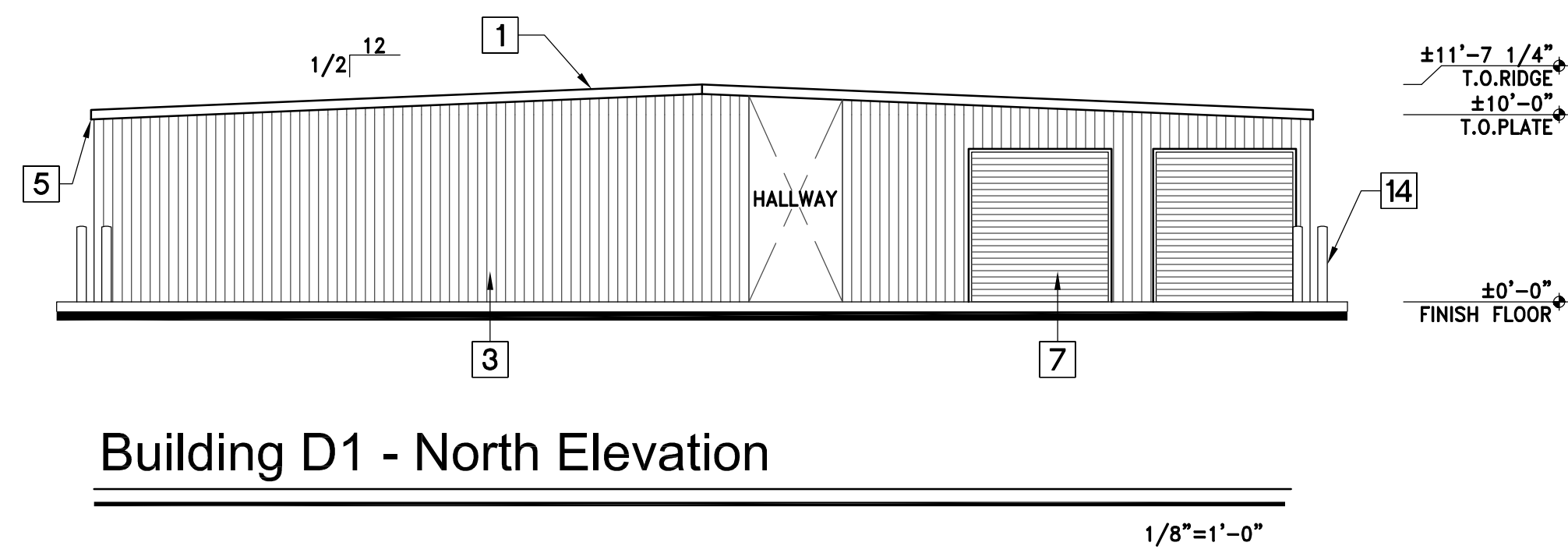
Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

Exterior
Elevation
Bldg - C1

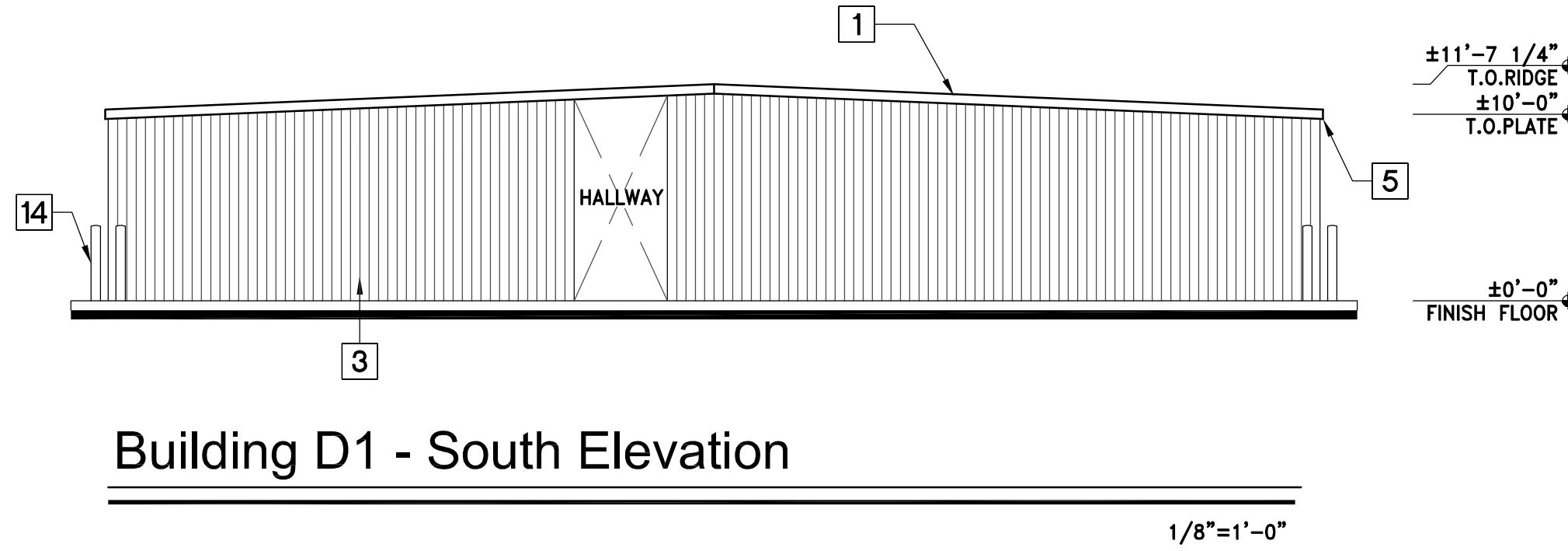
Revisions
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SHEET No.

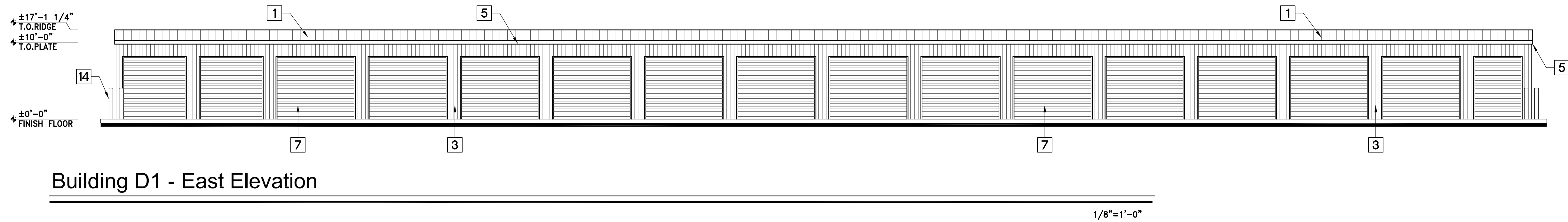
A3.1c1



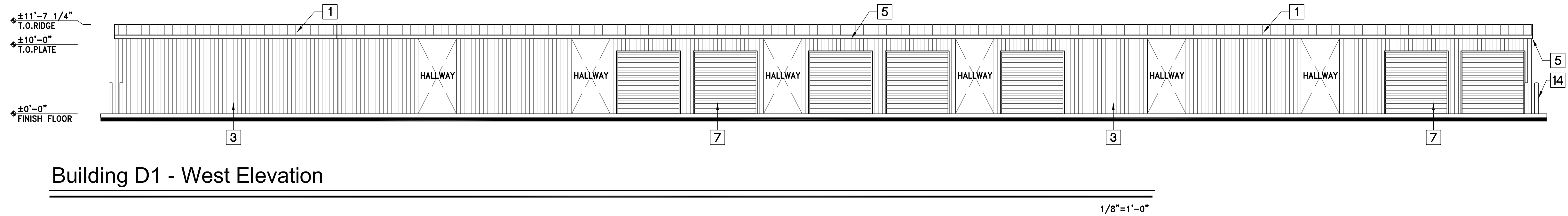
Building D1 - North Elevation



Building D1 - South Elevation



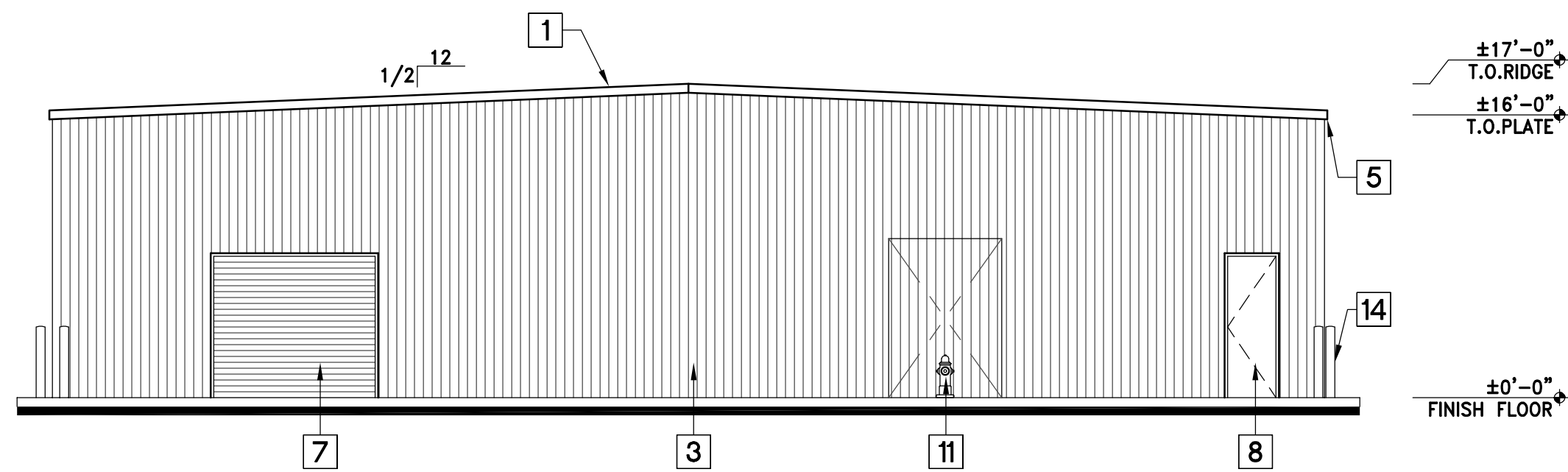
Building D1 - East Elevation



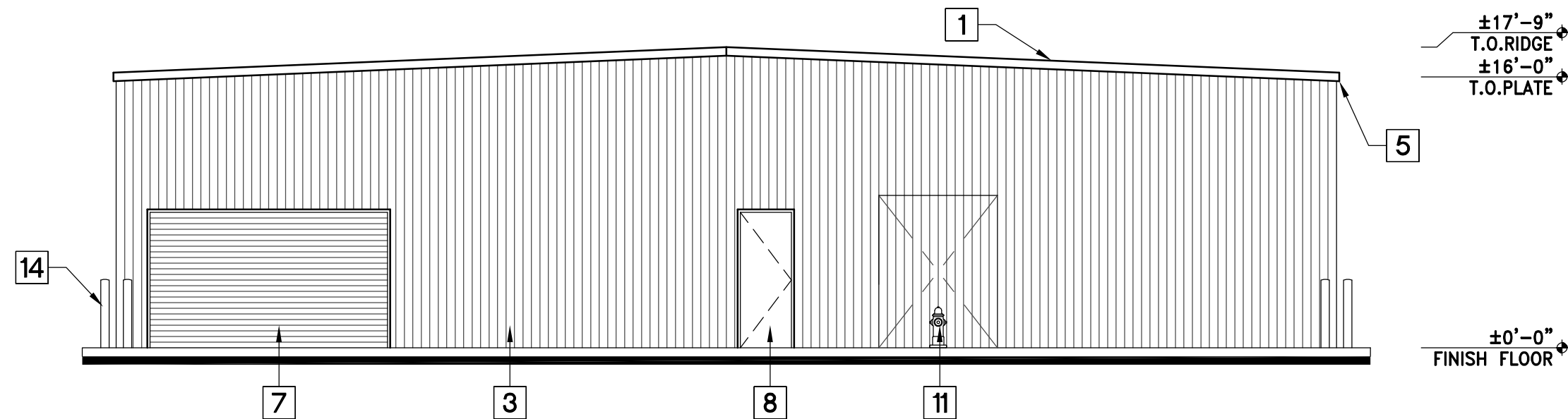
Building D1 - West Elevation

KEYNOTES	
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1	METAL ROOFING PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ.
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4	7/8" CEMENT PLASTER o/MTL LATH o/ TYVEK RESISTANT BARRRIER o/ PLYWD SHEATHING
5	PRE-FORMED METAL ROOF GUTTER, SEE KIWII DWGS
6	CEMENT PLASTER CONTROL JOINT, SEE DETAILS 10/A6.1
7	ROLL UP DOOR, SEE OPENING SCHEDULE
8	MAN DOOR, SEE OPENING SCHEDULE
9	LED WALLPACK LIGHTING, SEE ELECTRICAL DWGS
10	2A:10BC RATED FIRE EXTINGUISHER SEMI RECESSED CABINET, MOUNTED SO THAT TOP IS NOT MORE THAN 48" TO OPERABLE PART FROM FINSHED FLOOR. PROVIDE ONE (1) FIRE EXTINGUISHER FOR EVERY 3000 SQUARE FEET OF FLOOR SPACE AT A MAXIMUM SPACINF OF 75 FEET. TOTAL OF (2)
11	FIRE HYDRANT AT RECESSED ALCOVE AREA, SEE CIVIL DWGS
12	ELECTRICAL PANELS, SEE ELECTRICAL DWGS
13	2 HR RATED WALL, SEE DETAIL 8/A6.3
14	BOLLARD TYP. AT BLDG CORNERS

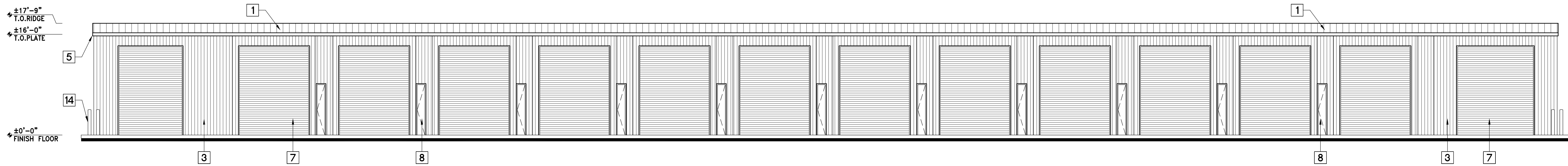
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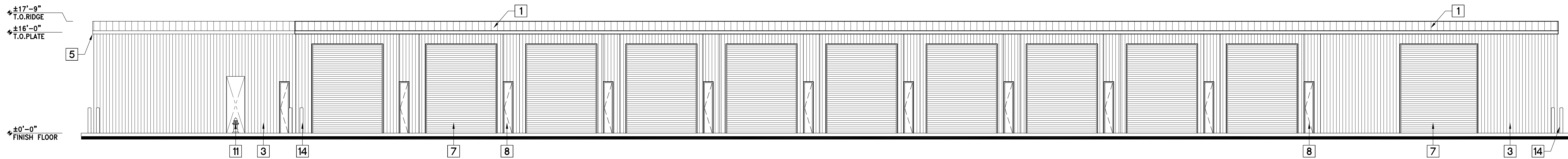
Building E1 - North Elevation



Building E1 - South Elevation



Building E1 - East Elevation



Building E1 - West Elevation

KEYNOTES	
No.	Description
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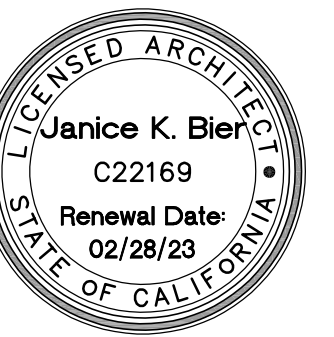
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Master Storage 365

Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

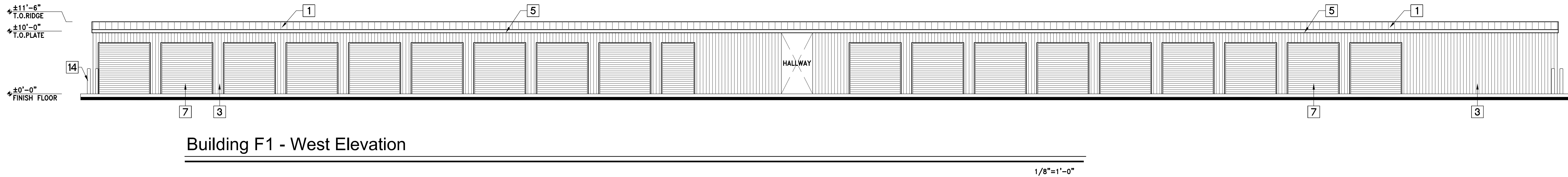
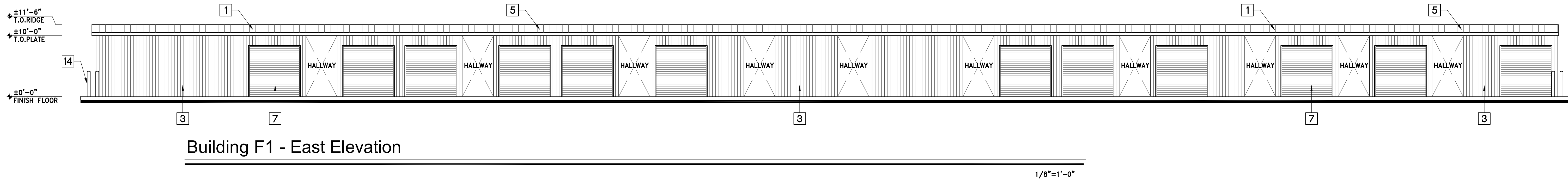
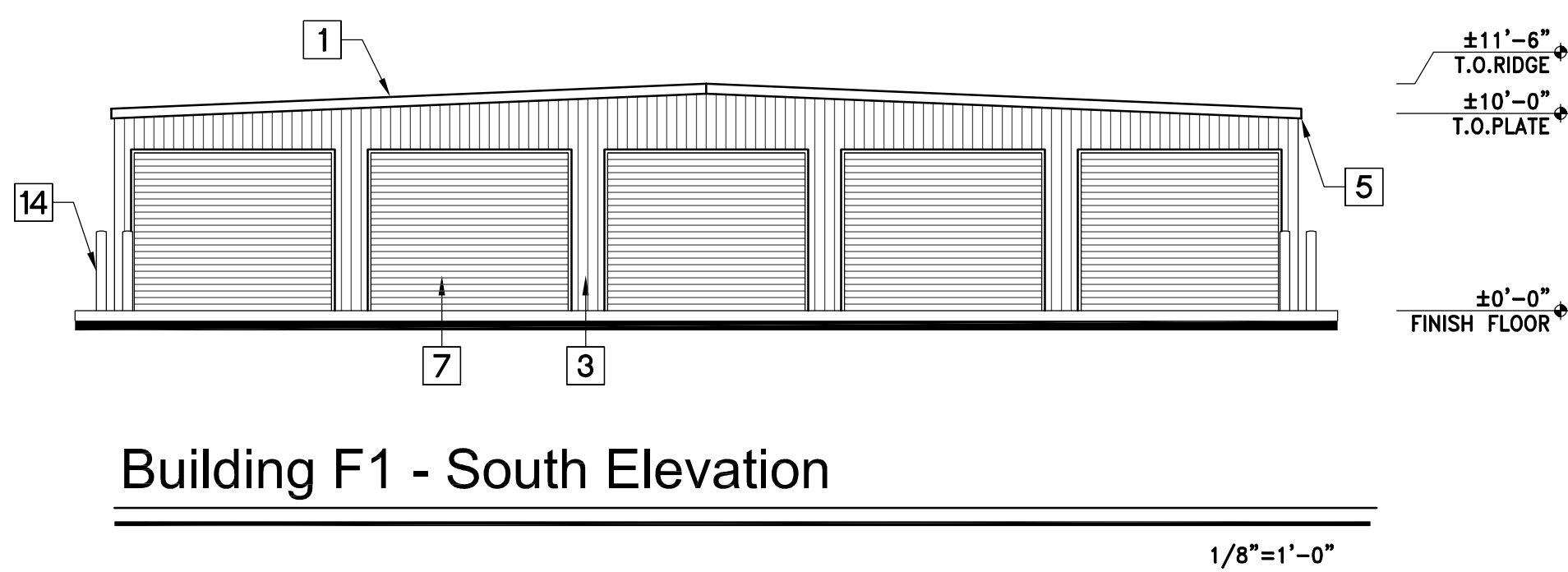
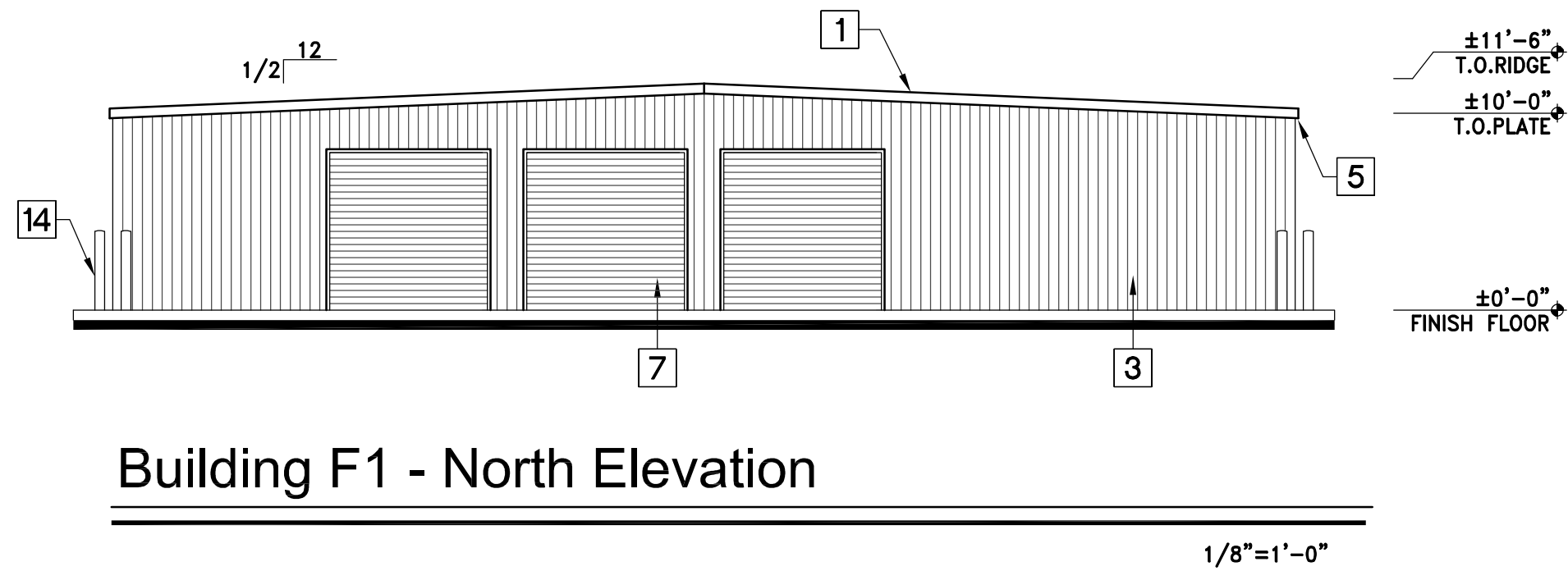
Exterior
Elevation
Bldg - E1

Revisions
△ x

SHEET No.

A3.1e1

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KEYNOTES	
No.	Description
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5	PRE-FORMED METAL ROOF GUTTER, SEE KIWI DWGS
6	CEMENT PLASTER CONTROL JOINT, SEE DETAILS 10/A6.1
7	ROLL UP DOOR, SEE OPENING SCHEDULE
8	MAN DOOR, SEE OPENING SCHEDULE
9	LED WALLPACK LIGHTING, SEE ELECTRICAL DWGS
10	2A:10BC RATED FIRE EXTINGUISHER SEMI RECESSED CABINET, MOUNTED SO THAT TOP IS NOT MORE THAN 48" TO OPERABLE PART FROM FINSHED FLOOR. PROVIDE ONE (1) FIRE EXTINGUISHER FOR EVERY 3000 SQUARE FEET OF FLOOR SPACE AT A MAXIMUM SPACINF OF 75 FEET. TOTAL OF (2)
11	FIRE HYDRANT AT RECESSED ALCOVE AREA, SEE CIVIL DWGS
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13	2 HR RATED WALL, SEE DETAIL 8/A6.3
14	BOLLARD TYP. AT BLDG CORNERS

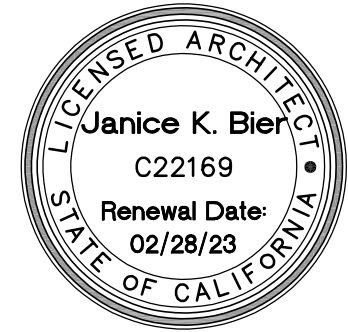
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Master Storage 365
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Date: 04.23.21
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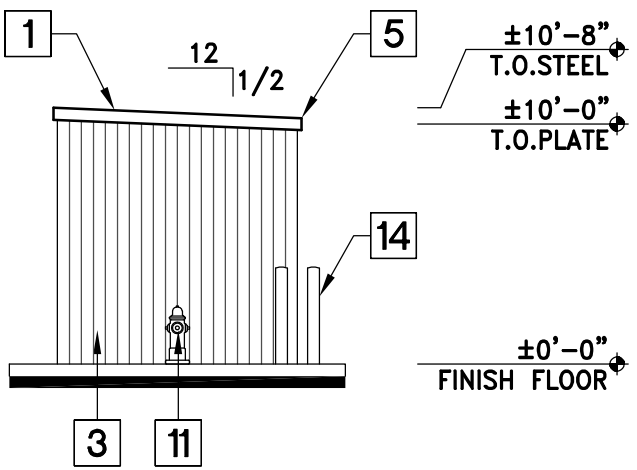
Exterior
Elevation
Bldg - F1

Revisions
△ x

SHEET No.

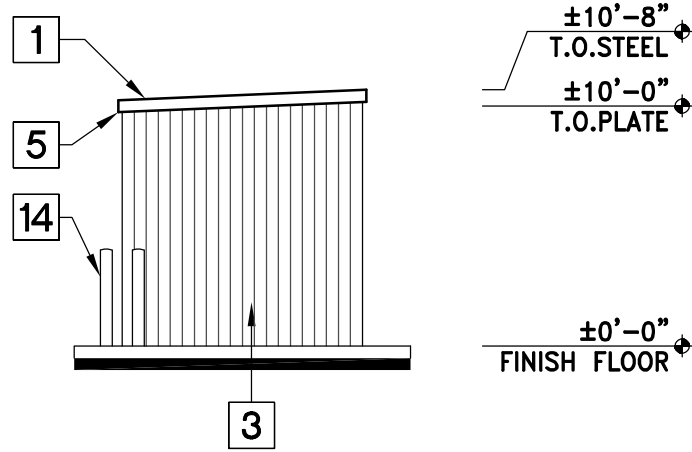
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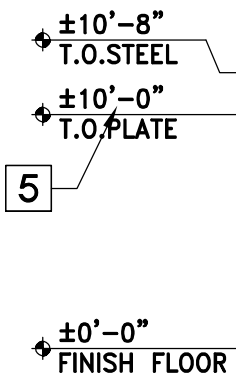
Building G1 - North Elevation

1/8"=1'-0"



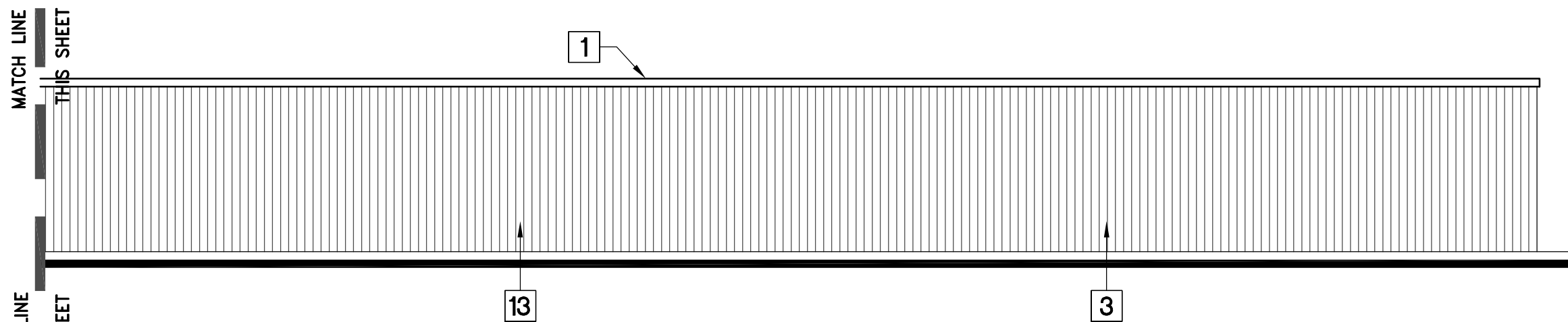
Building G1 - South Elevation

1/8"=1'-0"



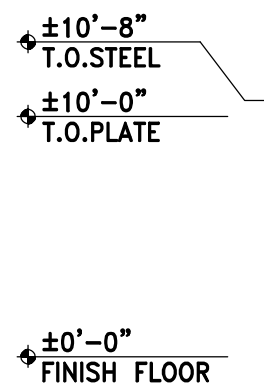
Building G1 - East Elevation

1/8"=1'-0"



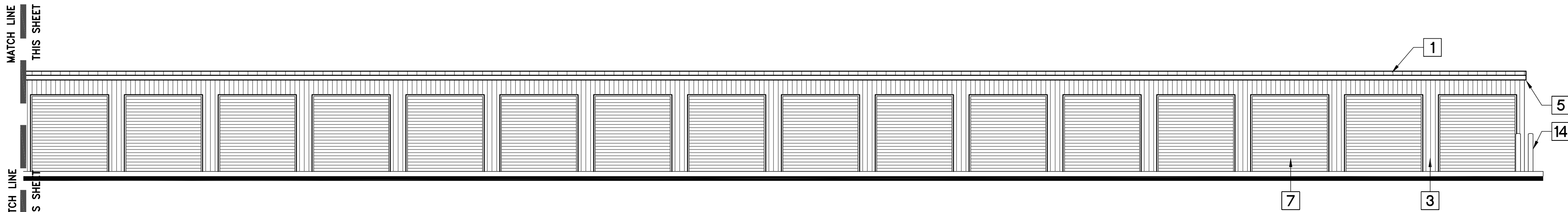
Building G1 - East Elevation - Cont.

1/8"=1'-0"



Building G1 - West Elevation

1/8"=1'-0"

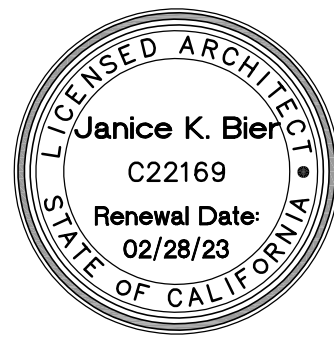


Building G1 - West Elevation - Cont.

1/8"=1'-0"

KEYNOTES	
No.	Description
1	METAL ROOFING PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ.
2	"D"CHANNEL METAL WALL PANELS- MCELROY METALS OR EQ. CONCEALED FASTENING SYSTEM, 24 GAGE OR APPROVED EQ., PAINTED "DARK BRONZE"
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6	CEMENT PLASTER CONTROL JOINT, SEE DETAILS 10/A6.1
7	ROLL UP DOOR, SEE OPENING SCHEDULE
8	MAN DOOR, SEE OPENING SCHEDULE
9	LED WALLPACK LIGHTING, SEE ELECTRICAL DWGS
10	2A:10BC RATED FIRE EXTINGUISHER SEMI RECESSED CABINET, MOUNTED SO THAT TOP IS NOT MORE THAN 48" TO OPERABLE PART FROM FINSHED FLOOR. PROVIDE ONE (1) FIRE EXTINGUISHER FOR EVERY 3000 SQUARE FEET OF FLOOR SPACE AT A MAXIMUM SPACINF OF 75 FEET. TOTAL OF (2)
11	FIRE HYDRANT AT RECESSED ALCOVE AREA, SEE CIVIL DWGS
12	ELECTRICAL PANELS, SEE ELECTRICAL DWGS
13	2 HR RATED WALL, SEE DETAIL 8/A6.3
14	BOLLARD TYP. AT BLDG CORNERS

Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

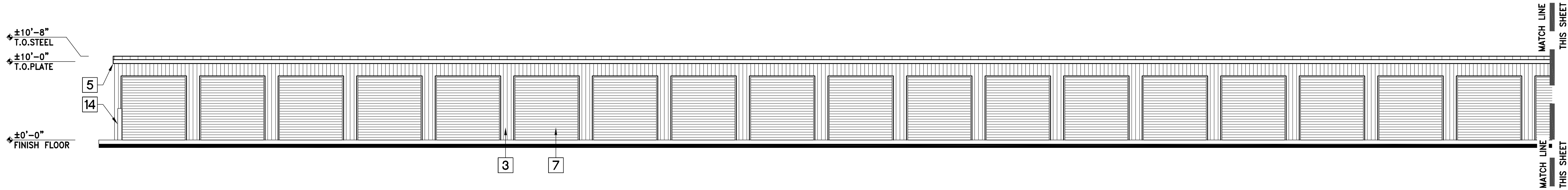
Exterior
Elevation
Bldg - G1

Revisions
△ X

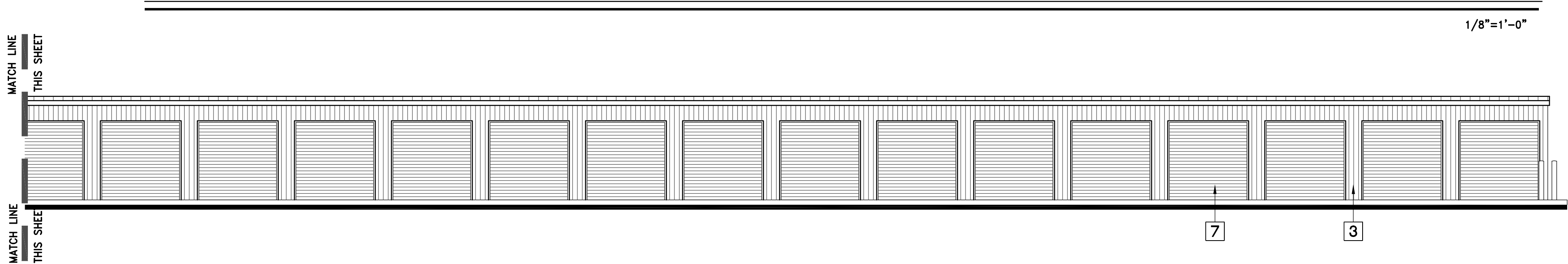
SHEET No.

A3.1g1

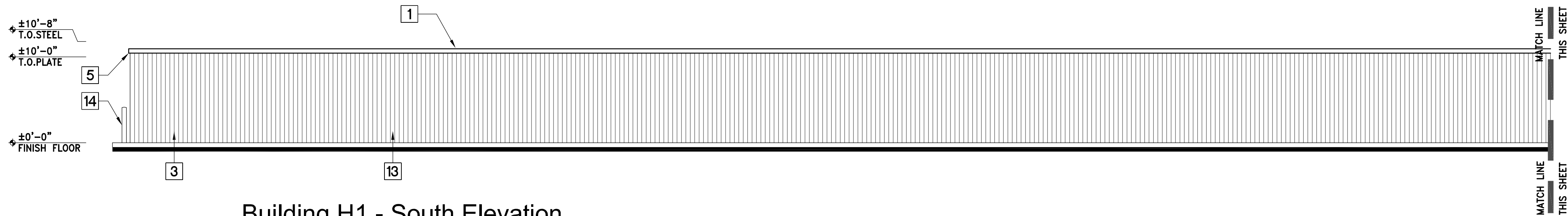
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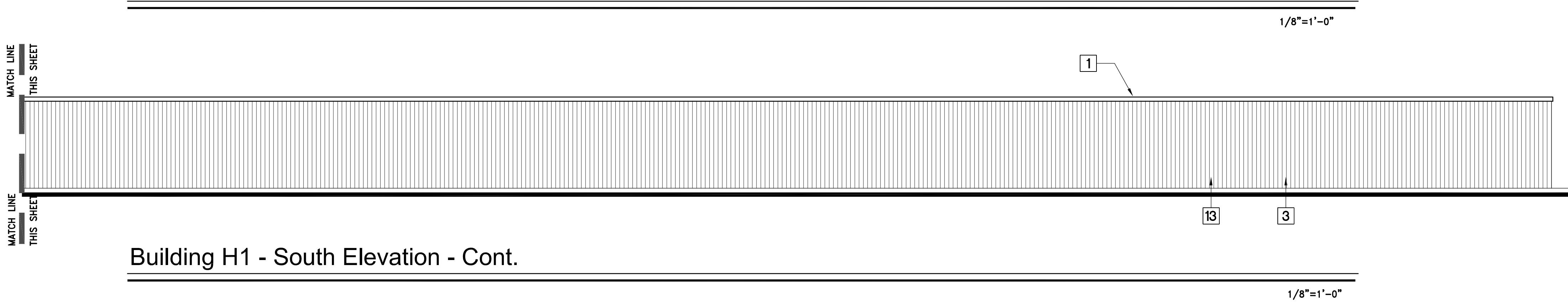
Building H1 - North Elevation



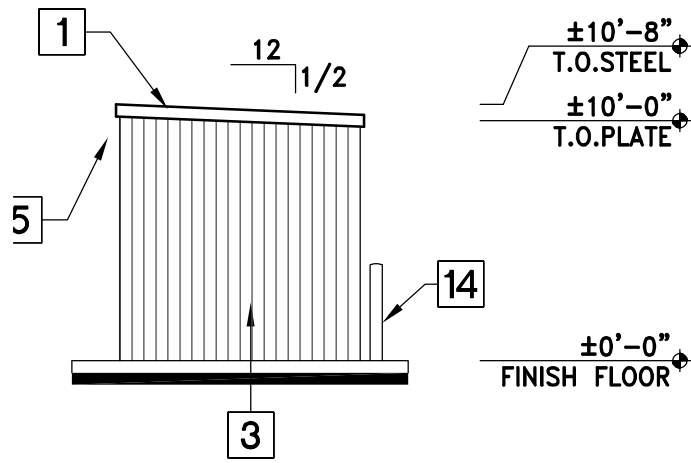
Building H1 - North Elevation - Cont.



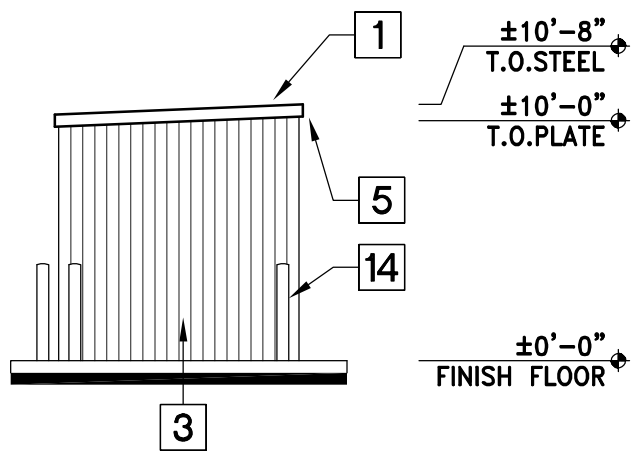
Building H1 - South Elevation



Building H1 - South Elevation - Cont.



Building H1 - East Elevation



Building H1 - West Elevation

KEYNOTES	
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14	BOLLARD TYP. AT BLDG CORNERS

SJA

Design Group

1915 Carolina Ave.

Clovis CA 93611

PH: 559. 593.9692

Master Storage 365
Iona Ave
Lemoore, CA

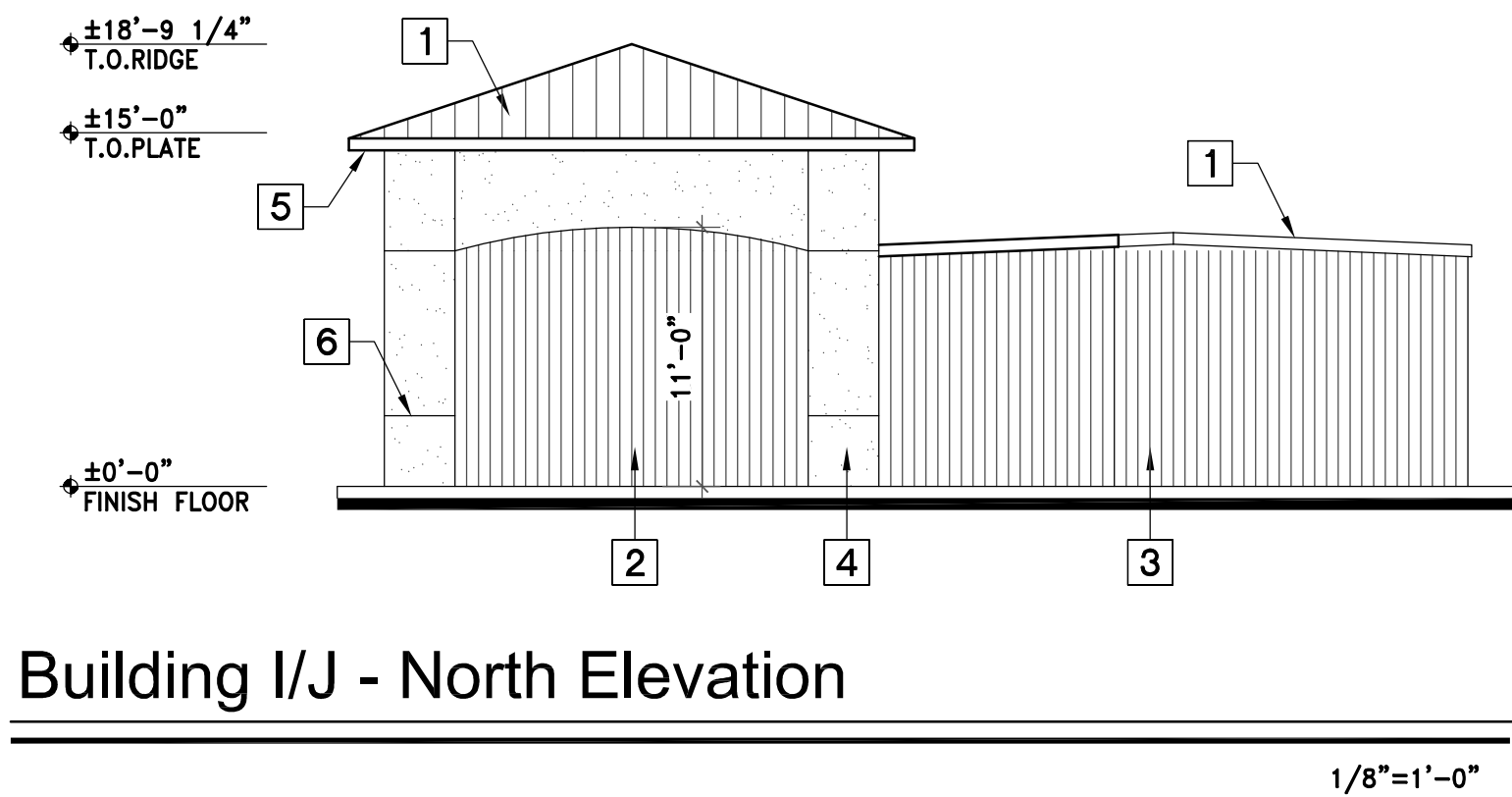


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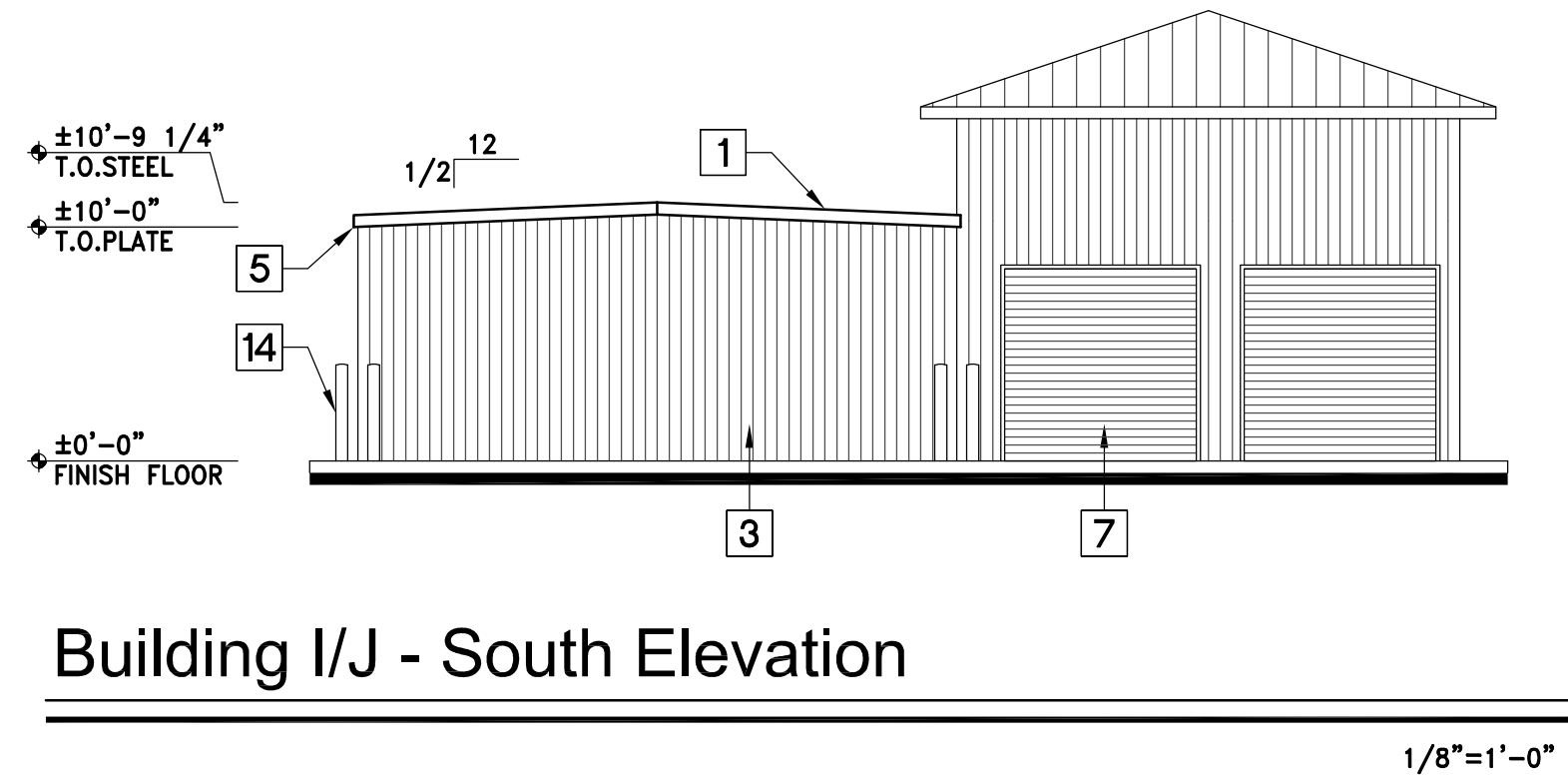
Exterior
Elevation
Bldg - G1

Revisions
△ X

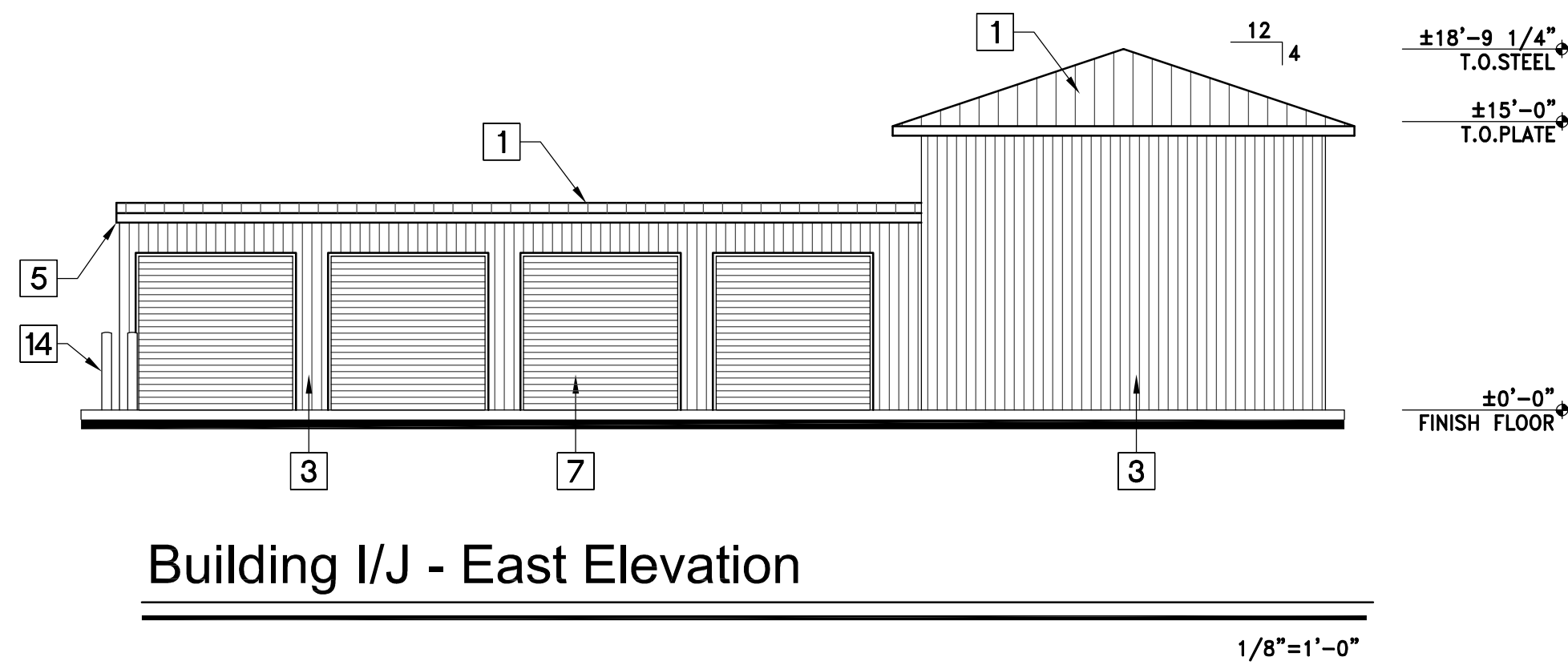
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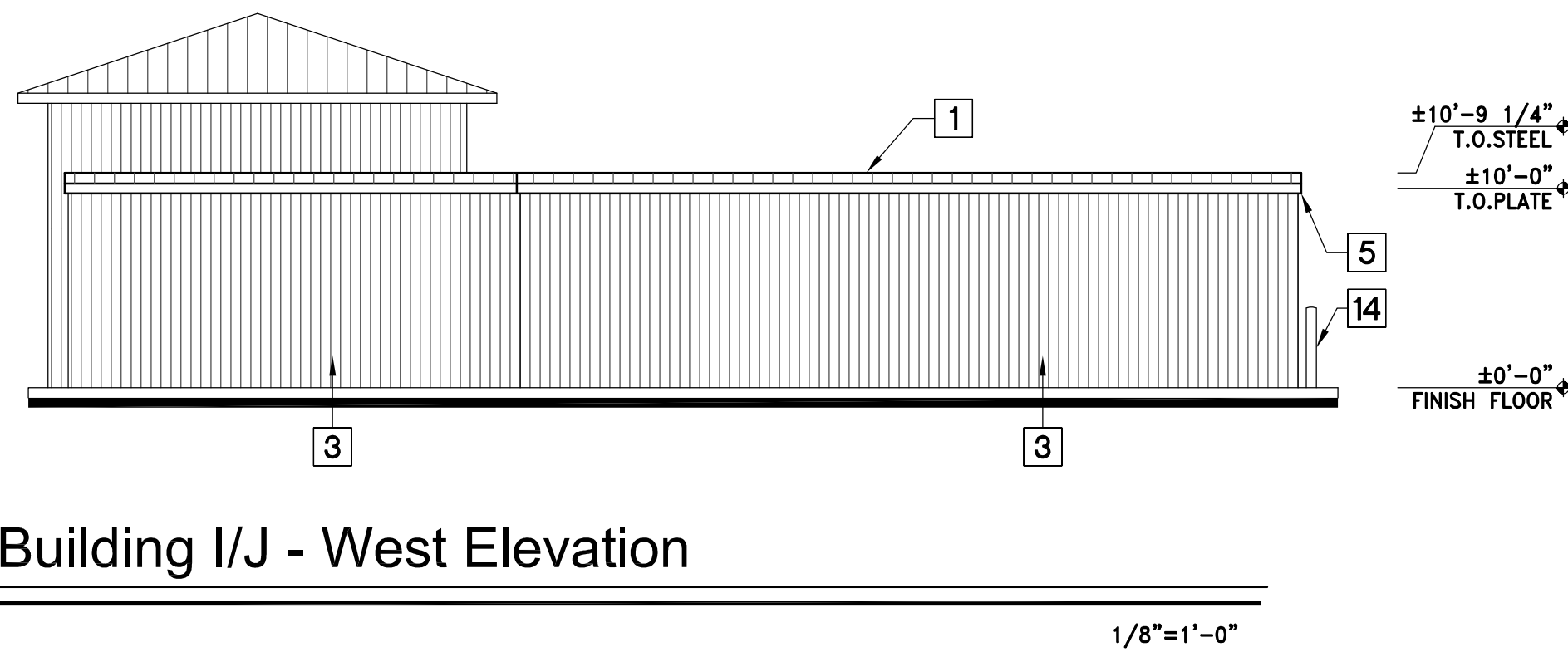
Building I/J - North Elevation



Building I/J - South Elevation



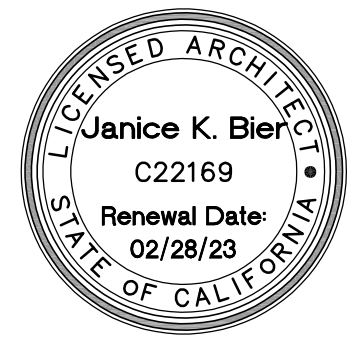
Building I/J - East Elevation



Building I/J - West Elevation

KEYNOTES	
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14	BOLLARD TYP. AT BLDG CORNERS

Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

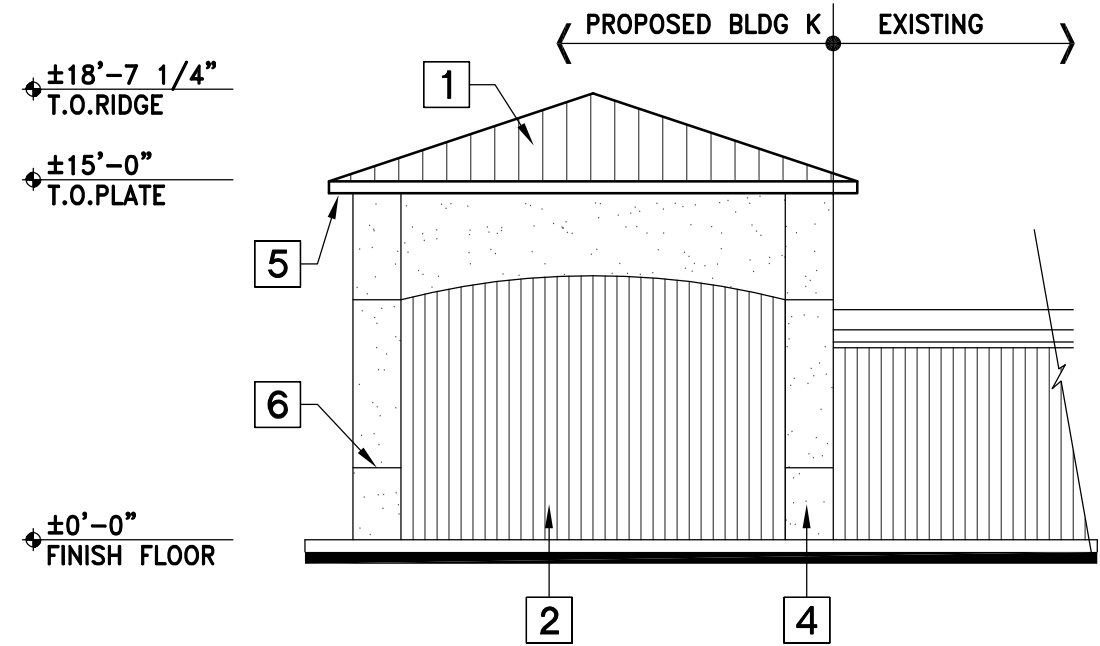
Exterior
Elevation
Bldg - I/J

Revisions
△ x

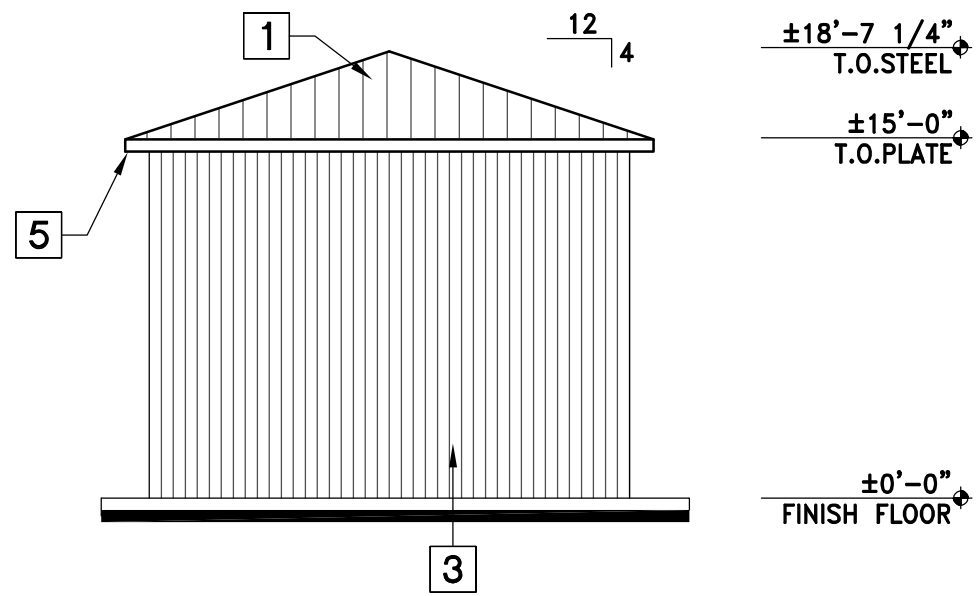
SHEET No.

A3.11.j1

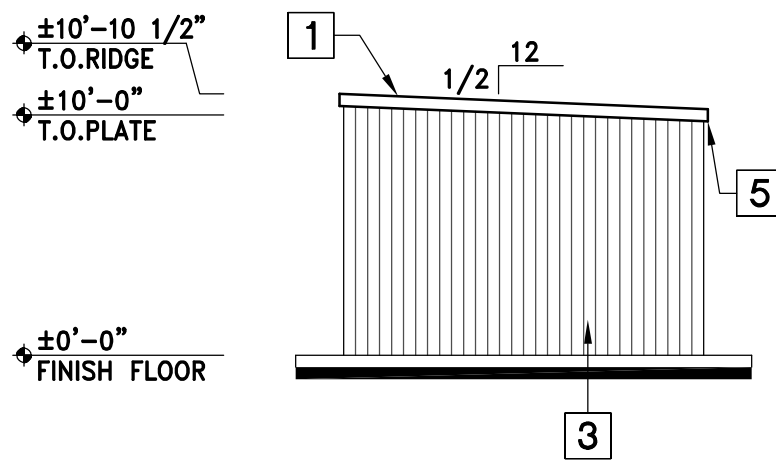
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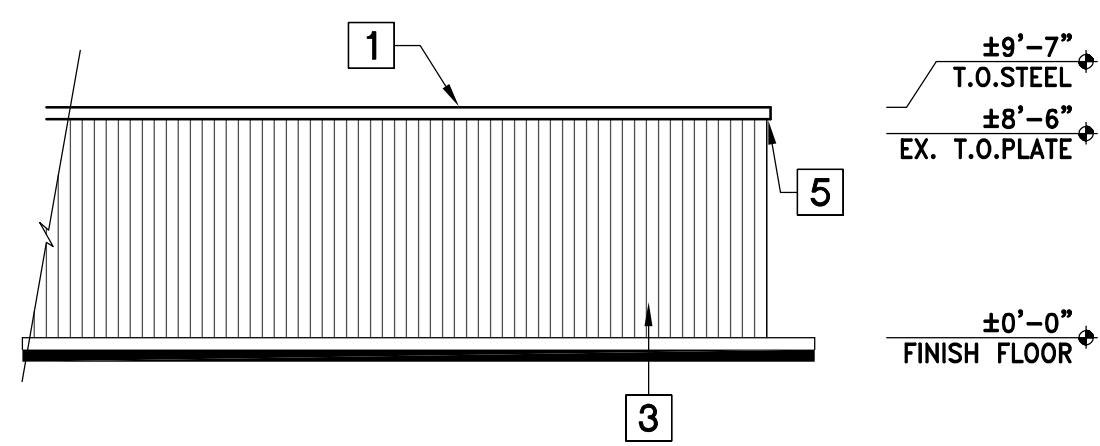
Building K - North Elevation



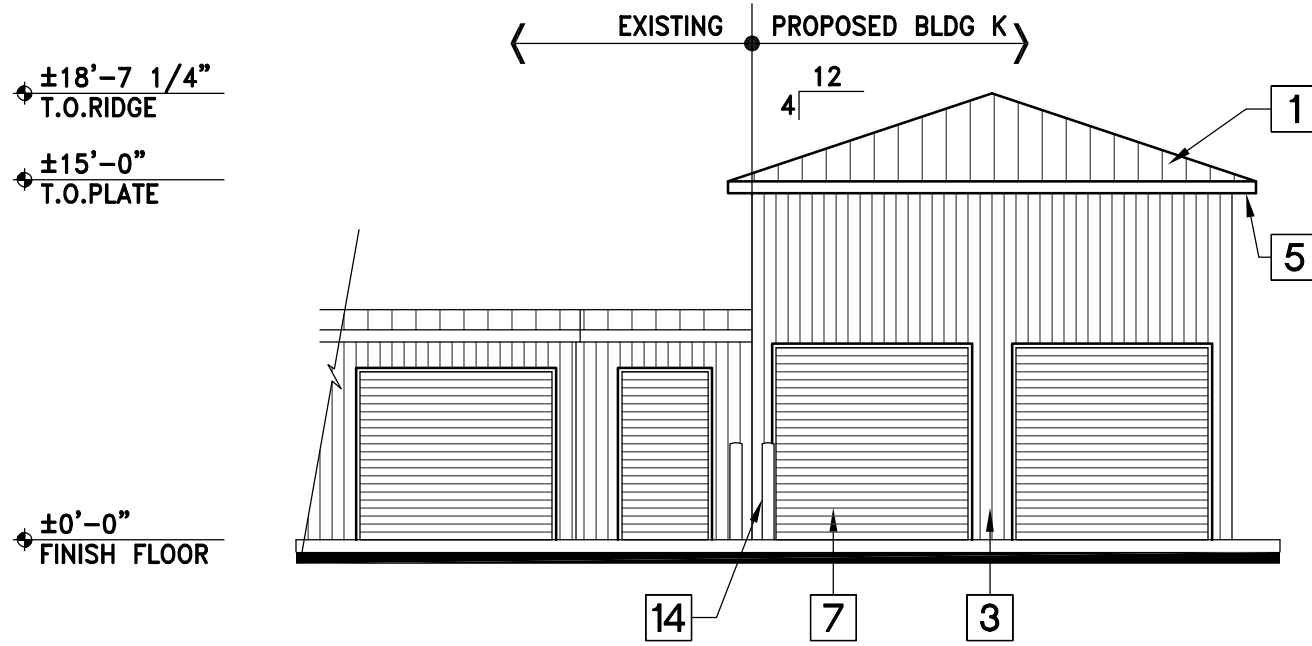
Building K - East Elevation



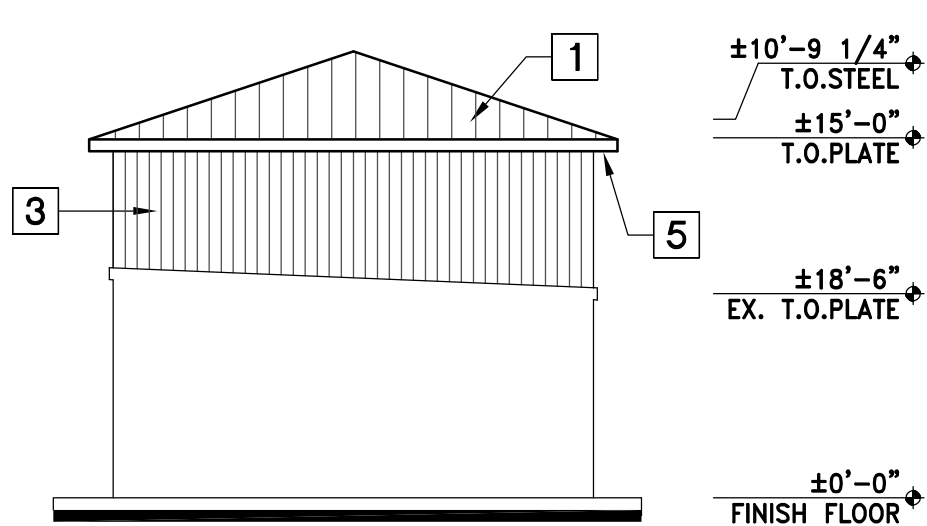
Building L - South Elevation



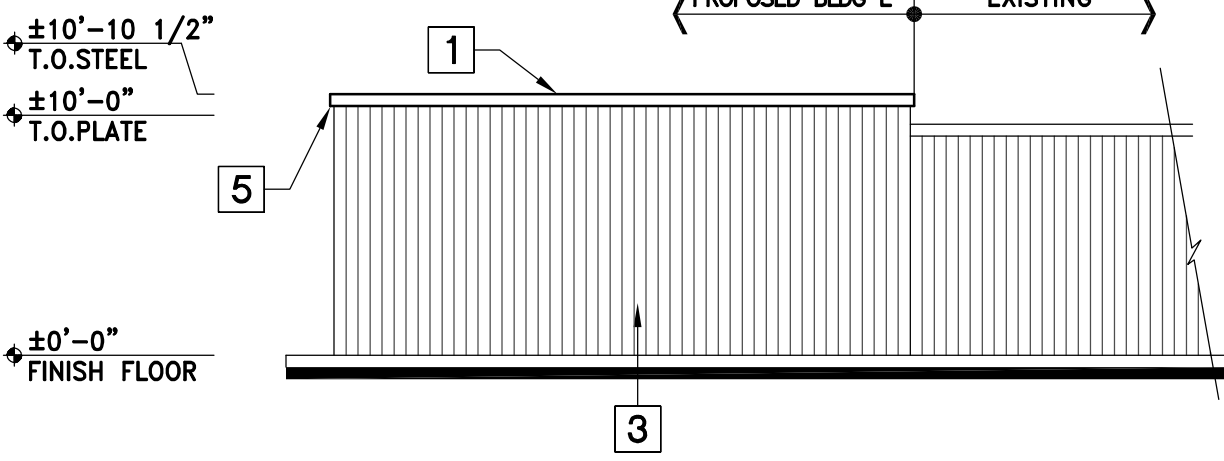
Building M - North Elevation



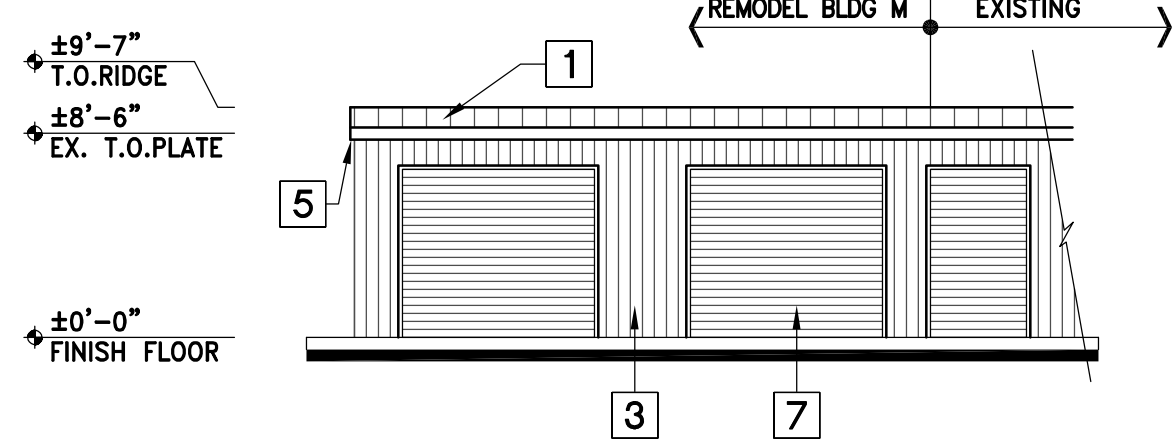
Building K - South Elevation



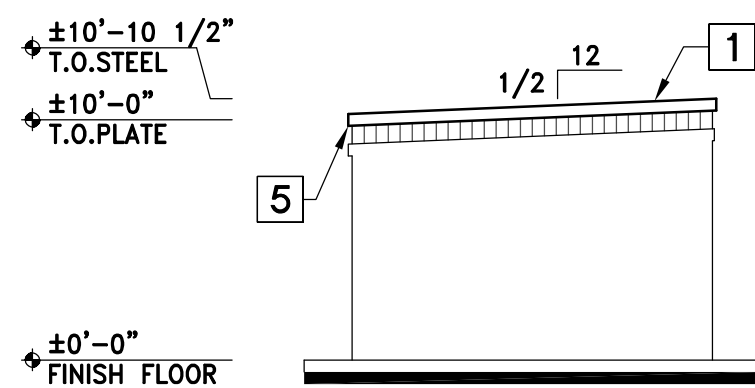
Building K - West Elevation



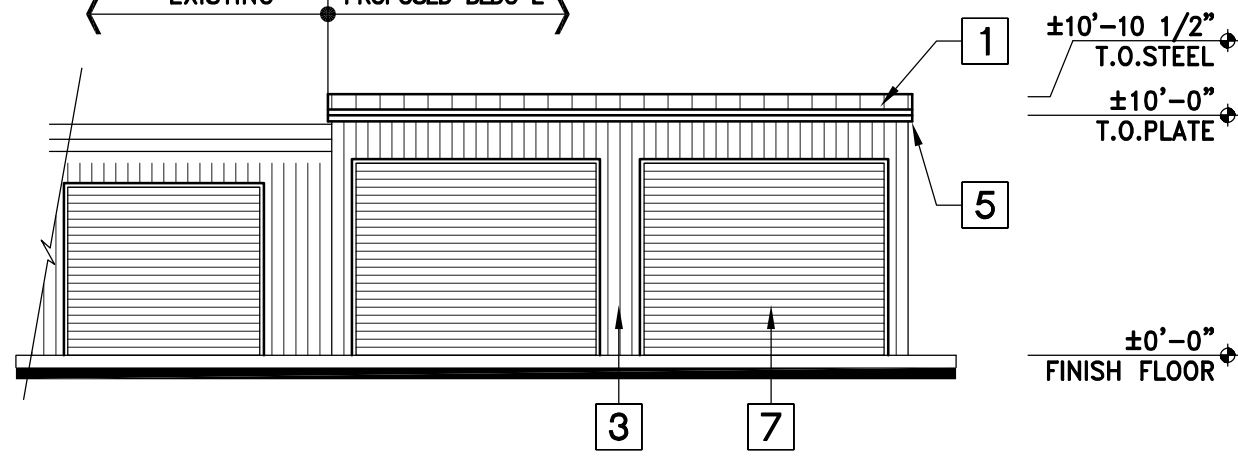
Building L - East Elevation



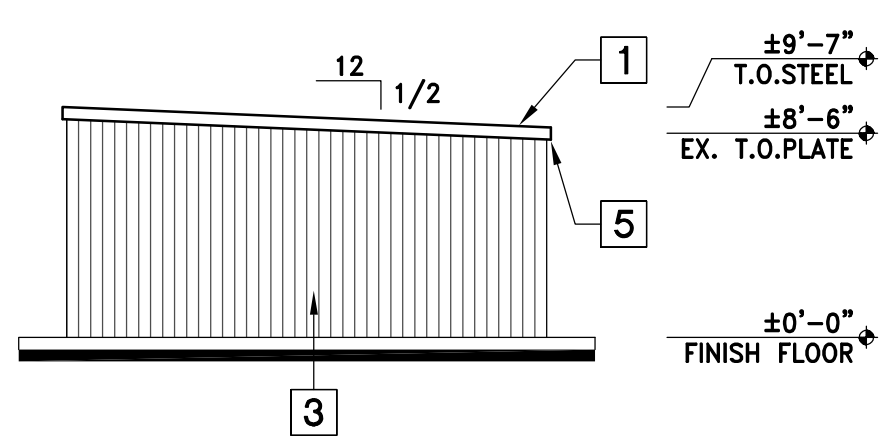
Building M - South Elevation



Building L - North Elevation



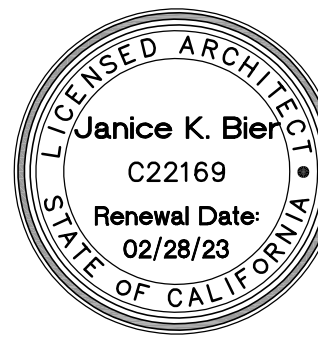
Building L - West Elevation



Building M - West Elevation

KEYNOTES	
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Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

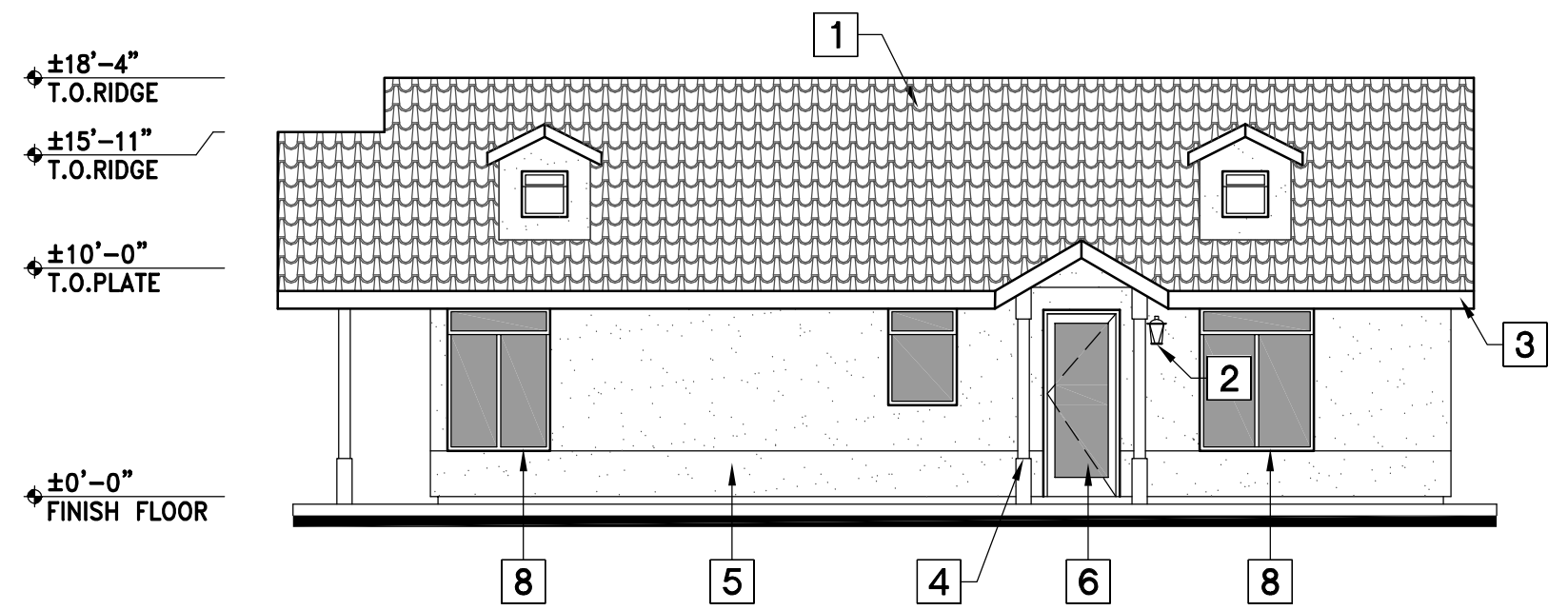
Exterior
Elevation
Bldg - K, L, & M

Revisions
X

SHEET No.

A3.1k.l.m

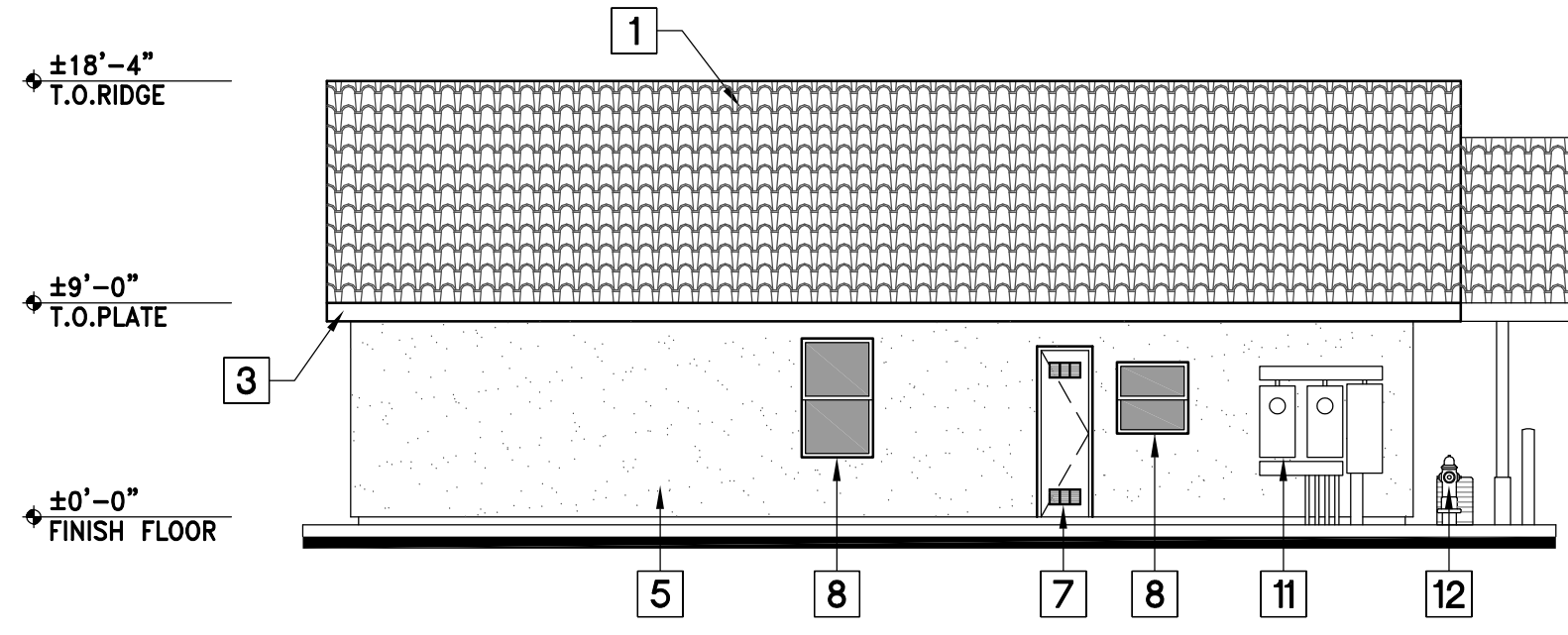
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Building N - North Elevation

Existing bldg

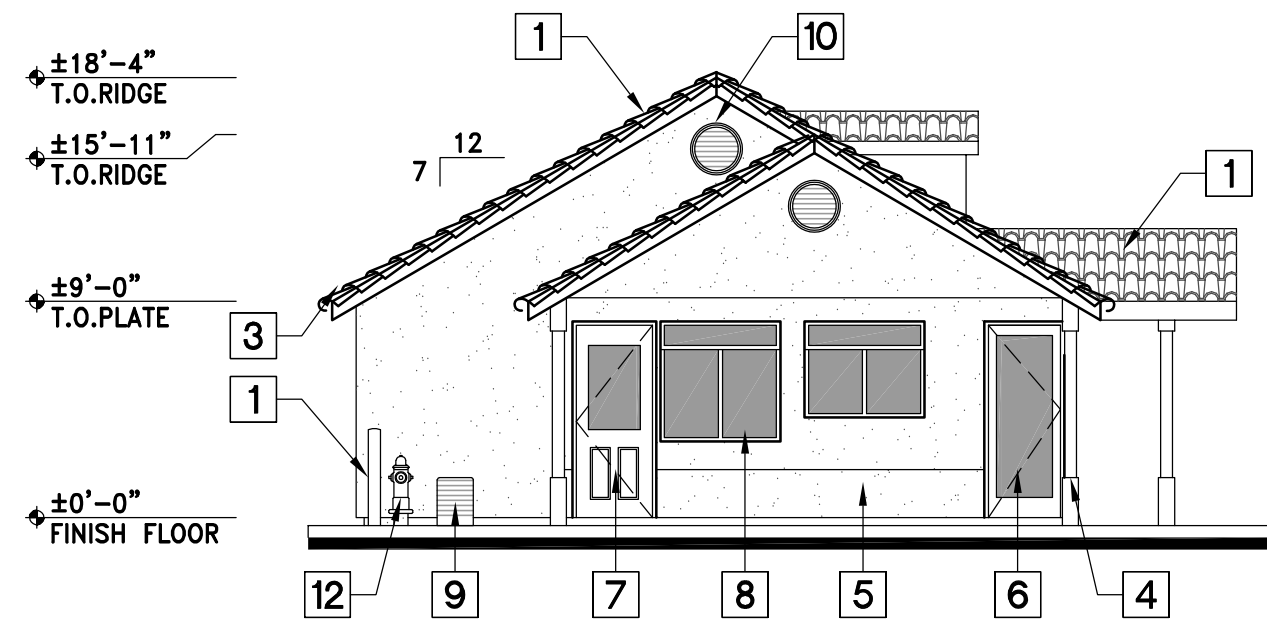
1/8"=1'-0"



Building N - South Elevation

Existing bldg

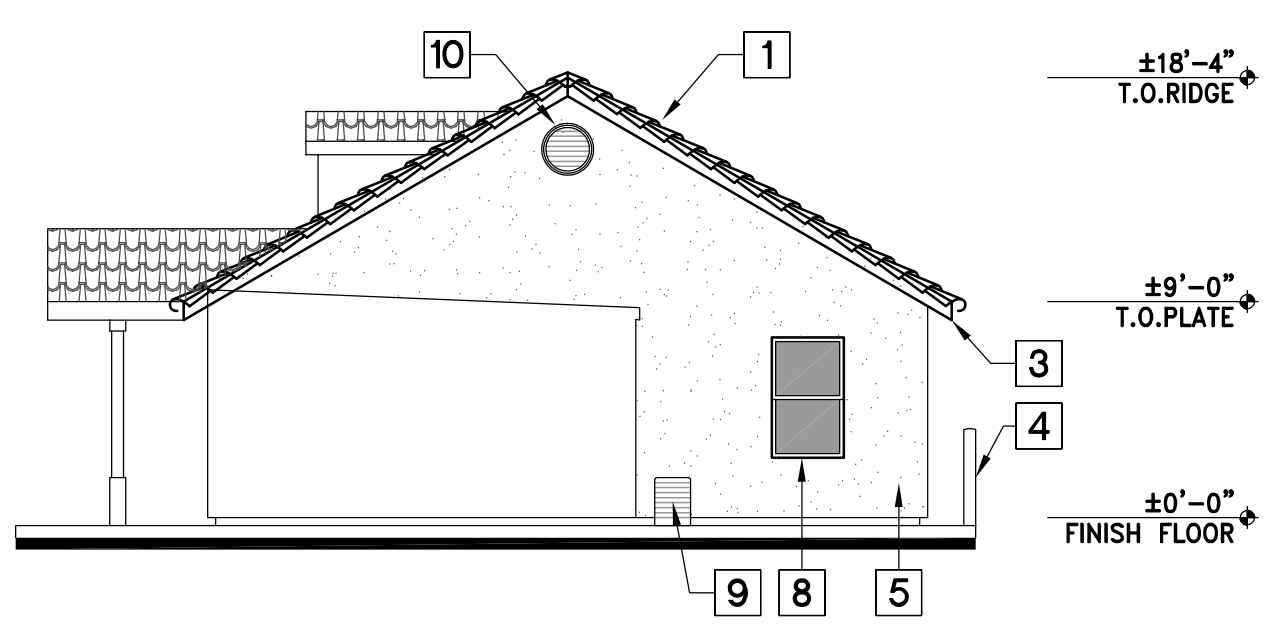
1/8"=1'-0"



Building N - East Elevation

Existing bldg

1/8"=1'-0"



Building N - West Elevation

Existing bldg

1/8"=1'-0"

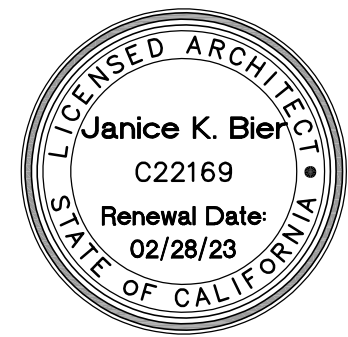
KEYNOTES	
No.	Description
1	EXISTING TILE ROOF, PATCH AND REPAIR AS NEEDED
2	EXISTING DECORATIVE WALL LIGHT
3	EXISTING FASCIA BOARD
4	EXISTING BUILDING COLUMN
5	EXISTING STUCCO FINISH, PATCH AND REPAIR AS NEEDED
6	NEW STOREFRONT DOOR, SEE OPENING SCHEDULE
7	EXISTING DOORS, SEE OPENING SCHEDULE
8	EXISTING WINDOW, SEE OPENING SCHEDULE
9	EXISTING MECH. OUTDOOR UNITS SEE MECH DWGS
10	EXISTING GABLE END VENTS
11	EXISTING ELECTRICAL SERVICE CENTER, SEE ELECTRICAL DRAWINGS
12	EXISTING FIRE HYDRANT

SJA
Design Group

1915 Carolina Ave.
Clovis CA 93611

PH: 559. 593.9692

Master Storage 365
Iona Ave
Lemoore, CA



Date: 04.23.21
Drawn By: Susan Jones
Project # 21002

Exterior
Elevation
Bldg - N

Revisions
△ x

SHEET No.

A3.1n.1



MAJOR SPR NO: 2021-06
SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue

APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

FIRE DEPARTMENT COMMENTS DATED: August 19, 2021

The following comments are applicable when checked:

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



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
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LOCATION: 3.67 acres on the SEC Iona Avenue and Commerce Way
Expansion Site: 906 Commerce Way / Existing Site: 1305 Iona Avenue
APPLICANT: Master Storage 365
PROPERTY OWNER: MS Lemoore, LLC (Richard Torosian, Representative)
APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

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

Additional comments: _____

- ☐ No comments. Acceptable as submitted.

Bruce German

8/19/2021

Authorized signature

Date

Bruce German, Fire Chief
Printed name



MAJOR SPR NO: 2021-06

SUBMITTAL NO: 1
SUBMITTAL DATE: July 28, 2021

PROJECT TITLE: Master Storage
DESCRIPTION: 66,131 sq. ft. Expansion
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APN(S): Expansion Site 024-051-012 / Existing Site 024-051-013

PUBLIC SAFETY COMMENTS DATED: .2021

The following comments are applicable when checked:

☐ Public Safety Impact Fee:
Ordinance No.: _____ Effective Date: _____
Impact fees shall be imposed by the City of Lemoore pursuant to this Ordinance as a condition of, or in conjunction with, the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land upon which no like building, structure or improvement previously existed. NOTE: Refer to Engineering Site Plan comments for fee estimation.

☐ Not enough information provided. Please provide the following information:

☐ Access controlled / restricted etc.:

☐ Landscaping concerns:

☐ Lighting concerns:

☐ Line of sight issues:

☐ Surveillance issues:

☐ Territorial reinforcement – define property lines (private / public space):

☐ Traffic concerns:

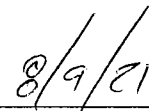
☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.

☐ Additional comments: _____

☒ No comments. Acceptable as submitted.



Authorized signature



Date

Michael Kendall, Police Chief
Printed name

City of Lemoore

CEQA Class 32 (Infill Development) Exemption Findings

The purpose of CEQA Categorical Exemption 32 (Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations) is to promote in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects.

Project Description:

Major Site Plan Review No. 2019-01: a request by Master Storage (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).

Required Findings:

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

SUPPORTING INFORMATION: The project site is designated Light Industrial and zoned Light Industrial (ML). A ministorage is consistent with this land use designation and zone.

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

SUPPORTING INFORMATION: The project site is a 3.48-acre parcel located at the intersection of Iona Avenue and Commerce Way within the city limits of Lemoore.

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

SUPPORTING INFORMATION: The project site is located within an urbanizing area on a lot with periodic ground disturbance to keep weeds under control. A biological pre-construction clearance survey was prepared for the site, and is incorporated into this review by reference. According to the survey document, the project site and the surrounding area consists of developed land for commercial use or is currently undeveloped non-native grassland scheduled for commercial use. All Project-related ground disturbance will occur within the project site. At present, the site provides low quality suitable habitat that makes it unlikely to support any special-status plant species. Therefore, the project site is expected to have low potential for any special-status wildlife species to occur, except burrowing owl or San Joaquin kit fox that could be present from time to time as a transient forager.

This clearance survey provides evidence that a Class 32 Categorical Exemption is supported as determined by the City in MSPR No. 2019-01.

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

SUPPORTING INFORMATION: The project site is located on an active industrial corridor. Both Iona Avenue and Commerce Way are completely built out from curb to curb along the site. The Lemoore General Plan shows that full buildout of the site and surrounding site would not result in a significant traffic impact.

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

SUPPORTING INFORMATION: The project site is located in an industrial area where certain levels of noise are expected. The use of the site as a mini-storage and office is expected to generate noise at levels much less than surrounding uses.

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

SUPPORTING INFORMATION: The project site proposes 62,706 sq.ft. of new building space and is located along an existing industrial corridor. The project falls well below the 370,000 sq.ft. designated for industrial parks in the Small Project Analysis Levels (SPAL) document that standardizes requirements for air quality mitigation measures as set forth by the San Joaquin Valley Air Pollution Control District. There are no known significant air quality issues.

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

SUPPORTING INFORMATION: The site will connect to the existing municipal water service system provided by the City of Lemoore and will remain within the design capacities of the system. There are no known significant water quality issues.

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

SUPPORTING INFORMATION: The Project Site is located in an existing industrial area already serviced by all major utilities and municipal services. The project is not anticipated to produce any undue burden on municipal utilities or services. Water service, sewer service, police protection, and fire service can adequately be provided for by the City of Lemoore. There are no known significant utility or service issues.

Attachments:

Biological Clearance Report – Master Storage Project Expansion. February 2020

Authority cited: CEQA Guidelines Section 15332 of California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulations

BIOLOGICAL CLEARANCE REPORT

MASTER STORAGE EXPANSION PROJECT

Prepared for:

City of Lemoore
711 West Cinnamon Drive
Lemoore, California 93245
Contact Person: Steve Brandt
Phone: (559)924-6744

Consultant:



5080 California Avenue, Suite 220
Bakersfield, CA 93309
Contact: Jaymie Brauer
Phone: (661) 616-2600

February 2020



February 7, 2020

Steve Brandt
City Planner
City of Lemoore
711 West Cinnamon Drive
Lemoore, CA 93245

RE: Biological Pre-Construction Clearance Survey Results for the Master Storage Expansion Project

Dear Mr. Brandt:

This letter provides the results of the biological pre-construction clearance survey conducted for the proposed Master Storage Expansion Major Site Plan Review No. 2019-01 ([MSPR]; Project). The Project is located on the southeast corner of Iona Avenue and Commerce Way in Lemoore, California. The Project will include the expansion of an existing ministorage facility including 5,670 sq. ft. of leasable office suites. The initial work will include grading, general masonry, and associated infrastructure such as water and electrical lines and paved parking. The Project is located within Kings County, California (Attachment A, Figure 1). A biological clearance survey was conducted on February 6, 2020 to support the City's use of a Class 32 Categorical Exemption under the California Environmental Quality Act (CEQA), as required by the MSPR No. 2019-01 (Attachment B).

The Project site is within Section 16, Township 19S, Range 20E, Mount Diablo Base and Meridian (MDB&M), and the *Lemoore* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (Attachment A - Figure 2).

QK was retained by the City of Lemoore to conduct a pre-construction clearance survey to identify the presence or absence of special-status plant and wildlife species or their habitat within the Project site. The Project is subject to requirements related to environmental compliance with the California Environmental Species Act, the Federal Environmental Species Act (16 U.S.C. 1531-1543), and the Migratory Bird Treaty Act (16 U.S.C. 703-711) as noted in the Major Site Plan No. 2019-01. Results of the survey are provided herein. Photographs were taken to document existing conditions and to provide a visual perspective of the Project site (Attachment C - Representative Photographs).

METHODOLOGY

QK Biologists Karissa Denney and Erica Pena conducted the survey on February 6, 2020. The primary focus of the survey is to detect the presence of special-status species that have the potential

to occur at the Project site. The survey includes a 250-foot buffer (Biological Study Area or BSA, Attachment A, Figure 3). The survey focused on detecting special-status species known to be in the area. The survey included 100% visual coverage of the Project site, where feasible. The survey was conducted during the daytime, during which there is a high probability of detecting special-status species including sign (e.g. tracks, scat, prey remains, dens, etc.).

Representative photographs relevant to sensitive biological resources were taken to document site conditions at the time of the survey. Information on special-status species within a 10-mile radius of the Project site was obtained from the California Natural Diversity Database (CNDDB).

SURVEY RESULTS

General Site Conditions

The Project site is within the city of Lemoore and is bordered to the north, east, and west by commercial buildings, with undeveloped land to the immediate south and northwest. (Attachment A, Figure 3). The staging yard and equipment lay down areas will be located within the Project site boundary (Attachment A, Figure 3). An existing ministorage facility is located on the eastern half of the Project site (APN 024-051-012) and the western half is currently an open vacant lot with ruderal vegetation and non-native grassland (APN 024-051-013). Plant and wildlife species observed within the BSA include 5 plant species, two mammal species, and two bird species (Table 1). Numerous inactive small mammal burrows were observed in the BSA. Based on their size and configuration, the burrows were determined to be previously utilized by California ground squirrels (*Otospermophilus beecheyi*). Gopher(s) (*Geomyidae*) sign including above surface disturbance was also observed throughout the Project site.

TABLE 1
Plant and Wildlife Species Observed,
Master Storage Expansion Project, Lemoore, California

Scientific Name	Common Name
Plants	
<i>Amaranthus albus</i>	tumbleweed
<i>Croton setigerus</i>	turkey mullein
<i>Helianthus annuus</i>	common sunflower
<i>Salsola tragus</i>	Russian thistle
<i>Schismus sp.</i>	Mediterranean grass
Wildlife	
<i>Geomyidae</i>	gopher
<i>Otospermophilus beecheyi</i>	California ground squirrel
<i>Quiscalus mexicanus</i>	Great-tailed grackle
<i>Zenaida macroura</i>	mourning dove

* Indicates sign (i.e. tracks, scat, nest, burrow or den, calls) observed.

Presence/Absence of Covered Species

California Natural Diversity Database (CNDDB) queries were conducted prior to the site visit. CNDDB presents historical occurrences of covered plant species, covered mammal species, covered sensitive status bird species and covered reptile and amphibian species.

Special Status and Nesting Birds

Based on a 10-mile radius CNDDB search, special-status bird species recorded within the Project site vicinity included; Swainson's hawk (*Buteo swainsoni*), burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), western snowy plover (*Charadrius alexandrinus nivosus*), and yellow-headed blackbird (*Xanthocephalus xanthocephalus*). No previous or current nesting sign for Swainson's hawk, western snowy plover or yellow-headed blackbird were observed during the survey. Suitable nesting habitat (i.e. riparian or wetland) for tricolored blackbird is absent from the site. None of the inactive small mammal burrows showed sign of use by burrowing owl (i.e. whitewash, burrow size or configuration) were present on the Project site. However, burrowing owls could potentially be present from time to time as a transient forager.

Special-Status Mammals

Based on a 10-mile radius CNDDB search, special-status mammal species recorded within the Project site vicinity included; Fresno kangaroo rat (*Dipodomys nitratooides*), Tipton kangaroo rat (*Dipodomys nitratooides nitratooides*), San Joaquin kit fox (*Vulpes macrotis mutica*), and hoary bat (*Lasiurus cinereus*). No small mammal burrows or sign (i.e. scat, tracks, etc.) that could indicate the presence of Fresno or Tipton kangaroo rat species were observed during the survey. Suitable roosting or foraging habitat for the hoary bat is absent from the site. No San Joaquin kit fox or their sign (i.e. scat, tracks, or denning) was observed during the survey. However, San Joaquin kit fox could potentially be present from time to time as a transient forager.

CONCLUSION

The Project site and the surrounding area consists of developed land for commercial use or is currently undeveloped non-native grassland scheduled for commercial use. All Project-related ground disturbance will occur within the Project site. At present, the BSA provides low quality suitable habitat that makes it unlikely to support any special-status plant species. Therefore, the Project site is expected to have low potential for any special-status wildlife species to occur, except burrowing owl or San Joaquin kit fox that could be present from time to time as a transient forager. This clearance survey provides evidence that a Class 32 Categorical Exemption is supported as determined by the City in MSPR No. 2019-01.

Should Project conditions change, or ground-breaking activities not commence within the next 30 days from the day of the survey, further consultation is warranted. This biological clearance

February 7, 2020

report is valid for 30 days from February 6, 2020. If you have any questions regarding this report or require additional information, please contact Jaymie Brauer or myself at (661) 616-2600.

Sincerely,



Karissa A. Denney
Associate Environmental Scientist

Attachments:

- A. Project Figures
- B. Major Site Plan Review No. 2019-01
- C. Representative Photographs

cc: file
190002.02

ATTACHMENT A

PROJECT FIGURES



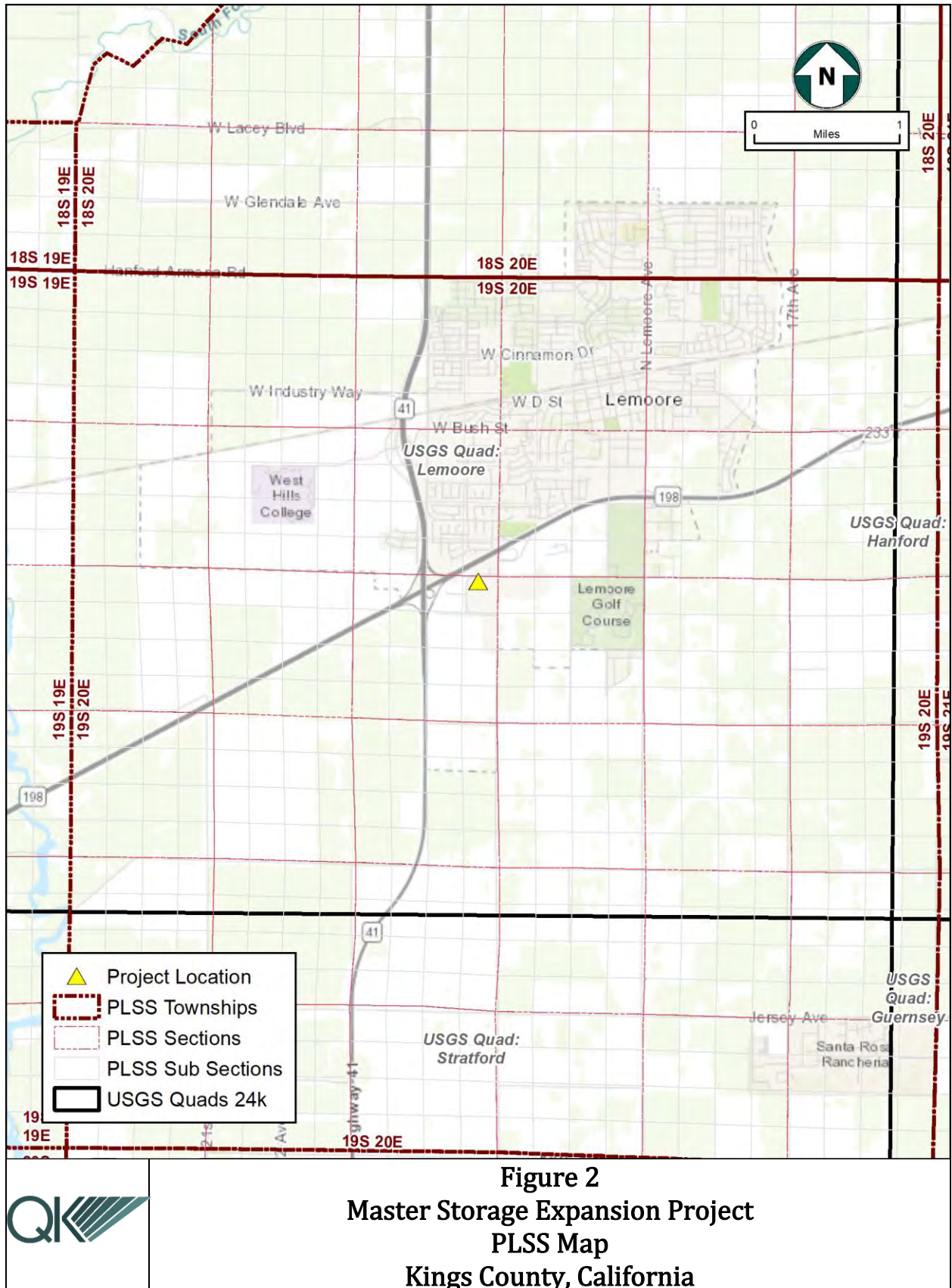




Figure 3
Master Storage Expansion Project
Biological Study Area Map
Kings County, California

ATTACHMENT B
Major Site Plan Review No. 2019-01



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

Major Site Plan Review 2019-01

To: Master Storage
From: Steve Brandt, City Planner
Date: December 5, 2019
Subject: **Major Site Plan Review No. 2019-01:** a request by Master Storage (Precision Engineering, agent) to construct an expansion of an existing ministorage facility including 5,670 sq.ft. of leasable office suites. The site is located at the southeast corner of Iona Avenue and Commerce Way (APNs 024-051-012 and 024-051-013).

Please resubmit a revised site plan that incorporates the comments provided herein and on the attached site plan. These comments are subject to approval by the Lemoore Planning Commission.

Zoning/General Plan:

The use of the site is allowed in the Light Industrial zone.

Environmental Review:

Based on information available at this time, it is anticipated that the project may be found Categorically Exempt from the California Environmental Quality Act based on the Class 32 Exemption after a cultural review and limited biological survey of the site are performed. The Exemption will be invoked if no cultural study is deemed required and the site has no value as habitat for endangered or threatened species.

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 Comments:

Comments from Building Department
Comments from City Engineering
Comments from Fire Department
Comments from Planning Department
Comments from Police Department
Comments from Public Works Department
Initial Site Plan with Markups

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

BUILDING DEPARTMENT

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

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☒ A Business License is required.
- ☒ A building permit will be required.
- ☒ Indicate abandoned wells, septic systems, and excavations on construction plans.
- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking, and common area must comply with ADA Requirements.
- ☒ All accessible units must meet ADA Requirements.
- ☒ Maintain sound transmission control between units at a minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☒ Demolition permit and deposit is required.
- ☒ Obtain required permits from San Joaquin Valley Air Pollution Control District, if applicable.
- ☐ Treatment connection charge to be assessed based on use.
- ☐ Plans must be approved by the Kings County Health Department.
- ☐ Project is located in a flood zone.
- ☐ Hazardous materials report required.
- ☐ Arrange for an onsite inspection.
- ☒ School Development fees apply.
- ☒ Park Development fee collected with building permits.
- ☒ Development impact fees will be required. Exact amount of fees to be calculated based on building permit submittal. Impact fees include fire, general municipal facilities, law enforcement, refuse vehicles and containers, storm drainage, streets and thoroughfares, wastewater, and water for all types of uses. Residential uses also pay community/recreational facilities and park fees.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
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PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

CITY ENGINEERING

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

- ☒ Submit improvement plans detailing all proposed work.
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map and plan required prior to approval of Final Map.
- ☐ The Final Map and Improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership ☐ by map ☐ by deed.
- ☒ City encroachment permit required which shall include an approved traffic control plan.
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to tentative parcel map approval.
- ☐ Public Facilities Maintenance District (PFMD) / Home Owners Association required prior to approval of Final Map. PFMD will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed PFMD application and filing fee a minimum of 75 days before approval of Final Map.
- ☒ Landscape and irrigation improvement plans shall be submitted for each phase. Landscape plans will need to comply with the City of Lemoore's street tree ordinance. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting district.
- ☐ Dedicate landscape lots to the City that are to be maintained by the Public Facilities Maintenance District.
- ☐ Written comments required from ditch company.
- ☒ 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
 - ☒ Directed to a permanent on-site basin. *Depends on occupancy use.*
 - ☐ 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: _____:_____ maximum side slopes, perimeter fencing required, and provide access ramp to bottom for maintenance.

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PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

CITY ENGINEERING – CONTINUED

- ☐ 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.
- ☐ Protect trees during construction that will remain.
- ☒ 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:
- ☐ Traffic indexes per City standards:
- ☐ 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.
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☐ Install street striping as required by the City Engineer.
- ☐ Install sidewalk along street frontage:
- ☐ Cluster mailbox supports required at 1 per 2 lots, or use postal unit
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☒ Abandon existing wells per Code; a building permit is required. *If applicable.*
- ☒ Remove existing irrigation lines and dispose off-site, if applicable.
- ☒ Remove existing leach fields and septic tanks, if applicable.
- ☒ 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 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.
- ☐ Comply with prior comments dated:
- ☐ Resubmit with additional information.
- ☐ Redesign required.

City of Lemoore
Site Plan Review Comments

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
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CITY ENGINEERING – CONTINUED

- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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

- ☐ On-street parking may be prohibited if deemed necessary.
- ☐ Install street light(s) per City of Lemoore Standards.
- ☐ Install street name blades at each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
- ☐ Install Stop Signs at interior roadways intersecting with:
- ☒ Construct parking per City of Lemoore Standards.
- ☒ Construct drive approach(es) per City of Lemoore Standards.
- ☐ Traffic Impact Study required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

FIRE DEPARTMENT

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

- ☐ No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- ☒ Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least 6 inches high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- ☒ Fire hydrants are required for this project. Contact Fire Department for specific locations.
- ☐ No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- ☒ The turning radius for emergency fire apparatus is 28 feet inside radius. Ensure that the turns identified to you during site plan review comply with this requirement.
- ☒ An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- ☒ Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access road capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.
- ☒ A fire lane is required for this project. The location will be given to you during the site plan meeting.
- ☒ A Knox Box key lock system is required. Applications are available at the City of Lemoore Fire Department Administrative Office. NOTE: Knox boxes shall be ordered using an approved application from Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive. Please allow adequate time for shipping and installation.
- ☒ Any security gates shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Lemoore Fire Department Administrative Office, 711 W. Cinnamon Drive.
- ☒ That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- ☒ Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- ☒ If hazardous materials are handled in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, submit an emergency response plan to the Kings County Health Department. Prior to the building final inspection, submit a copy of the plan and any Material Safety Data Sheets.

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FIRE DEPARTMENT – CONTINUED

- ☒ Fire sprinkler system per NFPA 13b shall be installed for this project. See City of Lemoore Municipal Code Section 8-1E-4.
- ☒ An automatic fire sprinkler system is required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25 feet from the building, if possible. The caps on the FDC shall be Knox locking caps.
- ☒ All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, and panic and exit hardware.
- ☒ Provide illuminated exit signs and emergency lighting throughout the building.
- ☒ All Fire and Life Safety systems located within the building shall be maintained.
- ☒ An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- ☐ Additional emergency access code for gates or procedure for power outages.
- ☐ Fire apparatus access roadway signs – fire apparatus access roads shall be designated and marked as a fire lane set forth in Section 22500.1 California Vehicle Code.
- ☐ City of Lemoore Fire Department Permit Fee – complete application during Building Department permit process.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

DATE: December 5, 2019
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APN(S): 024-051-012, 024-051-013

PLANNING DEPARTMENT

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

- ☒ General Plan Land Use Element land use designation(s): *Light Industrial*
- ☒ General Plan Circulation Element adjacent street(s): *Commerce Way and Iona Avenue are local streets built to industrial street standards.*
- ☒ Zoning designation: *Light Industrial (ML)*
- ☒ Proposed land use: *mini-storage facility and shared office space with leasable facilities.*
- ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

- ☒ Setbacks and heights:

	Required	Proposed	
Front – <i>Both frontages</i>	<i>25 feet from building, 10 feet from parking</i>	<i>25 feet from building 5 feet from parking</i>	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Revise
Interior Side – <i>south and east</i>	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Street Side –	<i>N/A</i>	<i>N/A</i>	<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Rear -	<i>0 feet</i>	<i>0 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise
Height	<i>60 feet</i>	<i>< 30 feet</i>	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise

Provide a minimum 10 feet of landscaping as measured between the property lines and parking areas.

Interior lot line must be eliminated by lot line adjustment or firewall is required for buildings built on property line.

- ☒ Open Space Requirements: *None*
- ☒ Off-street Parking required: *Office Suites = 5670 sq.ft. / 4 spaces per 1000 = 22 required. Existing residence to be converted to office = 1350 sq.ft. / 4 spaces per 1000 = 5 required. New ministorage office size not provided on site plan; requires 2 spaces / 1000.*
- ☒ Parking: ☐ Minimum Parking is met. ☒ Parking is needed. *Leasable offices require 22 spaces. Need to know size of office for mini-storage; need 2 per 1,000 sq.ft. If parking is to be available to tenants near Bldg. B then show the number of spaces available on the site plan.*

Drive aisles for two-way traffic must be a minimum 24 feet wide. Drive aisles for one-way traffic must be a minimum 14 feet wide.

- ☒ Outdoor lighting: *Required in parking areas.*

General Lighting Requirements: The requirements listed below shall apply to all outdoor lighting:

City of Lemoore
Planning Department
Site Plan Review Comments

DATE: December 5, 2019
SITE PLAN NO: Major Site Plan No. 2019-01
PROJECT TITLE: Master Storage expansion
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- Nuisance Prevention: All outdoor lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.
- Shielding: Except as otherwise exempt, all outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights of way. Each fixture shall be directed downward and away from adjoining properties and public rights of way, so that no light fixture directly illuminates an area outside of the project site.
- Level Of Illumination: Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid harsh contrasts in lighting levels between the project site and adjacent properties.
- Maximum Height Of Freestanding Outdoor Light Fixtures: The maximum height of freestanding outdoor light fixtures less than ten feet (10') from a property line abutting residential development shall be eighteen feet (18'). Otherwise, the maximum height for freestanding outdoor light structures shall be twenty four feet (24'). Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. The designated approving authority may allow greater heights upon finding that there are special circumstances that affect the feasibility of meeting this standard.
- Energy Efficient Fixtures Required: Outdoor lighting shall utilize energy efficient fixtures and lamps, such as high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
- Accent Lighting: Architectural features may be illuminated by uplighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.

- ☒ Elevations: ☒ Approved ☐ Revise and resubmit
☒ Fences, walls, and hedges: ☐ Approved ☒ Revise and resubmit *Keep fire lanes open.*
☐ Screening: ☐ Acceptable ☐ Revise and resubmit

- ☒ Landscaping: ☐ Acceptable ☒ Revise and resubmit. *Add minimum 10' wide of landscaping between property line and parking areas. Landscape all areas between sidewalk and buildings/parking.*

The applicant shall submit a landscape plan (to Planning) at time of building permit submittal. The landscape plan shall be compliant 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.

- ☒ Street trees are required.
☒ Existing address must be changed to be consistent with City address. *See Additional Comments.*

Entitlements

- ☒ Major Site Plan Review is required for this project.
☐ A Use Permit is required for this project.
☐ A Zone Variance is required for this project.
☐ A Tentative Subdivision Map is required for this project.

DATE: December 5, 2019
SITE PLAN NO: Major Site Plan No. 2019-01
PROJECT TITLE: Master Storage expansion
DESCRIPTION: Ministorage facility expansion including 5,670 sq.ft. of
leasable office suites
APPLICANT: Master Storage (Precision Engineering).
PROPERTY OWNER: Tom Vorhees
LOCATION: Southeast corner of Iona Avenue and Commerce Way
APN(S): 024-051-012, 024-051-013

- ☐ A Tentative Parcel Map is required for this project.
- ☒ A Lot Line Adjustment is required for this project. *Lot Line Adjustment approval shall be recorded after property acquisition and before issuance of building permit for Bldg. G.*
- ☐ A Zone Change is required for this project.
- ☐ A General Plan Amendment is required for this project.
- ☐ Other discretionary action required for this project:

Environmental Technical Documents

- ☐ Air Impact Analysis required.
- ☐ Acoustical Analysis required.
- ☒ Biologic survey required. *To determine if Class 32 exemption is acceptable.*
- ☒ Cultural Records Search required. *This will be required if the Tachi Tribe requests consultation on the site. City staff emailed the Tachi Tribe representative on December 5, 2019.*
- ☐ Traffic Impact Assessment required.
- ☐ Vehicle Trip Generation Estimates required.
- ☐ Covenant required.

- ☒ Additional comments: *Separate sidewalk leading from the street to office suites from the parking/driveway with a minimum 5 feet of landscaping.*

Addressing:

Existing address 1305 W. Iona Avenue will remain and be used for the office that is converted from a residence.

Existing address 906 Commerce Way will remain and be used for Bldg. C (offices).

A new address of 1401 W. Iona Avenue will be issued for Bldg. A (mini-storage office).

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

POLICE DEPARTMENT

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

- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial reinforcement – define property lines (private / public space):
- ☐ Access/restricted area concerns:
- ☐ Lighting concerns:
- ☐ Landscaping concerns:
- ☐ Traffic concerns:
- ☐ Surveillance issues:
- ☐ Line of sight issues:
- ☐ Additional comments:
- ☒ No comments. Acceptable as submitted.

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
PROJECT TITLE:	Master Storage expansion
DESCRIPTION:	Ministorage facility expansion including 5,670 sq.ft. of leasable office suites
APPLICANT:	Master Storage (Precision Engineering).
PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

PUBLIC WORKS DEPARTMENT

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

- ☒ Connection to City water system required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

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

- ☒ Connection to City wastewater system required.
- ☒ Wastewater discharge permit application required.
- ☒ Sand and grease interceptor – 3 compartments required. (Depends on use.)
- ☒ Grease interceptor required. (Depends on use.)
- ☒ Garbage grinder required. (Depends on use.)
- ☐ Submission of dry process declaration required.
- ☒ No single pass cooling water is permitted.
- ☐ Septic tank and leech line system may only be used until it fails. Upon failure, connection to the City system is required.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.

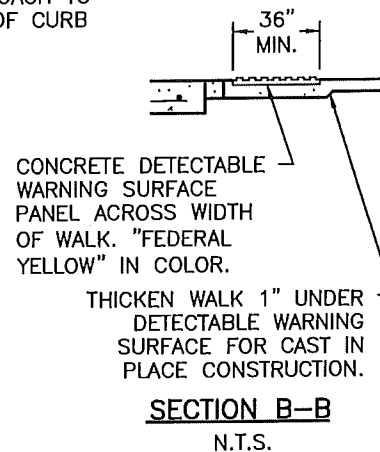
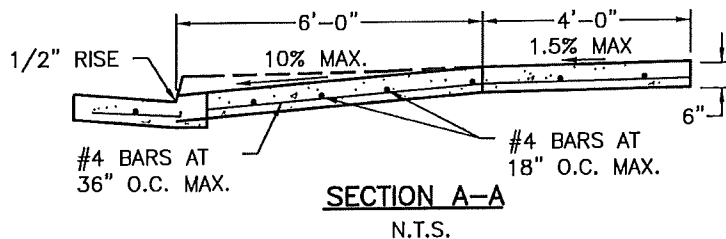
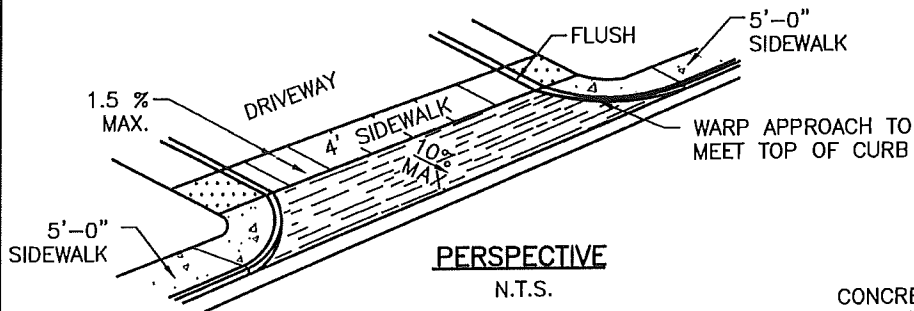
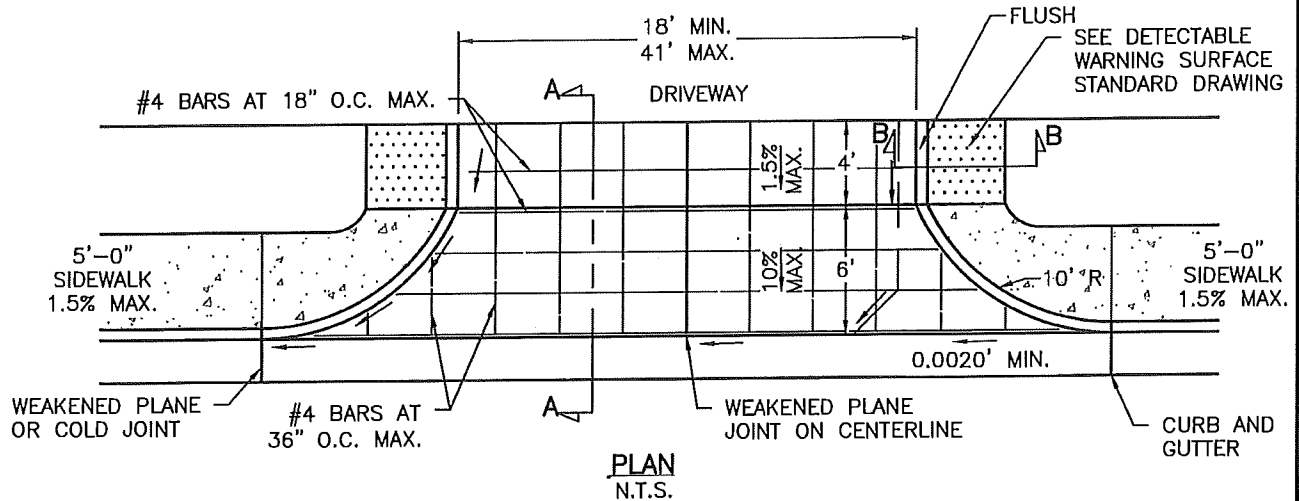
Solid Waste - The following comments are applicable when checked. Comments in *italics* are specific to the project.

- ☐ Type of refuse service not indicated.
- ☒ You are responsible for all cardboard and other bulky recyclables to be broken down before depositing in recycle containers.
- ☒ Refuse enclosure must be built to City of Lemoore Standards.
- ☒ Refuse enclosure gates required.
- ☒ Combination or keys for access to locked gates / bins shall be provided.
- ☐ Location of bin enclosure not acceptable. Relocate to: *per comments on cover page.*

DATE:	December 5, 2019
SITE PLAN NO:	Major Site Plan No. 2019-01
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PROPERTY OWNER:	Tom Vorhees
LOCATION:	Southeast corner of Iona Avenue and Commerce Way
APN(S):	024-051-012, 024-051-013

PUBLIC WORKS DEPARTMENT – CONTINUED

- ☐ Inadequate number of bins to provide sufficient service.
- ☒ Drive approach too narrow for refuse truck access. *See City Standards C-8A attached.*
- ☐ Area not adequate to allow refuse truck turning radius:
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☐ Hammerhead turnaround required at:
- ☐ Cul-de-sac must be built per City of Lemoore Standards.
- ☒ Refuse enclosures are for City refuse containers only. Storage of grease drums or any other items is not allowed. *Unless approved by Public Works and Kings County Health Department. See Standards M-6 attached.*
- ☒ Refuse enclosure gates must open 180 degrees and hinges mounted in front of post.
- ☒ Concrete slab required in front of enclosure per Lemoore City Standards.
- ☒ Area in front of refuse enclosures must be striped with NO PARKING.
- ☒ Refuse enclosure to be designed and located for STAB service (DIRECT ACCESS).
- ☐ You will be required to roll container out to curb for service.
- ☐ Roll off compactors must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow truck service.
- ☐ Additional comments:
- ☐ No comments. Acceptable as submitted.



NOTES:

1. MATERIAL SHALL BE CLASS 2 CONCRETE IN ACCORDANCE WITH SECTION 16 OF THE CITY STANDARD SPECIFICATIONS.
2. ON COLLECTOR AND ARTERIAL STREETS, THE MINIMUM DRIVE APPROACH WIDTH SHALL BE 21 FEET FOR ONE-WAY DRIVE APPROACHES AND 36 FEET FOR TWO-WAY DRIVE APPROACHES, OR AS APPROVED BY CITY ENGINEER.
3. REINFORCING BARS SHALL BE DEFORMED STEEL BARS AND SHALL BE GRADE 40 MINIMUM. REINFORCING BARS SHALL BE FREE OF RUST OR DIRT AND SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT.
4. REINFORCING BARS SHALL HAVE A MINIMUM OF 2 INCH OF CLEAR COVERAGE.
5. NOT MORE THAN 50% OF PROPERTY FRONTAGE SHALL BE USED AS DRIVE APPROACH.
6. WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES IS SUBJECT TO APPROVAL BY CALTRANS.

FILE: C-8A.DWG

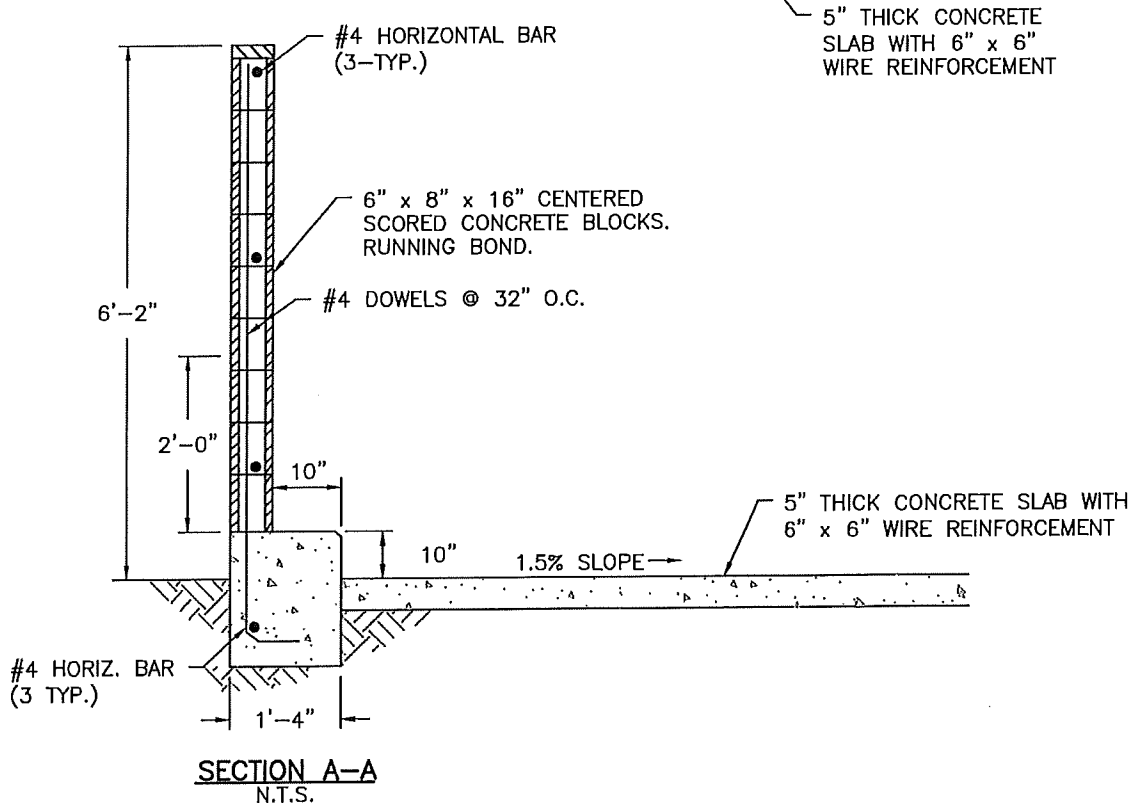
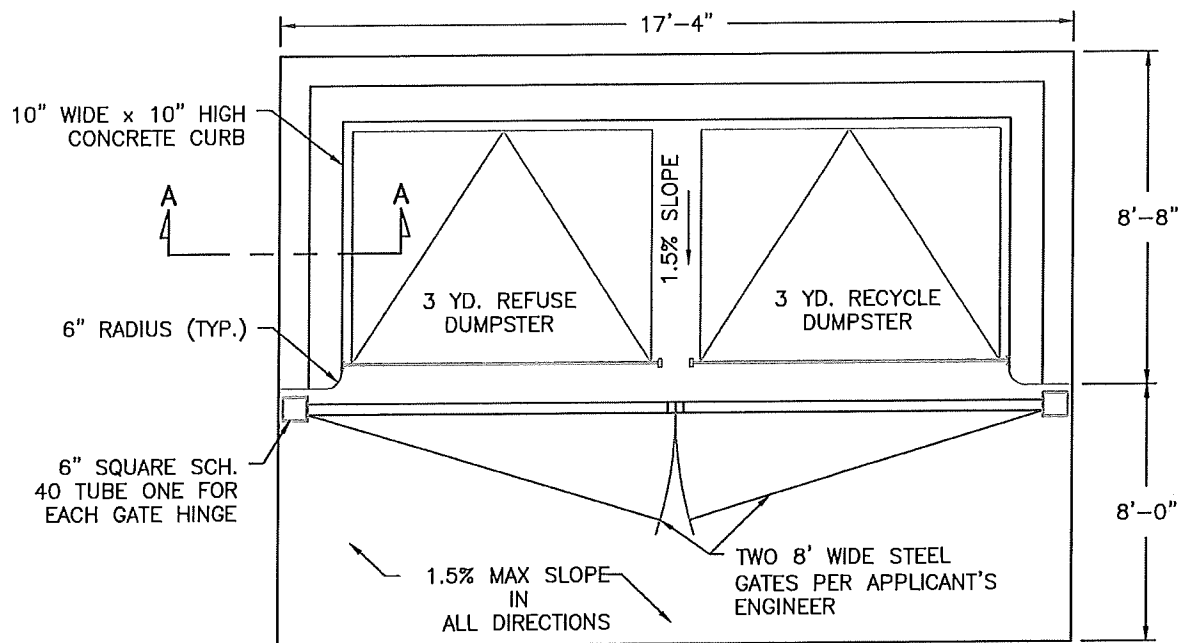
OFFICE - COMMERCIAL DRIVE
APPROACH (ALTERNATIVE - WITH CURB
RETURNS) CONTIGUOUS SIDEWALK

Rev.

Date: _____

City Engineer

STD.
NO.
C-8A



FILE: M-6.DWG

**COMMERCIAL DUMPSTER
ENCLOSURE**

Rev.

Date: _____

City Engineer

**STD.
NO.
M-6**

ATTACHMENT C
REPRESENTATIVE PHOTOGRAPHS



Representative Photograph 1: Project site from the center of APN 024-051-013, facing north.
GPS coordinates: 36.283181, 119.801867
Taken by Erica Pena on February 6, 2020.



Representative Photograph 2: Project site from the center of APN 024-051-013, facing east.
GPS coordinates: 36.283181, 119.801867
Taken by Erica Pena on February 6, 2020.



Representative Photograph 3: Project site from the center of APN 024-051-013, facing south.
GPS coordinates: 36.283181, 119.801867
Taken by Erica Pena on February 6, 2020.



Representative Photograph 4: Project site from the southeast corner of APN 024-051-013, facing west.
GPS coordinates: 36.282479, 119.801347
Taken by Erica Pena on February 6, 2020.



Representative Photograph 5: Project site from the southeast corner of APN 024-051-013, facing north.
GPS coordinates: 36.282479, 119.801347
Taken by Erica Pena on February 6, 2020.



Representative Photograph 6: View from the southeast corner of the BSA, facing west.
GPS coordinates: 36.28225, 119.799095
Taken by Erica Pena on February 6, 2020.



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No.**

From: Steve Brandt, City Planner

Date: October 2, 2023 **Meeting Date:** October 9, 2023

Subject: **Amendment to Conditional Use Permit No. 2022-01, Modification of Major Site Plan Review No. 2022-01, Amendment to Administrative Use Permit Nos. 2022-01 and 2022-02 and Tentative Parcel Map 2023-01:** A request by Bottom Line Development (Orlando Ramirez, agent) to construct a convenience store with off-sale alcohol sales and drive-through food service, a fueling station, and a car wash facility with a washing tunnel and self-service vacuum area. The request also proposes dividing the site into two parcels. The site is located at 1224 W. Bush Street, on the southwest corner of Bush Street and 19th Avenue, in the City of Lemoore (APN 023-420-018).

Proposed Motions:

Move to approve Resolution No. 2023-15, approving an amendment to Conditional Use Permit No. 2022-01, modifications to Major Site Plan Review No. 2022-01, and amendments to Administrative Use Permit Nos. 2022-01 and 2022-02, in accordance with the findings and conditions in the resolution.

Move to approve Resolution No. 2023-16, approving Tentative Parcel Map No. 2023-01, in accordance with the findings and conditions in the resolution.

Project Proposal:

The applicant is requesting approval of amendments and modifications to previously approved permits for two new businesses to be constructed on the southwest corner of Bush Street and 19th Avenue. The new businesses include:

- A 4,984 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 eight-pump fuel station.

- A 4,761 sq. ft. mechanical car wash facility with a 115-foot-long drive-through washing tunnel and self-service vacuum area accommodating up to 22 vehicles.

The total site area is 2.29 acres. The proposed Tentative Parcel Map (TPM) would divide the property into two parcels. The Major Site Plan Review covers the entire site development. The Conditional Use Permit (CUP) is to allow the fueling station, alcohol sales at the convenience store, and to allow the car wash. The Administrative Use Permits (AUP) are to allow the drive-through lane at the convenience store and the drive-through lane for the car wash. The convenience store is an allowed use 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	4,984 sq. ft. convenience store and 4,761 sq. ft. car wash.
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:

When DaVita dialysis center was approved in the early 2010s, City staff required the front parking lot to be set back farther from Bush Street to accommodate a future street widening.

City staff approved Minor Site Plan Review No. 2018-03 on August 8, 2017, for construction of the Dollar General retail store. A cross-access and shared parking agreement was recorded so that when additional commercial development occurred, the overall site area would operate as a single neighborhood shopping center. This agreement applies to the proposed car wash/convenience store site.

The Planning Commission approved CUP No. 2018-03, which allowed the off-site sale of beer and wine at Dollar General at its April 12, 2021, meeting.

On August 8, 2023, the Planning Commission approved CUP No. 2022-01 along with AUP Nos. 2022-01 and 2022-02 to allow a car wash, convenience store/gas station, and restaurant. (This is the application being amended.)

Zoning/General Plan:

The site is planned and zoned NC. Per the Lemoore Municipal Code, the convenience store is an allowed use in the NC zone. The proposed fuel pumps and on-site sale of alcohol at the convenience store as well as the car wash are uses that the Planning Commission can approve through a CUP in this zone. The convenience store drive-through lane and the car wash drive-through lane require the approval of AUP to ensure compliance with required design standards. There are no requirements for minimum lot size or minimum lot dept for the NC zone, therefore the TPM is consistent with the Zoning Code and General Plan.

Access and Right of Way:

The proposal includes one ingress and egress driveway access on Bush Street and another on 19th Avenue. The site plan provides on-site cross-access drive aisles to DaVita dialysis center 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 access will become a right-in, right-out only driveway in the future if future increases in traffic on 19th Avenue require installation of a median.

In reviewing the future street width needs and the planned improvements along Bush Street, it was determined that an additional 10 feet of right of way/public easement is needed for street widening and placement of utilities. The existing curb/gutter would be moved back, and a 10-foot-wide sidewalk would be installed. 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 being dedicated.

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 26 parking spaces. The site plan shows 27 spaces, not counting the fuel pump area, self-serve vacuum area, or loading areas. ADA compliant spaces are included.

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 market and fuel sales are proposed to operate 24 hours a day. 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.

Car Wash Noise Compatibility:

For the original CUP application, the applicant submitted a decibel (dB) readings chart and an acoustic report from a similar recent project in Visalia to use to confirm compliance with the City's noise standards. Since the carwash is now being location further away from existing housing than was originally planned, compliance with the noise standards will still be maintained. 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.

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 on-site 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 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.
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 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 cover sheet of the exhibit package submitted by the applicant lists a height of 17 feet for the fuel canopy. The project meets all fueling station development standards.

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 for CUP:

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 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 19th Avenue are both designated arterials 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 for CUP and AUPs:

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

1. The site shall be developed consistent with the site plan, floor plans, elevation exhibits, and City staff comments in modified 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 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.

Recommended Approval Findings for TPM:

A Tentative Parcel Map 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.

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 location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
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 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 subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That 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).

Recommended Conditions of Approval for TPM:

Staff recommends the following conditions be applied to the approval of Tentative Parcel Map:

1. The tentative map shall comply with City Surveyor and City Engineer comments.
2. The Final Parcel Map shall provide the document numbers of existing cross-access agreements, on its face.
3. Bush Street and other improvements within the City right of way will be required with development of the site per approved SPR 2022-01 and Modification to SPR 2022-01.

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 comments made by the Public Works/City Engineering Department and the City Surveyor.
5. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.

Attachments:

Location Map

Resolution for Revised CUP 2022-01, AUP 2022-01 and 2022-02, and Major SPR 2022-01

Resolution for Tentative Parcel Map 2023-01

Site Plan

Tentative Plan Map

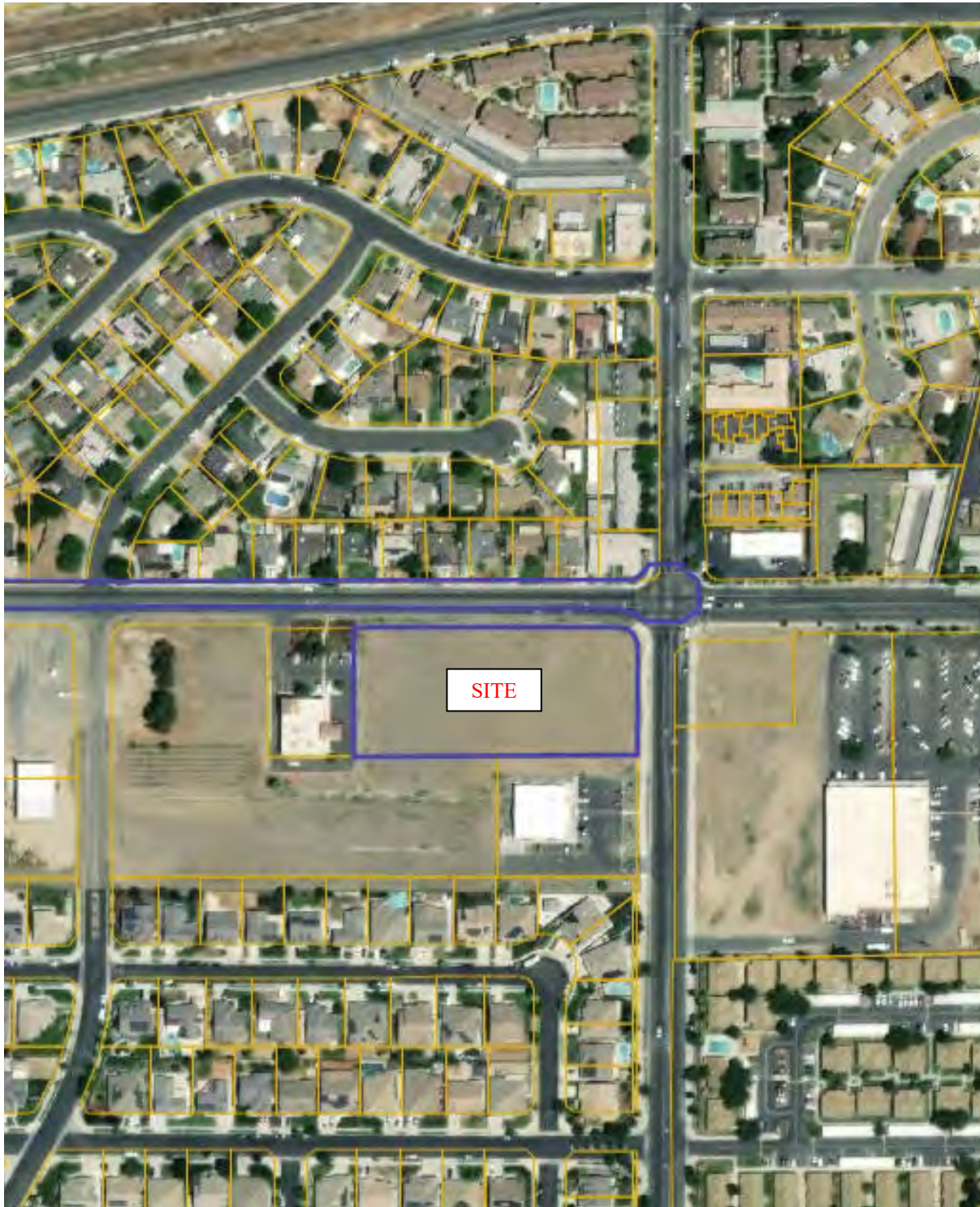
Elevation Exhibits

Operational Statement – Urban Market

Operational Statement – Car Wash

CEQA Categorical Exemption with backup checklist

Location Map
Revised CUP No. 2022-01



RESOLUTION NO. 2023-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MODIFICATIONS TO MAJOR SITE PLAN REVIEW NO. 2022-01, AN AMENDMENT TO
CONDITIONAL USE PERMIT NO. 2022-01, AND AN AMENDMENT TO 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, AN EIGHT-
PUMP FUEL STATION, AND A CAR WASH FACILITY WITH A WASHING TUNNEL AND SELF-
SERVICE VACUUM AREA LOCATED AT THE SOUTHWEST CORNER OF BUSH STREET
AND 19TH AVENUE IN THE CITY OF LEMOORE (APN 023-420-018)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 9, 2023, at 5:30 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 an amendment to Conditional Use Permit No. 2022-01, modifications to Major Site Plan Review No. 2022-01, and amendment to Administrative Use Permit Nos. 2022-01 and 2022-02 for construction of a convenience store with off-sale alcohol sales and drive-through, an eight-pump fuel station, a car wash facility with washing tunnel, self-service vacuum area, and a drive-through, located at 1224 W. Bush Street, on the southwest corner of Bush Street and 19th Avenue, within the City of Lemoore (APN 023-420-018); and

WHEREAS, the site is 2.29 acres in size and the zoning on the parcel is Neighborhood Commercial (NC); and

WHEREAS, in the Neighborhood Commercial zone, the convenience store and restaurant are allowed uses, and the fuel pumps and on-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 (CUP). The convenience store drive-through lane and car wash drive-through lane require approval of administrative use permits to ensure compliance with required design standards; and

WHEREAS, the proposal is an amendment to a previously approved project that was approved by the Planning Commission on October 8, 2022; 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 October 9, 2023, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding an amendment to Conditional Use Permit No. 2022-01, modifications to Major Site Plan Review No. 2022-01, and amendments to Administrative Use Permit Nos. 2022-01 and 2022-02 based on facts detailed in the October 9, 2023, 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 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 Alcoholic Beverage Control (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 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, which 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 an amendment to Conditional Use Permit No. 2022-01, modifications to Major Site Plan Review No. 2022-01, and amendments to Administrative Use Permit Nos. 2022-01 and 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 modified 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 an additional right of way 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 CUP is first approved.
5. The operation shall be conducted consistent with this CUP and the submitted operations statements. Major deviations from the approvals shall first require approval of an amendment to this CUP.
6. To sell alcohol, the convenience store shall obtain and maintain a valid license from ABC. A change to a license type that is deemed more intensive than a Type 21 license shall require an amendment to this CUP.
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 CUP 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 October 9, 2023, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Planning Commission Secretary

4892-4505-5108, v. 2

RESOLUTION NO. 2023-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP NO. 2023-01 TO DIVIDE A 2.36-ACRE PARCEL INTO TWO PARCELS LOCATED AT 1224 W. BUSH STREET IN THE CITY OF LEMOORE (APN 023-420-018)

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 9, 2023, at 5:30 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 has requested approval of a tentative parcel map to allow the division of a 2.36-acre property into two parcels located at 1224 W. Bush Street in the City of Lemoore (APN 023-420-018); and

WHEREAS, the General Plan designates the parcel as Neighborhood Commercial (NC); and

WHEREAS, the Zoning on the parcel is Neighborhood Commercial (NC); and

WHEREAS, the project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines per Section 15332 (Class 32 – Infill Development); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its October 9, 2023, 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 based on facts detailed in the October 9, 2023, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

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 City Municipal Code.
2. That the site is physically suitable for the type of development. The location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
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 the area to comply with other requirements such as parking and access.
4. That 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 subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.

6. That 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. The site is encumbered by an existing cross-access and parking agreement with parcels to the west and south.
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) Guidelines per Section 15332 (Class 32 – Infill Development), and approves Tentative Parcel Map No. 2023-01 subject to the following conditions:

1. The tentative parcel map shall comply with City Surveyor and City Engineer comments.
2. The Final Parcel Map shall provide the document numbers of existing cross-access agreements on its face.
3. Bush Street and other improvements within the City right of way will be required with development of the site per approved SPR 2022-01 and Modification to SPR 2022-01.
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 comments made by the Public Works/City Engineering Department and the City Surveyor.
5. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on October 9, 2023, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

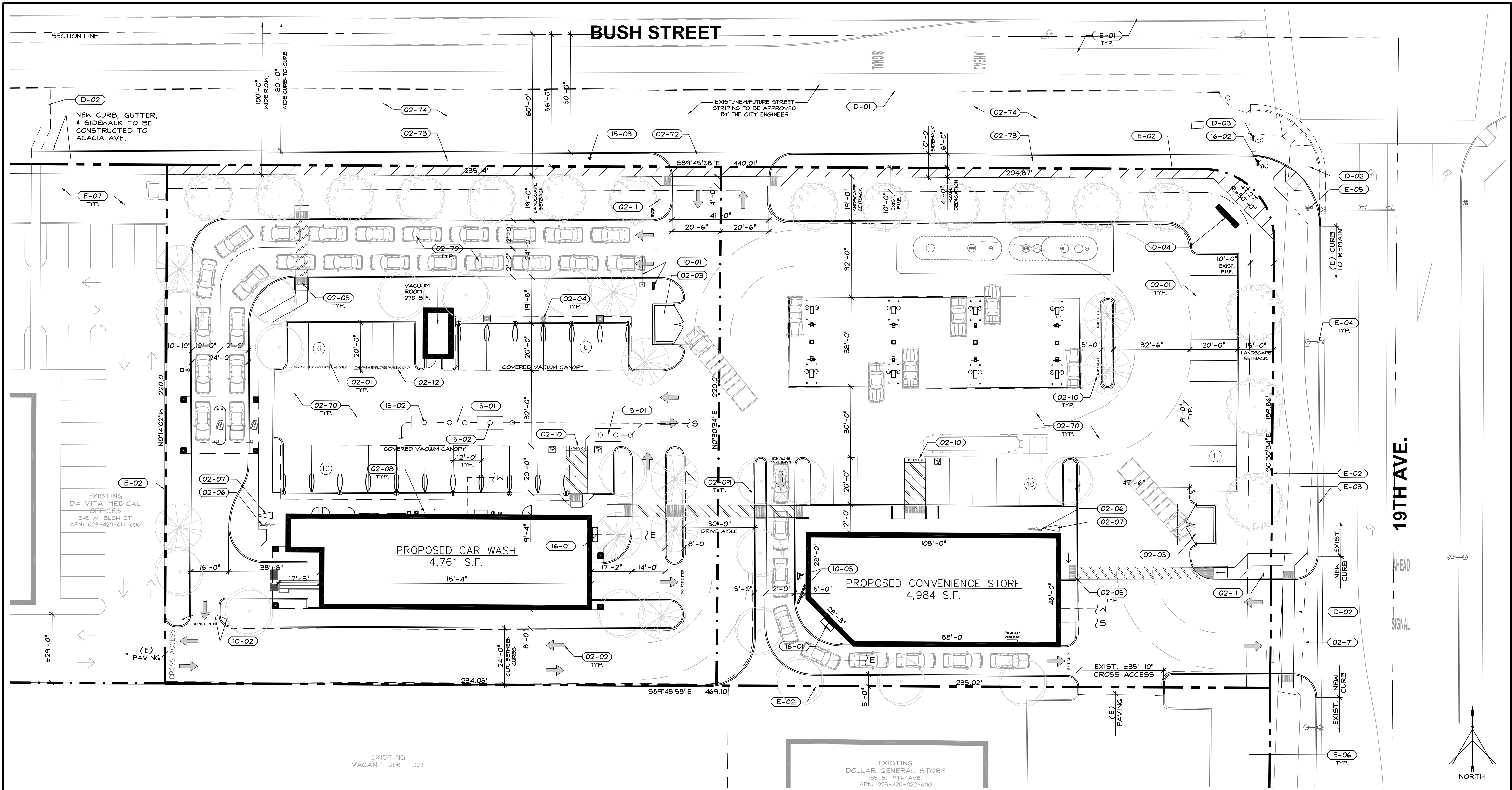
APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Planning Commission Secretary

4858-2355-1364, v. 2



VICINITY MAP

SCALE: N.T.S.

20

SITE INFORMATION

16

KEYNOTES

4

PROPOSED SITE PLAN

3

SCALE: 1"=20'-0"

ADDRESS:
SOUTHWEST CORNER OF BUSH ST. & 19TH AVE.
LEMOORE, CALIFORNIA 93245

SITE INFORMATION:
APN: 023-420-018-000
TOTAL SITE AREA: 2.29 ACRES (99,348 S.F.)
ZONING: NC - NEIGHBORHOOD COMMERCIAL
GENERAL PLAN: NEIGHBORHOOD COMMERCIAL
EXIST. LAND USE: VACANT

CARWASH INFORMATION:
SITE AREA: 1.15 ACRES (49,718 S.F.)
CAR WASH BUILDING AREA: 4,748 S.F.
VACUUM BUILDING AREA: 133 S.F.
LOT COVERAGE: 9.82%
PARKING: 6 EMPLOYEE STALLS & 1 ACCESSIBLE EMPLOYEE STALL
15 VACUUM STALLS & 1 ACCESSIBLE VACUUM STALL

GAS STATION INFORMATION:
SITE AREA: 1.14 ACRES (49,630 S.F.)
CONVENIENCE STORE AREA: 4,984 S.F.
LOT COVERAGE: 10.04%
PARKING: 20 PARKING STALLS & 1 ACCESSIBLE STALL

KEYNOTES

(E-01) EXIST. PAVING TO REMAIN.
(E-02) EXIST. PROPERTY LINE TO REMAIN.
(E-03) EXIST. CONC. CURB, GUTTER & SIDEWALK TO REMAIN.
(E-04) EXIST. LIGHT POLE TO REMAIN.
(E-05) EXIST. STREET SIGNAL LIGHT & POLE TO REMAIN.
(E-06) EXIST. FIRE HYDRANT TO REMAIN.
(E-07) EXIST. LANDSCAPING TO REMAIN.

(D-01) REMOVE EXIST. AC CURB.
(D-02) REMOVE EXIST. CONC. SIDEWALK, AS REQ'D.
(D-03) REMOVE & RELOCATE EXIST. STREET SIGNAL.

(02-01) <N> PARKING LOT STRIPING PER CITY STANDARDS.
(02-02) <N> DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
(02-03) <N> TRASH ENCLOSURE, PER CITY STANDARD M-6.
(02-04) <N> 3'-0"x3'-0" CONC. PAD FOR TRASH CONTAINER, BY G.C.
(02-05) <N> CONC. RAMP w/ TRUNCATED DOMES, SEE II & 12/A101.

(02-06) (2) 1-LOOP BIKE RACK, "ULINE #H-2892", SEE 18/A101.
(02-07) <N> BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P".
(02-08) <N> BENCH - "KEYSTONE RIDGE DESIGNS, READING SERIES RE26, NANTUCKET BLUE".
(02-09) PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED).
(02-10) PAINT IN WHITE 12" HIGH LETTERS "NO PARKING".
(02-11) <N> "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.
(02-12) PAINT IN 12" HIGH LETTERS "CARWASH EMPLOYEE PARKING ONLY".
(02-70) <N> CONC. PAVING, SEE CIVIL DRAWINGS.
(02-71) <N> 40'-0" STREET APPROACH, PER CITY STANDARD C-8A.
(02-72) <N> 41'-0" STREET APPROACH (MAX.), PER CITY STANDARD C-8A.
(02-73) <N> CONC. SIDEWALK, PER CITY STANDARDS.
(02-74) <N> AC PAVING INFILL, PER CITY STANDARDS.
(02-90) <N> LANDSCAPING, SEE LANDSCAPE DRAWINGS.
(10-01) <N> CAR WASH SIGNAGE, UNDER SEPARATE REVIEW & PERMIT.

(10-02) NEW CHAIN & BOLLARD, w/ YELLOW BOLLARD COVERS - PROVIDE EMERGENCY BREAKAWAY LOCK @ EA. CHAIN.
(10-03) DRIVE-THRU MENU BOARD & ORDER SPEAKER.
(10-04) MONUMENT SIGN.
(15-01) JENSEN #JPI50050 CONC. SAND/OIL SEPARATOR.
(15-02) JENSEN #HPI500 CONC. HOLDING TANK.
(15-03) NEW FIRE HYDRANT.
(16-01) MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.
(16-02) RELOCATED STREET LIGHT SIGNAL TO SIDEWALK LOCATION.

Vermelfort Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com

VAI

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LEMOORE
S.W.C. OF BUSH ST. & 19TH AVE.
LEMOORE, CA 93245

SURFATHRU
EXPRESS CAR WASH

PROPOSED SITE PLAN

ISSUE DATE: 1-13-23
REV. DATE:
PROJECT NO.: 22002.46
DRAWN BY: NL
SHEET:

A100

TENTATIVE PARCEL MAP NO. 2023-01

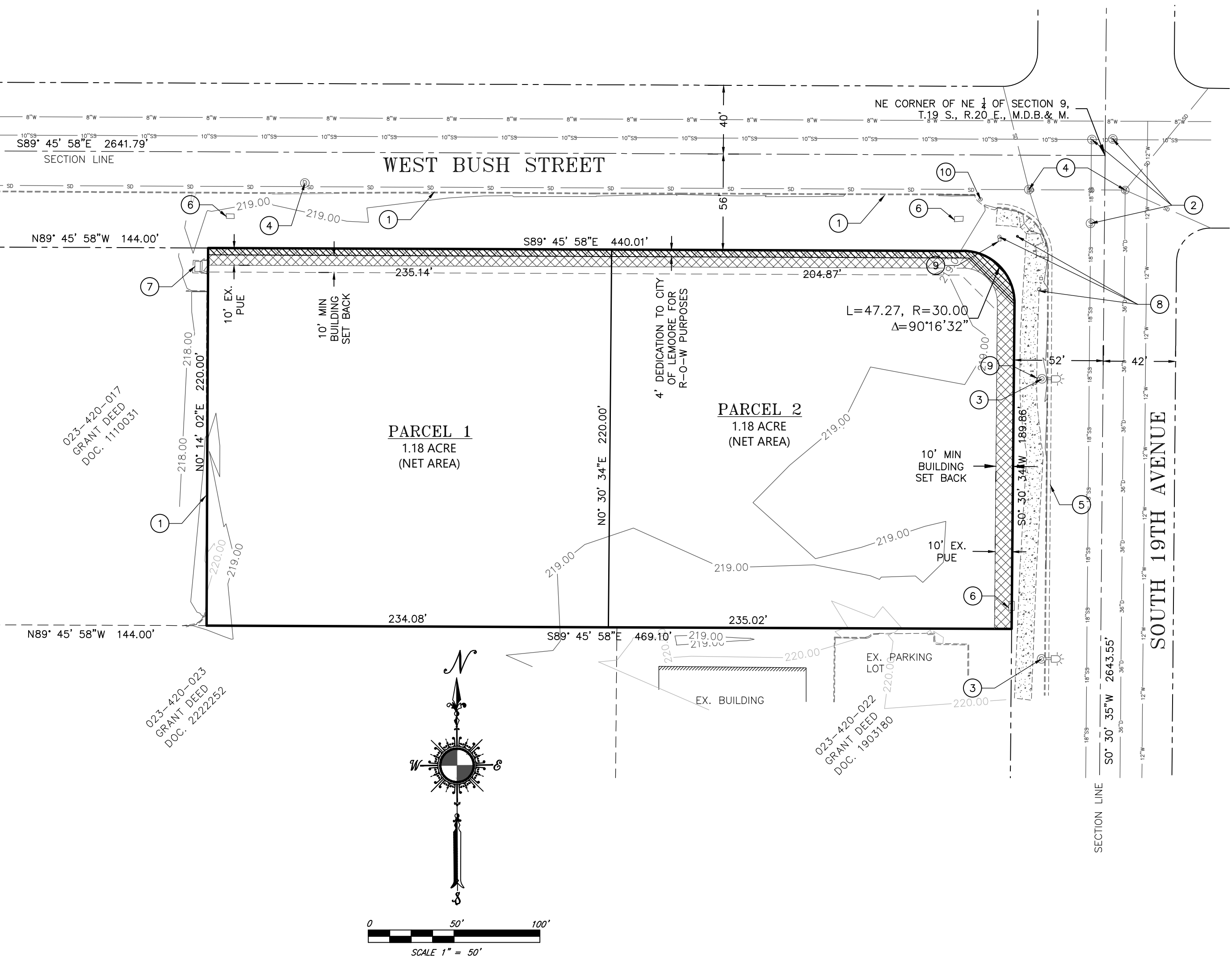
1345 W BUSH ST, LEMOORE, CA 93245

(A.P.N. 023-420-018)

MAY 11, 2023

LEGEND

---	SECTION LINE
---	LOT LINE
---	ADJACENT PARCEL LINE
---	RIGHT-OF-WAY LINE
---	PARCEL (PROPOSED)
---	SUBJECT PARCEL BOUNDARY
---	SETBACK LINE



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN OF CERTIFICATE OF COMPLIANCE NO. 2009-01 AS EVIDENCED BY DOCUMENT RECORDED JULY 30, 2010 AS INSTRUMENT NO. 1012849 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ALL THAT PORTION OF PARCELS 1 AND 2 AS DELINEATED ON PARCEL MAP 2006-02, FILED ON APRIL 3RD, 2007 IN BOOK 18 OF PARCEL MAPS AT PAGE 47, RECORDS OF KINGS COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHICH BEARS SOUTH 89°45'58" EAST 144.00 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF SAID PARCELS 1 AND 2, SOUTH 89°45'58" EAST 440.02 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES:

1. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH AN INCLUDED ANGLE OF 90°16'32", AN ARC DISTANCE OF 47.27 FEET;
2. THENCE SOUTH 00°30'34" WEST 189.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCELS 1 AND 2, NORTH 89°45'58" WEST 469.10 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PARCEL 2, NORTH 00°14'02" EAST 220.00 FEET TO THE POINT OF BEGINNING.

OWNER(S):

JAY VIRK HOLDINGS, LLC
P.O. BOX 1095
CLOVIS, CA 93613
(559) 286-6205

MASS INVESTMENT GROUP, LLC
1788 E. NILES
FRESNO, CA 93720
(559) 862-6056

PREPARED BY:

PETER MOUA, PE 61918, LS 8413
5699 N. 7TH STREET
FRESNO, CA 93710
(559)288-3217

SITE ADDRESS

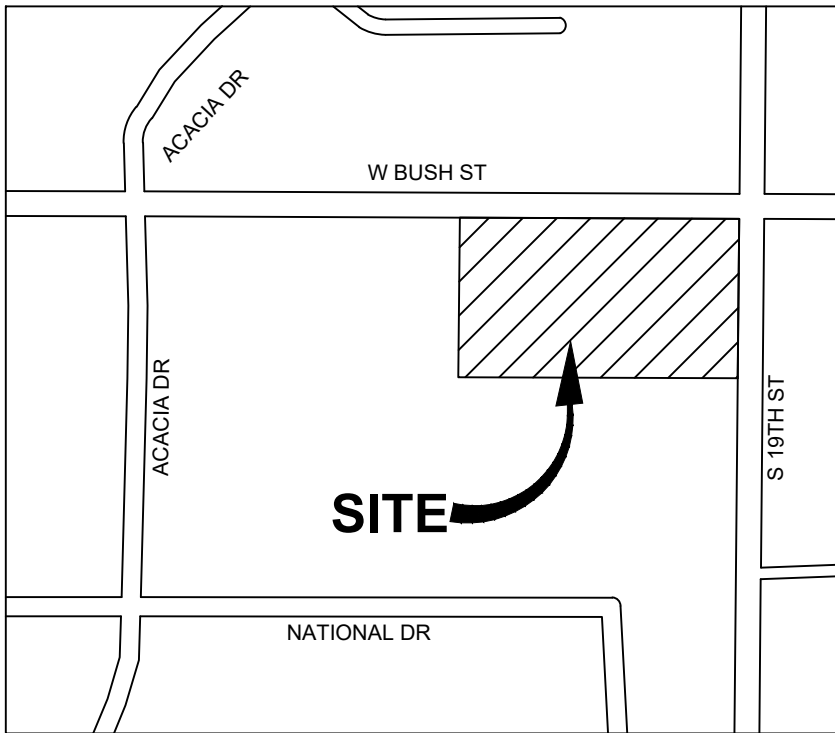
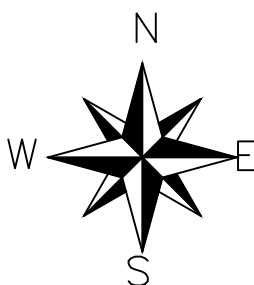
1345 W BUSH ST.
LEMOORE, CA 93245

PROJECT INFO

ZONE:	NEIGHBORHOOD COMMERCIAL (NC)
APN/PARCEL ID(s):	023-420-018
FLOOD ZONE:	ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
FEMA FIRM MAP:	06031C0170D , EFF. 9/16/2015
PLANNED LAND USE:	NEIGHBORHOOD COMMERCIAL
EXISTING USE:	VACANT / BARE LAND
SOURCE OF WATER SUPPLY:	CITY OF LEMOORE
SOURCE OF SEWER DISPOSAL:	CITY OF LEMOORE
SOURCE OF STORM DRAIN SERVICE:	CITY OF LEMOORE

KEYNOTES:

- | | | | |
|---|---------------------------------|---|--|
| ① | EXISTING DIKE | ⑥ | EXISTING ELEC. VAULT |
| ② | EXISTING SANITARY SEWER MANHOLE | ⑦ | EXISTING TRANSFORMER ON CONC PAD |
| ③ | EXISTING LIGHT POLE | ⑧ | EXISTING TRAFFIC SIGNAL POLE & PEDESTRIAN BUTTON |
| ④ | EXISTING STORM DRAIN MANHOLE | ⑨ | EXISTING PULL BOX |
| ⑤ | EXISTING CURB & GUTTER | ⑩ | EXISTING DRAIN INLET |



VICINITY MAP
NOT TO SCALE





CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
 SCALE

SCALE



BGV
 International
 Mechanical Engineering & Construction

1024 W. Street Ave. Ste 104
 Fresno, CA 93711 USA
 Registered Engineers
 PE: 505, 585, 22, 3
 PE: 505, 577, 40, 6



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

Project Name	Sheet No.
PROPOSED LEMMOORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	0000
Project No.	0000
Revision No.	00

SITE PLAN

A2.01



CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
SCALE

SCALE



BGV
International

1224 W. River Street, Ste. 100
Pasadena, CA 91101 USA
Telephone: (626) 799-1234
Fax: (626) 799-1235
Email: info@bgv.com



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

Project Name	Sheet No.	Scale	Author	Check	Drawn By	Scale	Sheet No.	Total
XXXX	1	1:1	XXXX	XXXX	XXXX	XXXX	1	12

SITE PLAN

A2.02



CAR WASH TUNNEL
EXTERIOR PERSPECTIVE
SCALE

SCALE



BGV
International
Architectural & Engineering Consultants

1524 W. Shore Ave. Ste 104
Pasadena, CA 91101 USA
Tel: 626-441-2211
Fax: 626-441-2212



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

Project Name	05/15/2014	05/15/2014
Revision	06/15/2014	06/15/2014
Drawn By	06/15/2014	06/15/2014
Checked By	06/15/2014	06/15/2014
Scale	1/8" = 1'-0"	1/8" = 1'-0"

Project Name	05/15/2014	05/15/2014
Revision	06/15/2014	06/15/2014
Drawn By	06/15/2014	06/15/2014
Checked By	06/15/2014	06/15/2014
Scale	1/8" = 1'-0"	1/8" = 1'-0"

SITE PLAN

A2.03



GASOLINE STATION
EXTERIOR PERSPECTIVE
SCALE



12345 6789 Ave 100
Pasadena, CA 91101 USA
Tel: 626 799 1234
Fax: 626 799 5678



PROPOSED LEMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING
XXXX

Project Name	Sheets
12345 6789 Ave 100	12345678
Sheet #	12345678
Drawing by	XXXX
Check by	XXXX
Date	12/31/2024

SITE PLAN

A2.04



CONVENIENCE STORE W/ DRIVE THRU
EXTERIOR PERSPECTIVE
 SCALE

SCALE



BGV
 International

1234 W. Street Ave. Ste 100
 Fresno, CA 93711 USA
 Registered Professional
 P.E. 005 486 2213
 P.E. 005 577 0008



**PROPOSED LEMOORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING**
 10000

Project Name	05/24/2024
Project No.	2757002
Project 1	
Project 2	
Project 3	
Project 4	
Project 5	
Project 6	
Project 7	
Project 8	
Project 9	
Project 10	

SITE PLAN

A2.05



CONVENIENCE STORE W/ DRIVE THRU
EXTERIOR PERSPECTIVE
SCALE



SCALE



BGV
International

1024 W. 10th Ave. Ste 104
Pasadena, CA 91101 USA
Phone: 626.791.1111
Fax: 626.791.1112



PROPOSED LEMOORE CAR WASH, GAS
STATION AND COMMERCIAL BUILDING
XXXX

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

Author	Checker	Engineer
XXXX	XXXX	XXXX

SITE PLAN

A2.06



FRONT STREET VIEW
 EXTERIOR PERSPECTIVE
 SCALE



1224 W. Stone Ave., Ste. 124
 Fresno, CA 93711 USA
 Tel: 559.485.2211
 Fax: 559.577.4958



PROPOSED LEMORE CAR WASH, GAS
 STATION AND COMMERCIAL BUILDING
 1000

Project Name	Sheet No.
PROPOSED LEMORE CAR WASH, GAS STATION AND COMMERCIAL BUILDING	1000
Author	Checker
10/1/2019	10/1/2019
Drawn By	Reviewed By
10/1/2019	10/1/2019

SITE PLAN
 A2.13

OPERATIONAL STATEMENT

URBAN MARKET

March 27, 2023

APPLICANT: Bottom Line Development

PROPERTY OWNER: Jay Virk

REPRESENTATIVE: Orlando Ramirez

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 4,984 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 eight (8) 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 27, 2023

APPLICANT: Bottom Line Development

PROPERTY OWNER: Jay Virk

REPRESENTATIVE: Orlando Ramirez

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 4,761 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 7am 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 25 vehicles, provides adequate storage capacity that exceeds typical queuing demand during the busiest day of week. With a storage capacity for 25 vehicles, the potential impacts to the public street, common shared drive aisles, and pedestrian walkways would be minimized if not eliminated.



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

Site Plan Review

To: Ramirez Planning and Moua Enterprise
From: Steve Brandt, City Planner
Date: September 14, 2023
Subject: **Major Site Plan Review No. 2022-01 revised:** a request by Ramirez Planning and Moua Enterprise for a modification to previously approved SPR 2022-01 for a fuel station, convenience store with alcohol and tobacco sales, and drive-thru carwash facility. The site is located on the southwest corner of Bush Street and 19th Avenue. (023-420-018).

- ☐ Site Plan is acceptable as proposed. All applicable comments are marked with an ☒. Proceed to submittal for :
- ☐ Site Plan requires minor changes that are described in the attached Department comments, mark-ups, and/or checklists. All applicable comments are marked with an ☒. The Site Plan does not need to be reviewed again. Make described changes and proceed to submittal for:
- ☒ Site Plan requires changes that are described in the attached Department checklists. All applicable comments are marked with an ☒. Please make revisions and resubmit.

Zoning/General Plan: Neighborhood Commercial (NC). The project requires an amendment to the previously approved conditional use permit to approve the revised site plan and modify the previous conditions. The project also requires a parcel map to divide the site into two parcels.

Environmental Review: Categorical Exemption - Infill

Attached Comments: Planning Comments
Engineering Comments
Public Works Comments
City Surveyor Comments

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.
 LOCATION: 2.29-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.

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.*

☐ Allowed use ☐ Not allowed use ☒ Requires an amendment to the approved CUP
 (conditional use permit) for car wash, fueling station and alcohol sales and an AUP (administrative use permit)
 for drive through.

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"
<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 checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	15 feet	25'-0"	

SITE PLAN REVIEW COMMENTS



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<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.
<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	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Property and Utility Improvements	As per Section 9-5B-3 of the municipal code	Coordinate with ATT planned installation. (see docs)
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Outdoor Lighting Standards	As per Section 9-5B-4 of the municipal code. 15-foot high solar lights proposed.	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	As per Section 9-5B-6 of the municipal code	

SITE PLAN REVIEW COMMENTS



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<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Urban-Rural Edge Standards		
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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 checked="" type="checkbox"/> Acceptable <input 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.
<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
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SITE PLAN REVIEW COMMENTS



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<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	21	27	Convenience Store 4,984 sf <i>3.5 spaces per 1,000 sf for convenience / retail.</i> (3.5 x 4.98 = 17.4) Car Wash 4,761 sf (1.5 x 4.76 = 7.14) 6 Employee stalls & 1 Accessible Employee stall, 15 Vacuum Stalls & 1 Accessible Vacuum stall.
<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)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A		Required	Notes

Entitlements Required

- ☒ Major Site Plan Review is required for this project.
- ☒ A Use Permit is required for this project. *Amendment to approved 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.

SITE PLAN REVIEW COMMENTS



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☒ Other discretionary action required for this project: *Administrative Use Permit for drive-through.*

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.
- ☒ 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 MWELO, including but not limited to the following conditions:
 - Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
 - Water use classifications shall be based on WUCOLS IV.
 - All 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.

SITE PLAN REVIEW COMMENTS



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PROPERTY OWNER:	Lemoore 19 th Avenue Partners, LP (John Glikbarg)

Other Requirements

☒ Additional comments:

The amendment to the CUP is needed to formally acknowledge the revised site plan and to modify or remove conditions that no longer apply.

Steve Brandt
Authorized signature

Steve Brandt, AICP, City Planner
Printed name

9/11/2023
Date

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Modification of Major Site Plan Review No. 2022-01
Tentative Parcel Map No. 2023-01
DESCRIPTION: Fuel Station and Convenience Store w Alcohol and
Tabaco Sales, Drive Through Carwash Facility,
LOCATION: 2.37-acres: SWC Bush Street and 19th Avenue
APN(S): 023-420-018 (includes cross access easement)
APPLICANT: Ramirez Planning and Moua Enterprise
PROPERTY OWNER: Jay Virk, Bottom Line

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.**
- ☒ Previous comments and requirements from Engineering on Major Site Plan Review 2022-01 apply.
- ☒ **See written markups on attached site plan.**
- ☐ Additional comments: _____

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.

SITE PLAN REVIEW COMMENTS



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APPLICANT: Ramirez Planning and Moua Enterprise
PROPERTY OWNER: Jay Virk, Bottom Line

- ☒ 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 with Final Map for TPM 2023-01. If TPM 2023-01 is not processed to a recorded Final Parcel map, the right-of-way dedication required by grant deed with development of the property. 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 prior to discharging into the City storm drain system.***
 - ☐ 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.
- ☐ 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.

SITE PLAN REVIEW COMMENTS



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PROPERTY OWNER: Jay Virk, Bottom Line

- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide R-value tests; 2 min on Bush St. and 1 min on-site
- ☒ Traffic indexes per City standards: 5.5 min. for on-site drive aisles and 5.0 min. for on-site parking; use 8.0 min on Bush St.
- ☐ 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.

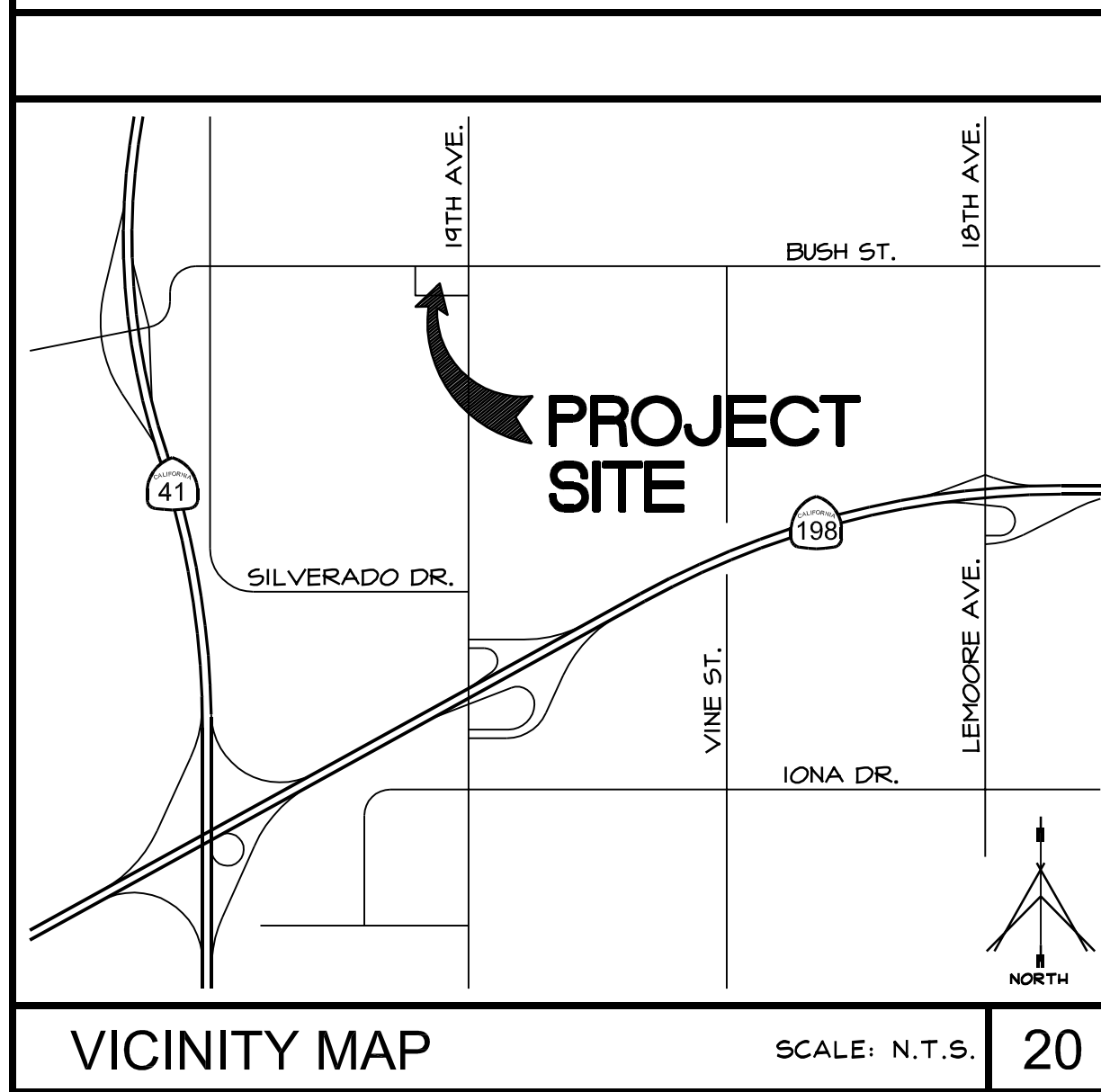
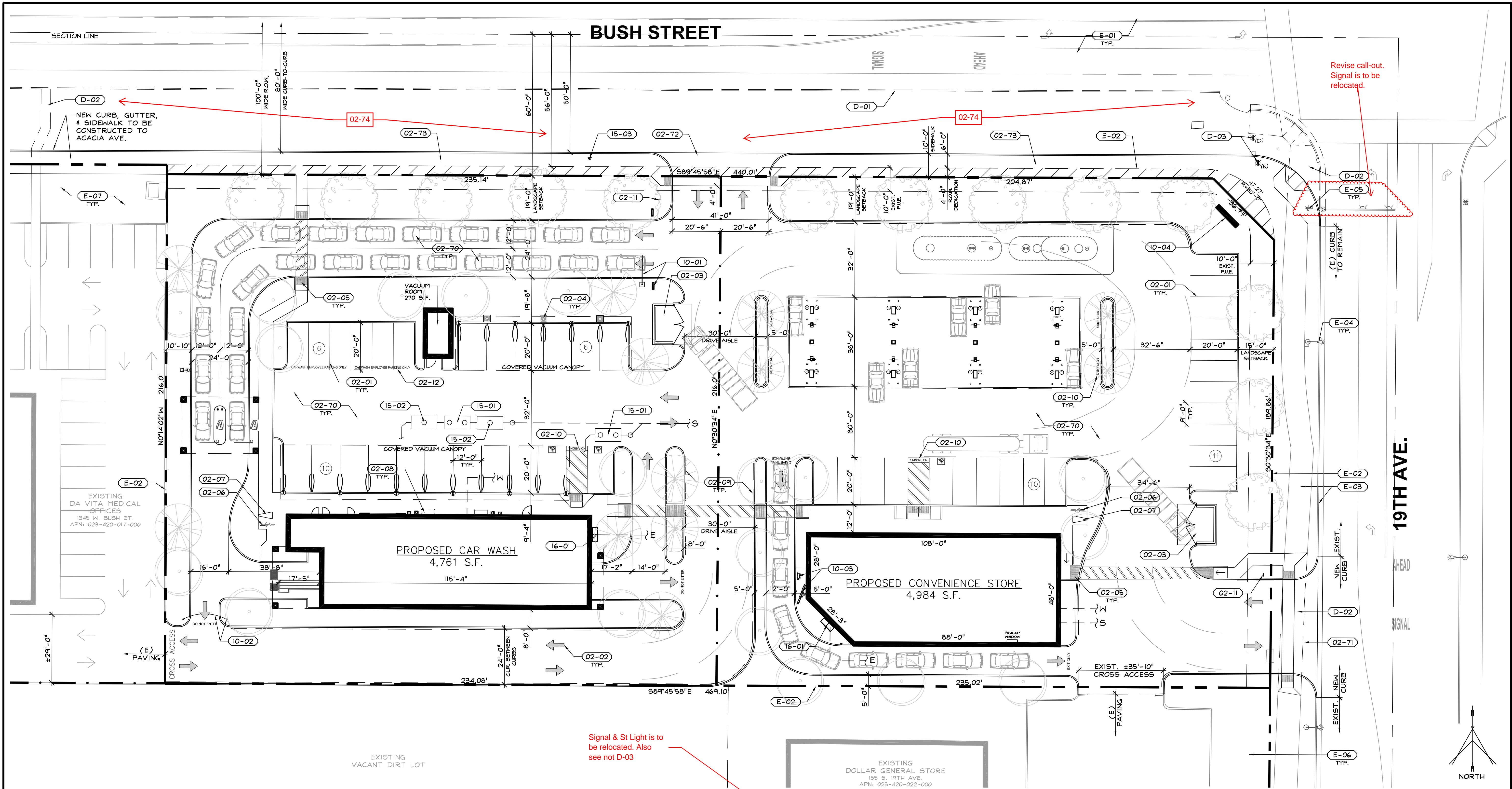
Additional comments:

1. Construct full Bush St frontage improvements from Acacia Ave to 19th Ave including curb return and any signal modifications with development of either or both parcels.
2. Provide cross access easements or agreements with building permit applications.
3. See Site Plan comments and plan markups from Engineering.
4. 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. Project shall not discharge storm runoff directly to the street or City storm drain system.
5. The City rehabilitated 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.


Authorized signature

8-18-23
Date

Jeff Cowart, PE City Engineer
Printed name



ADDRESS: SOUTHWEST CORNER OF BUSH ST. & 19TH AVE. LEMOORE, CALIFORNIA 93245	
SITE INFORMATION: APN: 023-420-018-000 TOTAL SITE AREA: 2.29 ACRES (99,348 S.F.) ZONING: NC - NEIGHBORHOOD COMMERCIAL GENERAL PLAN: NEIGHBORHOOD COMMERCIAL EXIST. LAND USE: VACANT	
CARWASH INFORMATION: SITE AREA: 1.15 ACRES (49,718 S.F.) CAR WASH BUILDING AREA: 4,748 S.F. VACUUM BUILDING AREA: 133 S.F. LOT COVERAGE: 9.82% PARKING: 6 EMPLOYEE STALLS & 1 ACCESSIBLE EMPLOYEE STALL 15 VACUUM STALLS & 1 ACCESSIBLE VACUUM STALL	
GAS STATION INFORMATION: SITE AREA: 1.14 ACRES (49,630 S.F.) CONVENIENCE STORE AREA: 4,984 S.F. LOT COVERAGE: 10.04% PARKING: 20 PARKING STALLS & 1 ACCESSIBLE STALL	

PROPOSED SITE PLAN		SCALE: 1"=20'-0"	3
(E-01) EXIST. PAVING TO REMAIN. (E-02) EXIST. PROPERTY LINE TO REMAIN. (E-03) EXIST. CONC. CURB, GUTTER & SIDEWALK TO REMAIN. (E-04) EXIST. LIGHT POLE TO REMAIN. (E-05) EXIST. STREET SIGNAL LIGHT & POLE TO REMAIN. (E-06) EXIST. FIRE HYDRANT TO REMAIN. (E-07) EXIST. LANDSCAPING TO REMAIN.	(D-01) REMOVE EXIST. AC CURB. (D-02) REMOVE EXIST. CONC. SIDEWALK, AS REQ'D. (D-03) REMOVE & RELOCATE EXIST. STREET SIGNAL TO NEW SIDEWALK LOCATION. (02-01) <N> PARKING LOT STRIPING PER CITY STANDARDS. (02-02) <N> DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS. (02-03) <N> TRASH ENCLOSURE, PER CITY STANDARD M-6. (02-04) <N> 3'-0"x3'-0" CONC. PAD FOR TRASH CONTAINER, BY G.C. (02-05) <N> CONC. RAMP w/ TRUNCATED DOMES, SEE II & 12/A101.	(02-06) (2) 1-LOOP BIKE RACK, "ULINE #H-2892", SEE 18/A101. (02-07) <N> BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P". (02-08) <N> BENCH - "KEYSTONE RIDGE DESIGNS, READING SERIES RE26, NANTUCKET BLUE". (02-09) PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED). (02-10) PAINT IN WHITE 12" HIGH LETTERS "NO PARKING". (02-11) <N> "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101. (02-12) PAINT IN 12" HIGH LETTERS "CARWASH EMPLOYEE PARKING ONLY". (02-70) <N> CONC. PAVING, SEE CIVIL DRAWINGS. (02-71) <N> 40'-0" STREET APPROACH, PER CITY STANDARD C-8A. (02-72) <N> 41'-0" STREET APPROACH (MAX.), PER CITY STANDARD C-8A. (02-73) <N> CONC. SIDEWALK, PER CITY STANDARDS. (02-74) <N> AC PAVING INFILL, PER CITY STANDARDS. (02-90) <N> LANDSCAPING, SEE LANDSCAPE DRAWINGS. (10-01) <N> CAR WASH SIGNAGE, UNDER SEPARATE REVIEW & PERMIT.	(10-02) NEW CHAIN & BOLLARD, w/ YELLOW BOLLARD COVERS - PROVIDE EMERGENCY BREAKAWAY LOCK @ EA. CHAIN. (10-03) DRIVE-THRU MENU BOARD & ORDER SPEAKER. (10-04) MONUMENT SIGN. (15-01) JENSEN #JPI50050 CONC. SAND/OIL SEPARATOR. (15-02) JENSEN #HPI500 CONC. HOLDING TANK. (15-03) NEW FIRE HYDRANT. (16-01) MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.

Vermelfort Architects, Inc.
Architecture and Planning
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Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com

V A I

LEMOORE
S.W.C. OF BUSH ST. & 19TH AVE.
LEMOORE, CA 93245

SURFATHRU
EXPRESS CAR WASH

PROPOSED SITE PLAN

ISSUE DATE: 1-13-23
REV. DATE:
PROJECT NO.: 22002.46
DRAWN BY: NL
SHEET:
A100

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(STAMP INVALID UNLESS SIGNED)

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, Orlando Ramirez, PO Box 1095, Clovis, CA 93613, (559) 999-1963

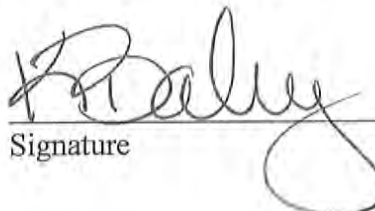
EXEMPT STATUS: (check one)

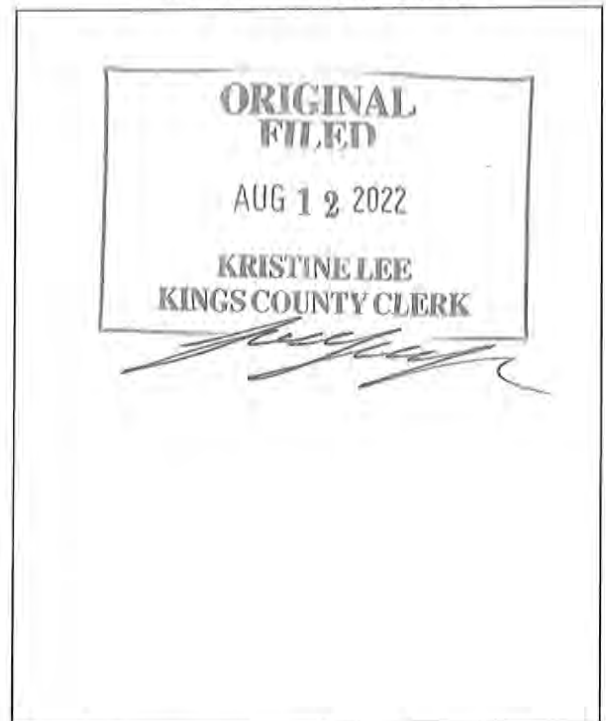
- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(4); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 32 (Section 15332)
☐ Statutory Exemptions. State code number:

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

 8-12-2022
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.