

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

**ON MONDAY, APRIL 9, 2018 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER
LOCATED AT 303 E. ACEQUIA AVENUE, VISALIA:**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Paul Bernal
Continued Public Hearing for Conditional Use Permit No. 2017-22: A request to develop a 1.91-acre area within the Cameron Creek Marketplace Shopping Center with an ARCO AM/PM gas station consisting of a 6,000 square foot convenience store building with a future fast-food restaurant space (no tenant has identified), a 4,933 square foot automated carwash building, and a 6,775 square foot fuel canopy with 10 fuel dispensers. The Cameron Creek ARCO AM/PM is part of the Cameron Creek Shopping Center and zoned C-MU (Commercial Mixed Use). The project area for the proposed ARCO AM/PM gas station is located on the southeast corner of West Caldwell Avenue and South West Street (APN: 126-870-037 & 126-870-039).
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, APRIL 19, 2018 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 23, 2018



Continued Public Hearing REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 09, 2018

PROJECT PLANNER: Paul Bernal, City Planner
Phone No.: (559) 713-4025

SUBJECT: **Continued Public Hearing for Conditional Use Permit No. 2017-22:** A request to develop a 1.91-acre area within the Cameron Creek Marketplace Shopping Center with an ARCO AM/PM gas station consisting of a 6,000 square foot convenience store building with a future fast-food restaurant space (no tenant has identified), a 4,933 square foot automated carwash building, and a 6,775 square foot fuel canopy with 10 fuel dispensers. The Cameron Creek ARCO AM/PM is part of the Cameron Creek Shopping Center and zoned C-MU (Commercial Mixed Use). The project area for the proposed ARCO AM/PM gas station is located on the southeast corner of West Caldwell Avenue and South West Street (APN: 126-870-037 & 126-870-039).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-22, as conditioned, based upon the findings and conditions in the revised Resolution No. 2017-37. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-22, as conditioned, based on the findings and conditions in Revised Resolution No. 2017-37.

CONTINUED PUBLIC HEARING FROM AUGUST 28, 2017

The Planning Commission conducted a public hearing on August 28, 2017, for CUP No. 2017-22 (ARCO AM/PM). There was considerable public testimony in opposition to the proposed commercial development. The issues included noise, traffic, 24-hour operation, lighting, and incompatibility with existing residential land uses. In particular, the noise study done for the project contained edits/errors that raised further questions by the public and Planning Commissioners related to potential noise impacts.

After taking public testimony, the Planning Commission considered issues raised and questioned staff and the applicant on noise, traffic, and design standards related to the project. Staff addressed issues raised related to the site's commercial zoning designation, and land use entitlements that established the commercial shopping center. In addition, staff provided context to the major streets including Caldwell Avenue which is designated as a four lane divided arterial, and West Street between Caldwell Ave. and Cameron Ave. being designated a collector street. The applicant's noise consultant clarified an error contained in the noise study.

Based on the comments received and the errors noted in the noise study and at the public hearing, the Planning Commission continued CUP No. 2017-22 to a date undetermined. This was to allow the applicant to correct the noise study and provide additional responses to the questions raised at the public hearing.

Revised Project Submittal

The applicant has provided a revised site plan exhibit, building elevations, floor plans, a revised photometric plan, and has submitted a new acoustical analysis that was prepared by WJV Acoustics. The acoustical analysis identified new mitigation measures which warranted the recirculation of the Mitigated Negative Declaration (MND) to incorporate the new mitigation measures into the project. Copies of the MND and acoustical analysis are attached to this report.

In addition, the project was re-noticed in the newspaper, by mail (300-foot mailing radius). Public hearing notices were also mailed to individuals that contacted staff requesting notice be given to them when the project is re-notice for public hearing.

Please note, the staff report and exhibits from the August 28, 2017, Planning Commission meeting are also attached to this staff report (see Attachment 6). Resolution No. 2017-37 has also been revised to reflect the revised Mitigated Negative Declaration No. 2017-39, and revised project exhibits.

REVISED PROJECT SUBMITTAL

The project description has been revised to accurately account for the proposed ARCO AM/PM project. The project site, 1.91-acre area within the Cameron Creek Marketplace Shopping Center, is proposed to be developed with the following:

- An ARCO AM/PM gas station consisting of a 6,000 square foot convenience store building with a future fast-food restaurant space (no tenant has identified for this space but fast-food and/or sit-down eatery/restaurants are permitted in the C-MU zone) (see Exhibits "B" and "C");
- A 4,933 square foot automated carwash building with a seven (7) feet above ground sound wall constructed along the west side of the carwash building (see Exhibit "B");
- An 18 ½ -ft. tall, 6,775 square foot fuel canopy with 10 fuel dispensers (see Exhibit "B" and Exhibit "G");
- Installation of two underground storage tanks (30,000 gal. and 10,000 gal. gasoline tanks and 12,000 gal. diesel tank (see Exhibit "B");
- Installation of Vapor 1 and Vapor 2 gasoline recovery systems;
- 27 parking spaces providing on-site, excluding the 20 fueling station spaces located under the fueling island canopy (see Exhibit "A");
- 11 vacuum parking stations will be provided south of the carwash building (see Exhibit "A");
- Construction of the primary vehicle drive aisle extending to the east (see Exhibit "H");
- New curb, gutter, sidewalk, street lights and park strip landscaping will be installed along the S. West Street frontage to W. Kimball Avenue;
- New drive approach constructed on S. West Street;

- Installation of six parking lot lights adjacent to the convenience store and carwash building at a pole height of 16-feet as noted on the attached site plan and photometric plan (see Exhibits "A" and "I");
- Installation of on-site landscaping and street tree planting both in the park strip and on-site along both Caldwell Avenue and West Street frontages.

The proposed carwash facility has also been re-oriented from the previous site plan exhibit. The carwash is proposing to have the entrance located along the west side of the carwash building, with the exit and blower drying equipment located to the east side (away from the closest residential land uses located across S. West Street). The vehicle queuing lane for the carwash is directly to the west of the ARCO AM/PM convenience store building. A proposed seven-foot above ground-level block wall will be installed between the opening of the carwash entrance and a portion of the vehicle queuing lanes (see Exhibit "B", Key Plan Note 25). The seven-foot block wall is incorporated into the project design to attenuate noise levels as stated in the acoustical analysis for the carwash during operating hours.

The hours of operation for the carwash are from 6:00 a.m. to 7:00 p.m. seven days a week, which were the hours identified per the applicants initial submittal and included in the August 28, 2017 Planning Commission staff report. Car wash activities are proposed to not occur between the hours of 7:00 p.m. through 6:00 a.m. This is because the mitigation options identified for the carwash would not reduce carwash project-related noise levels to below the City's applicable nighttime noise level standards.

In addition, the applicant has provided a revised Operational Statement (see Exhibit "A"). The revised Operational Statement has identified revised operating hours for the ARCO AM/PM gas station and convenience store. The hours identified are between the hours of 4:30 a.m. to 12:00 a.m. seven days a week (no longer requesting 24-hour operation). The operational statement also states the gas station will sell vehicle fuel for automobiles and light duty pick-up trucks along with typical convenience store sundry goods, including quick-serve food, snacks, and beverages (i.e., coffee, sodas, beer and wine). If an ABC license request is applied for by the applicant, the request would be processed administratively with final approval coming from the City Manager's office, with input from Planning staff and the Visalia Police Department. During the Site Plan Review process, staff did not identify any nuisance compatibility issues with the site, however, any ABC license request would go through the administrative review process to determine if the license should be approved or denied.

The proposed 1.91-acre area is subject to the property owner recording the approved Lot Line Adjustment (LLA) No. 2017-05, approved on July 10, 2017. The approved lot line adjust the property lines of Parcels 1, 2, 3 and 5 of Parcel Map No. 5141 (see attached Exhibit "J") . Lot Line Adjustments are subject to the provisions of the California Subdivision Map Act Exclusions Section §66412. Lot Line Adjustments are exempt from CEQA review and approved administratively. Lot Line Adjustment No. 2017-05 has not been recorded; however, recordation of the lot line adjustment has been included as a condition of project approval for CUP No. 2017-22 (see Condition No. 17).

The Cameron Creek Marketplace Shopping Center had an associated Tentative Parcel Map (TPM No. 2005-15) which subdivided the entire 15.55-acre site into eight parcels with shared access, parking, drainage and maintenance agreements (see Related Projects below).

PROJECT EVALUATION

Staff recommends approval of the revised project, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan and the Zoning Ordinance. Staff concludes the CUP, including the ARCO AM/PM gas station, convenience store and carwash is consistent in nature and character of the Commercial Mixed Use zoning designation and the future shopping center. Caldwell Avenue is a major arterial roadway and the future development of this 15.55-acre site will provide a wide range of commercial services and shopping opportunities to the surrounding residential neighborhoods.

New Acoustical Analysis (i.e., Noise Study)

A new acoustical analysis was prepared for the proposed project (ref.: attached Cameron Creek Marketplace Carwash Visalia CA, WJV Acoustics, Inc., February 26, 2018). The purpose of the acoustical analysis is to determine if noise levels associated with the project will comply with the City's applicable noise level standards. If noise impacts related to the project are identified, the acoustical analysis shall identify the impacts and identify mitigation measures to attenuate noise levels generated by the project to comply with the City of Visalia's noise level standards.

The acoustical analysis is based upon the project's revised site plan. Noise measurements were obtained by the noise consultant (WJV Acoustics, Inc.) at the project site. Reference noise measurements were obtained at an existing gas station. Also, data from a similar carwash facility and information were provided to WJVA by the project applicant.

The acoustical analysis conducted background/ambient short-term noise level measurements on the project site. The intent of the noise measurements was to document existing ambient noise levels near the project site. Additionally, nighttime noise measurements were taken on the night/morning of January 22-23, 2018. Noise measurements were conducted at two locations within the project area (see attached acoustical analysis). The intent of the measurements was to quantify existing (without project) ambient noise levels during the nighttime hours.

In addition, to further quantify noise levels that could be expected from typical gas station/convenience store operations, WJVA staff conducted reference noise measurements at an existing ARCO-AM/PM facility located at 600 South Lovers Lane in Visalia. The Lovers Lane location is a similar facility to that being proposed for the Cameron Creek Marketplace project.

The acoustical analysis concludes noise levels associated with the proposed gas station and convenience store operations would result in a less-than-significant noise impact and are not expected to exceed the City's applicable daytime or nighttime noise level standards established in the Noise Ordinance as well as those established in the Noise Element of the General Plan. Mitigation is not required for the gas station and convenience store components of the proposed project.

However, the acoustical analysis concluded that noise levels associated with the carwash and blowers would exceed the City's applicable daytime and nighttime noise level standards at the sensitive receiver locations (i.e., residential units) west of the project site. In order to mitigate the carwash-related noise levels to a less-than-significant impact at nearby residential land uses, several mitigation measures were identified. The mitigation measures identified below (Items 1 through 4) provide mitigation measures to attenuate noise based on the orientation of the carwash. The applicant, per their site plan (see Exhibit "B"), has identified their preferred

mitigation measure (see Item 1 below). However, these mitigation measures would be required and shall be incorporated into the project design and construction, if the project is approved.

The mitigation measures are as follows:

1. Sound Wall (preferred mitigation measure):

A sound wall could/shall be constructed along the tunnel entrance, between the west entrance opening and the existing residential land uses west of the project site. The minimum required height of the sound wall along the car wash tunnel entrance was calculated using a sound wall insertion loss model. The model calculates the insertion loss of a wall of a given height based on the effective height of the noise source, height of the receiver, distance from the receiver to the wall, and distance from the noise source to the wall.

Based upon the above-described project-related noise levels and insertion loss model, it was determined that a sound wall with a minimum height of seven (7) feet above ground elevation would mitigate project related noise levels at receiver locations noted in the report to 48.6 dB, 49.8 dB and 49.7 Leq/L50, which meets the City's daytime noise standards. The sound wall should be continuous from the south side of the tunnel entrance, and continue as the tunnel entrance lane turns to the north, as shown in red on Figure 1. The sound wall would reduce project-related noise levels to below applicable City of Visalia daytime standards, but would not reduce project-related noise levels to below the City's applicable nighttime standards.

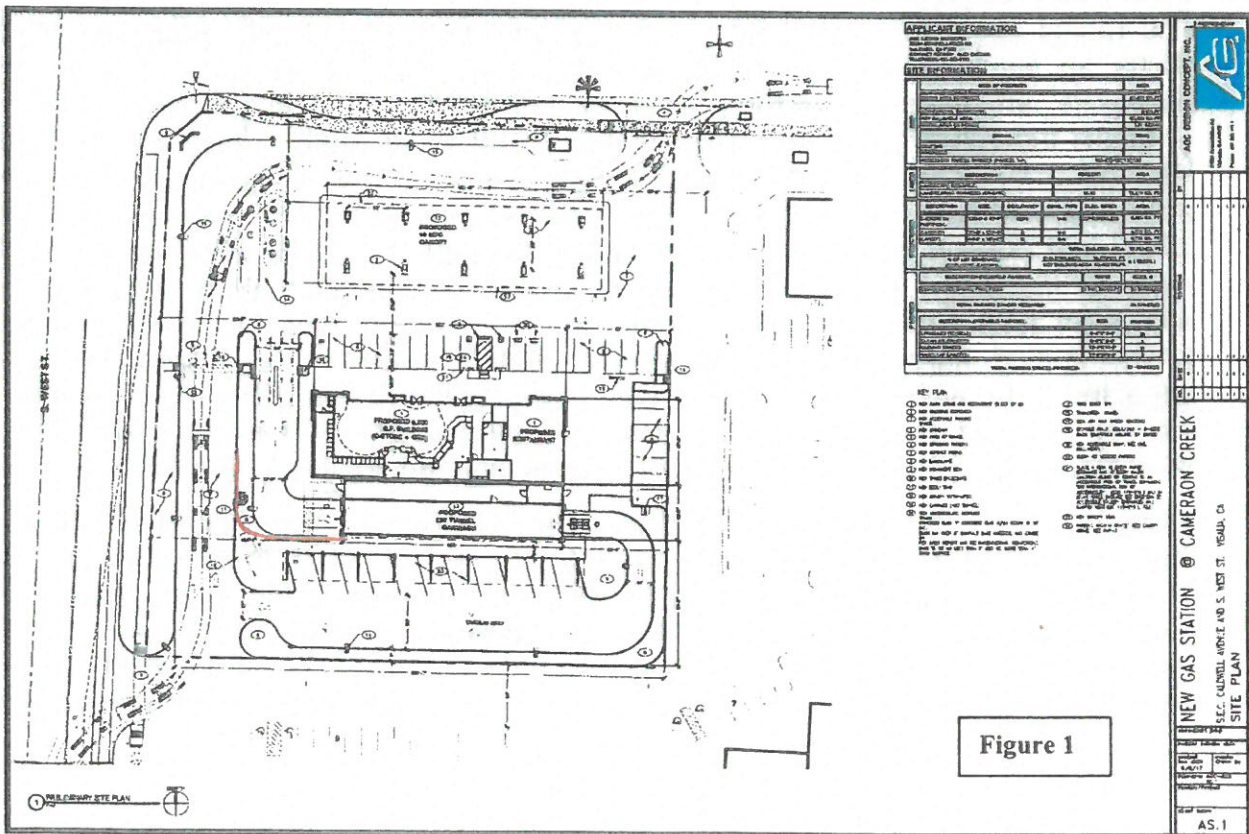


Figure 1

2. Tunnel/Bay Door:

The inclusion of a tunnel (bay) door at west side of the tunnel could be included into project design. WJVA staff analyzed noise level test data provided by Baywatch Car Wash Tunnel Door Solutions. Baywatch provides custom car wash doors constructed to provide acoustic attenuation in noise-sensitive environments (other similar products could be assessed). The door could be installed at the west side of the tunnel (facing the nearby residential land uses), and would close once the vehicle has entered the car wash tunnel. The door would remain closed until the dry cycle has completed and the vehicle has exited the tunnel.

3. Reconfigure Car Wash Tunnel:

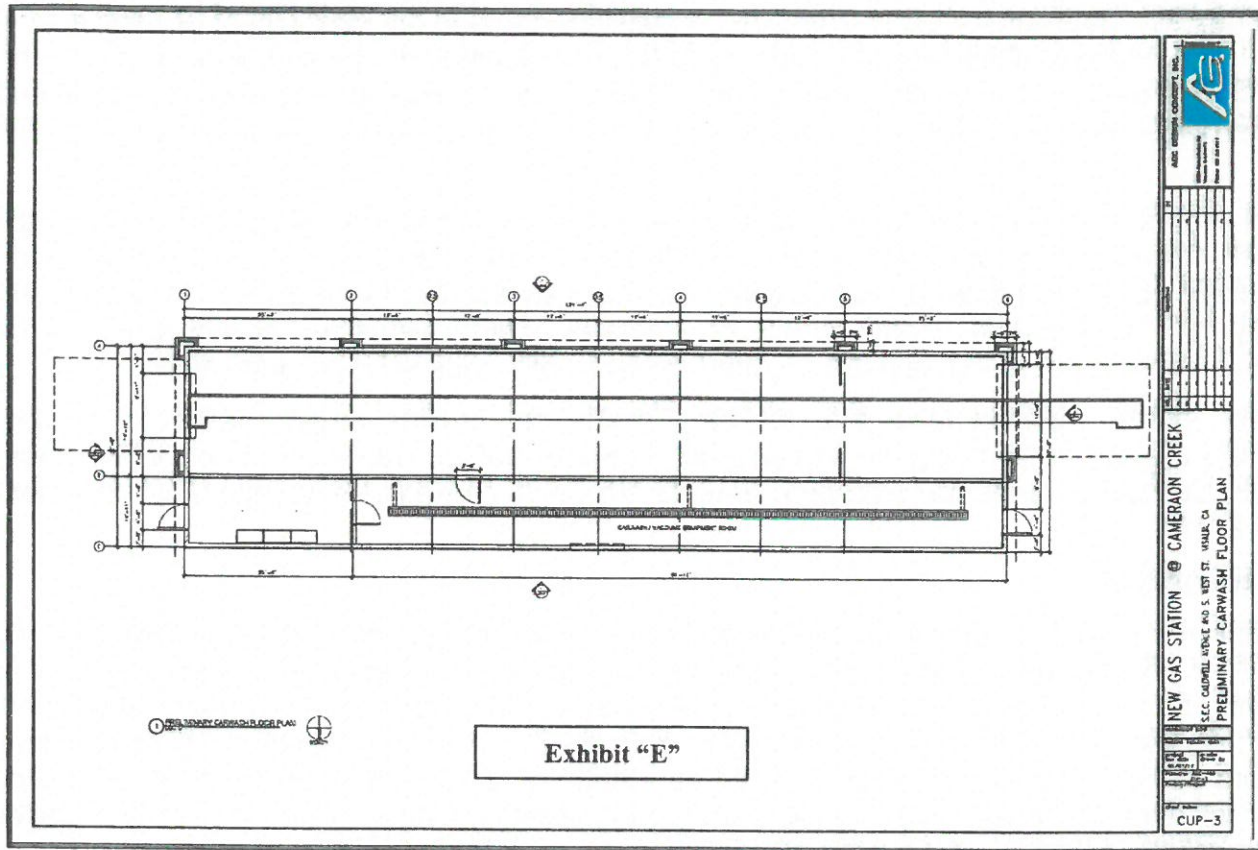
180 Degree Rotation: Noise levels associated with car wash blowers are louder at the exit end of the tunnel than the entrance end of the tunnel. If the tunnel was rotated 180 degrees from its currently proposed location, so that the exit is west-facing, noise levels associated with the car wash would be approximately 59 dB L50 at the closest residential land uses west of the project site. Such levels would exceed the City's applicable noise level standards. Using the above described sound wall insertion loss model, it was determined that a sound wall constructed to a minimum height of twelve (12) feet would be required at the tunnel exit if the tunnel exit were to be located facing West Street.

4. 90/270 Degree Rotation:

The tunnel could be rotated 90 or 270 degrees from its currently proposed alignment. Doing so would result in acoustic shielding (provided by the tunnel) at the existing residential land uses west of the project site, and would reduce project-related noise levels to below the City's standards at the homes along West Street. However, the residential land uses south of the site, along Kimball Avenue, would be exposed to unshielded project-related noise levels. Additionally, the homes along Kimball Avenue, between West Street and Watson Street, do not have an existing sound wall that would provide additional noise attenuation. If the tunnel were to be rotated 90 degrees from its currently proposed alignment (exit facing Caldwell Avenue) or 270 degrees (exit facing Kimball Avenue), project-related noise levels at the closest homes south of the project site would be expected to be approximately 56 dB (exit facing Caldwell Avenue) and 62 dB (exit facing Kimball Avenue), respectively. Such levels would also exceed the City's applicable noise level standards, and these configurations would also require the inclusion of a sound wall.

Using the above-described sound wall insertion loss model, it was determined that a sound wall constructed to a minimum height of ten (10) feet would be required along the tunnel entrance, if the tunnel was configured with the entrance facing south (toward Kimball Avenue) and the exit facing north (toward Caldwell Avenue). Additionally, the required height of a sound wall (20+ feet) necessary to mitigate project noise levels if the tunnel exit were to be facing south (toward Kimball Avenue), is not considered to be a feasible option.

Staff has also included Condition No. 7, limiting the hours of operation for the carwash from 6:00 a.m. to 7:00 p.m., and incorporated the mitigation measures into the revised Resolution No. 2017-37. In addition, the vacuum system equipment shall be located in the carwash building as depicted per Exhibit "E". The requirement to have the vacuum system equipment located within the building is included in Condition No. 7.



Furthermore, staff recommends Condition No. 19 be adopted for CUP No. 2017-22. This condition, if adopted, requires the applicant/developer prior to operating the carwash to verify that the carwash equipment does not exceed Community Noise levels as identified in the attached acoustical analysis (Cameron Creek Marketplace Carwash Visalia CA, WJV Acoustics, Inc., February 26, 2018). The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the carwash prior to operating. The noise measurement shall be submitted and verified by staff prior to operation of the carwash. Failure to meet Community Noise requirements shall result in non-operation of the carwash until noise levels are met.

Elimination of the Carwash

In regards to the proposed carwash operations, as noted in the acoustical analysis, the removal of the carwash from the project would eliminate noise impacts associated with the operation of the carwash facility; and therefore, no mitigation would be required. The acoustical analysis concludes noise levels associated with daily operations of the proposed gas station and convenience store operations would result in a less-than-significant noise impact and are not expected to exceed the City's applicable daytime or nighttime noise level standards established in the Noise Ordinance as well as those established in the Noise Element of the General Plan.

Therefore, noise mitigation is not required for the gas station and convenience store operations portion of the proposed project.

Traffic

The Cameron Creek Marketplace Shopping Center is bounded by two arterial streets to the north and east (Caldwell Ave. and Court St.), a collector street to the west (West St.) and a local street to the south (Kimball Ave.). The ARCO AM/PM site located on the southeast corner of the Caldwell Avenue (arterial roadway) and West Street (collector roadway between Caldwell and Cameron Avenues) intersection. West Street north of Caldwell Avenue is a designated local street.

Arterial streets are designed to move large amounts of traffic throughout the community. Caldwell Avenue is a designated four-lane divided arterial roadway with a median island constructed down the center of the Caldwell Avenue between Santa Fe Street to the east and Mooney Blvd. to the west. Traffic counts on Caldwell Avenue between Fairway Street to the west and Court Street to the east are 15,500 Average Daily Trips (ADT) (Spring 2016).

Collector streets connect local and arterial streets and provide direct access to parcels. Collectors are generally designed to carry two lanes of traffic. Traffic counts on West Street between Caldwell Avenue and Cameron Avenue are 2,600 Average Daily Trips (ADT) (October 10-14, 2016).

Correspondence

Staff has received four pieces of correspondence from the Oppose ARCO AM/PM Steering Committee prior to the publishing of this report. Copies of the correspondence are attached to this report as Attachment 1. Correspondence received by Community Development Department staff on January 29, 2018 and March 7, 2018, were distributed to the Planning Commissioners. The third piece of correspondence received on March 13, 2018, was e-mailed to the Planning Commissioners (there was no Planning Commission meeting held on March 26, 2018). Copies of the received correspondence were also given to the project applicant.

Staff has provided responses to the Oppose ARCO AM/PM Steering Committee letter received March 7, 2018 that identifies 29 restrictions the Steering Committee would like to see placed on the ARCO AM/PM project if the Planning Commission were to approve the CUP. The questions and responses are included as Attachment 2 to this staff report.

The fourth piece of correspondence from the Oppose ARCO AM/PM Steering Committee dated April 2, 2018 is attached as Attachment 4 to this staff report. The April 2, 2018 correspondence contained the following information:

- 04/02/18: Questions posed by Oppose ARCO AM/PM;
- 04/02/2018: Agenda Item Concerning ARCO AM/PM Development Application;
- 03/22/18: An Alternative Proposal;
- Undated Letter from Dale Hatherley;
- Various dates: E-mails and letters between Robin Hernandez and Tom Freeman;
- Undated Letter from William Breeser Jr.;
- Undated Letter from Cheryl Johnson;
- 03/27/18: Videographer Briefing and Video Outline;

- 03/21/18: Letter from Jeanny Chang, Emission and Green House Gas Reduction Concern;

Staff has also received an e-mail in support of the project. The e-mail is attached to the report (see Attachment 5).

Underground Storage Tanks

The first restricted item listed in the March 7, 2018 letter states "FHA home mortgage insurance is unavailable if any 1,000+ gallon fuel tank is within 300 feet of the residential property. Four James Court residences are within the 300 feet limit."

Staff contacted the Department of Housing and Urban Development (HUD) FHA Resource Center and was provided with the following information regarding FHA insurance eligibility for homes located near service stations (i.e., gas stations). The HUD representative provided a link to the FHA Housing Handbook which stated the following:

Handbook 4000.1 II.D.3.c.iii.(C)(7): "If the subject property line is within 300 feet of an above ground or subsurface stationary storage tank with the capacity of 1,000 gallons or more of flammable or explosive material, then the property is ineligible for FHA insurance. The Appraiser must notify the Mortgagee of the deficiency of Minimum Property Requirements (MPR) or Minimum Property Standards (MPS), so the Mortgagee can determine the eligibility."

This includes domestic and commercial uses as well as automotive service station tanks.

Staff has reviewed the information and based on this requirement, four residential lots would be ineligible for FHA insurance. The four residential lots identified in the March 7, 2018 letter (see Attachment 1 & 2) are 512, 517, 518 and 532 W. James Court.

Staff, using the City's GIS (Geographical Information System) has approximated the 300-foot distance from the proposed underground storage tanks and the impacted properties. The map below identifies the same addresses as stated in the March 7, 2018 letter (see map below).



In addition, residential properties located to the northwest of the ARCO AM/PM site (3521 & 3535 S. West St. and 3540 S. Willis Ct.) are within the approximate 300-foot radius area. However, these residential properties, including properties north and west of the existing Shell gas station site may already be ineligible for FHA insurance given their proximity to the existing Shell gas station underground storage tanks, which are located to the west of the Shell gas canopy. Staff did a permit research of the Shell gas station site and found an expired permit to remove the existing underground storage tanks to be replaced with two 12,000 gallon underground storage tanks. The permit record for this improvement was issued in 1997.

Based on this information, staff recommends the Planning Commission include Condition No. 20. This condition requires the underground storage tanks be relocated to an area on-site that does not result in residential properties being within 300-feet of the underground storage tanks. The revised site plan depicting the relocated underground storage tanks shall be submitted to the Community Development Department Director and City Planner for compliance with this condition.

Comments Received Regarding Acoustical Analysis

Staff has received correspondence dated March 26, 2018 from the Oppose ARCO AM/PM Steering Committee related to the Acoustical Analysis prepared for the project. Staff has reviewed the letter and concludes that the Acoustical Analysis submitted by WJV Acoustics provides adequate technical analysis, including noise mitigation measures that have been incorporated into the project to attenuate noise generated by the carwash.

Revised Hour Operations

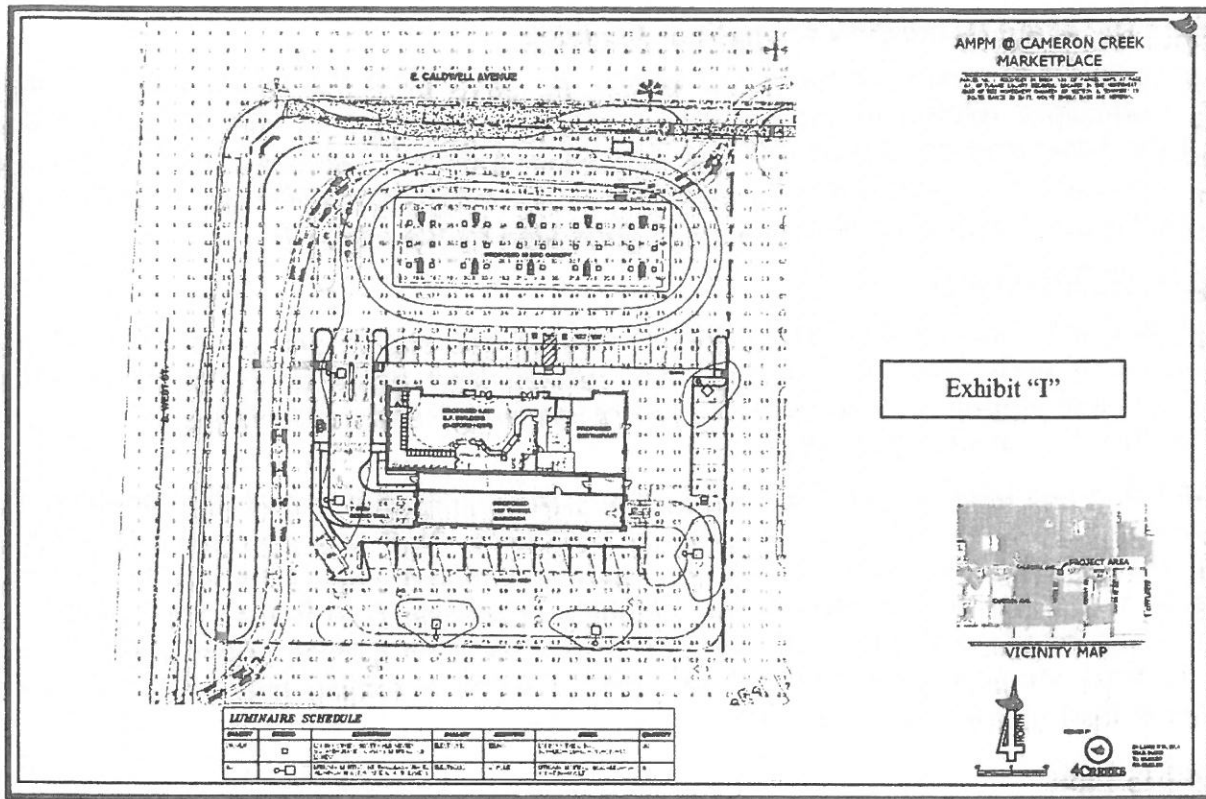
The applicant had initially identified the ARCO AM/PM gas station and convenience store to operate as a 24-hour use. The applicant has revised their operational statement and has identified hours of operation for the ARCO AM/PM gas station and convenience store from 4:30 a.m. to 12:00 a.m., seven days a week.

Condition No. 3 has been included as part of the CUP conditions that limit the operating hours as those identified in the attached operational statement. Staff has also included additional language requiring the gas fuel pumps be non-operable during the hours the business is closed. Conversely, it is within the purview of the Planning Commission to further limit the hours of operation if the Planning Commission, as part of their decision making process, provides that specific findings identifying the reasons to justify reduced operating hours identified by the applicant per their operational statement.

Photometric Plan

New sources of light will be created as the commercial shopping center builds out which is typical of urban development. The City's existing development standards require that light be directed and/or shielded so it does not fall upon adjacent properties upon the site's future development as required under Section 17.30.015.H of the Zoning Ordinance.

The ARCO AM/PM will require full-coverage lighting throughout the parking areas, and lighting to illuminate the building and gas pumps. The applicant has submitted a photometric plan (see Exhibit "I"). The photometric plan depicts parking lot pole lighting fixtures (6 pole fixtures at 16-ft. in height) installed in close proximity to the building/carwash perimeter and directed toward the interior of the site. In addition, the gas canopy lighting located under the canopy is directed downward toward the gas fueling stations. The photometric plan demonstrates that the ARCO AM/PM's lighting along the north and west property lines does not exceed the 0.5 lumens, as stated in the Site Plan Review No. 2016-140 comments prepared for this project. The on-site lighting for the gas station is directed and focused so as to avoid direct illumination spilling beyond the site boundaries, as stated in the Site Plan Review Comments No. 2016-140 and as required under Section 17.30.015.H of the Zoning Ordinance.



The project will add night lighting, which would introduce a new source of illumination to the area. However, direct illumination of the off-site residences would be avoided by focusing parking lot lighting, building/gas canopy lighting, and security lighting away from the site perimeter, and installing the six (6) pole fixtures at a height not to exceed 16-ft, as identified the photometric plan submitted for this project and attached depicted on attached Exhibit "I". In addition, the landscape trees to be planted along the site perimeter will help facilitate in screening parking lot lighting particularly to the residences near the project site.

Staff recommends the Planning Commission adopted Condition No. 18 requiring the applicant/developer, prior to occupancy and/or operation of the ARCO AM/PM gas station/convenience store/carwash, the applicant/developer shall conduct, with City staff verification, that the on-site lighting installed for this development complies with the lumen intensity as demonstrated on the Photometric Plan (see Exhibit "I") and shall not exceed 0.5 lumens at the property lines.

Project signage for the ARCO AM/PM will also conform to the Sign Ordinance and illuminated building wall signage is prohibited along the west façade of the building and west façade of the gas canopy (see signage discussion below regarding limited illuminated building signage). In addition, any proposed fuel pricing signage located near and/or directed toward the Caldwell/West intersection shall be prohibited from installing the red LED light fixture signage for gas pricing. Any price sign facing residential areas shall be internally illuminated by a low-intensity LED fixture with no neon lighting. The monument sign lighting requirement has been included as Condition No. 7 for CUP No. 2017-22.

Signage for ARCO AM/PM

The applicant has provided exhibits for the proposed signage for the ARCO AM/PM site. Exhibit "D" identifies the location and wall placement of each sign as well as the sign areas for wall/canopy signage and the monument sign. The thematic signage is consistent with signage proposed on other ARCO AM/PM gas stations developed in Visalia over the past three years.

Wall signage for both the convenience store and the canopy signage are within the allowable sign area for a commercial development. The monument sign height is within the allowable sign height for freestanding monument signs; however, the monument sign area exceeds the maximum 35-square feet per sign face. The monument sign, as depicted identifies a sign face area of 46-square feet. Staff has included Condition No. 4 requiring the monument sign area be approved at 35-square feet and located 5-feet from property lines, which is consistent with Section 17.48.110.C.4 and 5 of the Sign Ordinance for freestanding monument signs.

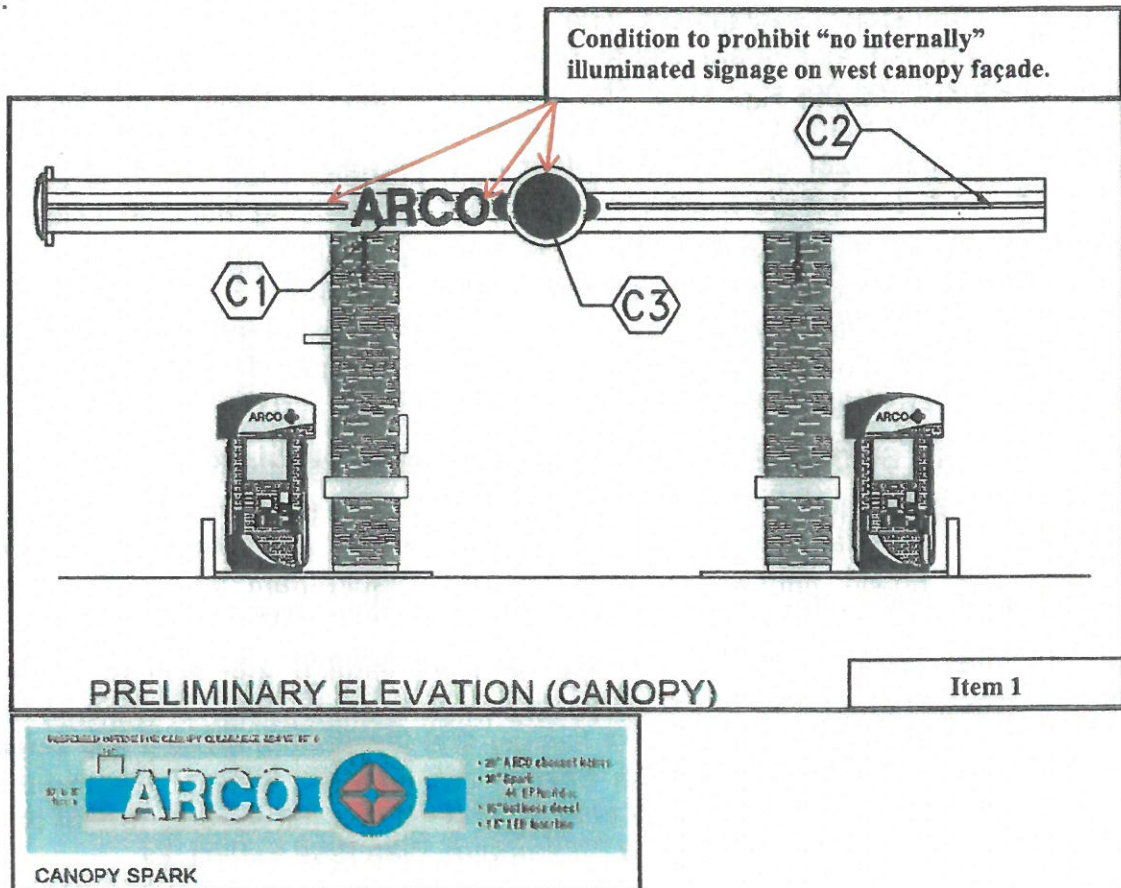
In addition and as previously stated, the proposed fuel pricing signage located near and/or directed toward the Caldwell/West intersection shall be prohibited from installing the red LED light fixture signage for gas pricing. Any price sign facing residential areas shall be internally illuminated by a low-intensity LED fixture with no neon lighting. The monument sign lighting requirement has been included as Condition No. 4 for CUP No. 2017-22.

Illuminated Signage on Gas Station Canopy – Impacts to Residential

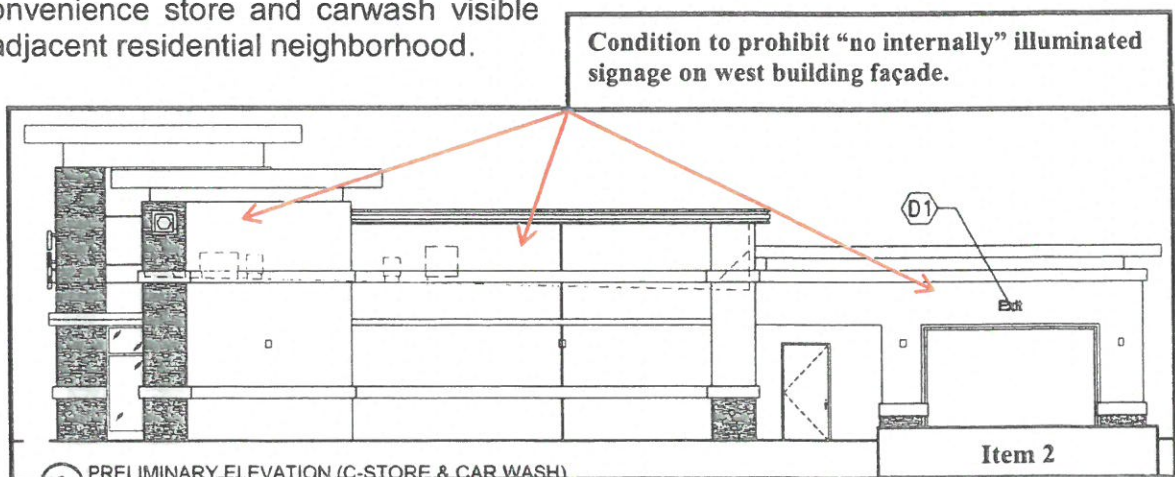
The project site is adjacent to existing residential development to the north, northwest and west. The applicant has provided a new photometric plan for the site. The new photometric plan demonstrates that on-site lighting complies with the requirement for on-site lighting not to exceed 0.5 lumens beyond the property lines of the commercial site.

Staff recommends several conditions related to sight lighting and signage to reduce light impacts to residential properties to the north and west. Condition No. 11 requires that the fuel island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from exceeding the 0.5 lumens beyond the property lines of the commercial site. Condition No. 12 also requires all on-site pole lighting fixtures not exceed 16-feet in height and be located in the areas as depicted on the Photometric Plan (see Exhibit "I").

In addition, Condition No. 13 requires that there shall be no internally illuminated signage on the west exterior fascia of the canopy including any type of light strips or LED/neon banding (see Item 1 below). The elimination of canopy lighting along the west exterior of the canopy is due to the fact that the canopy signage is approximately 16 to 18 feet in height, and could be clearly visible from residences over the block wall west of West Street. The sign exhibit submitted and attached as Exhibit "K" currently shows use of a lighted decal/spark and band on the canopy elevations.

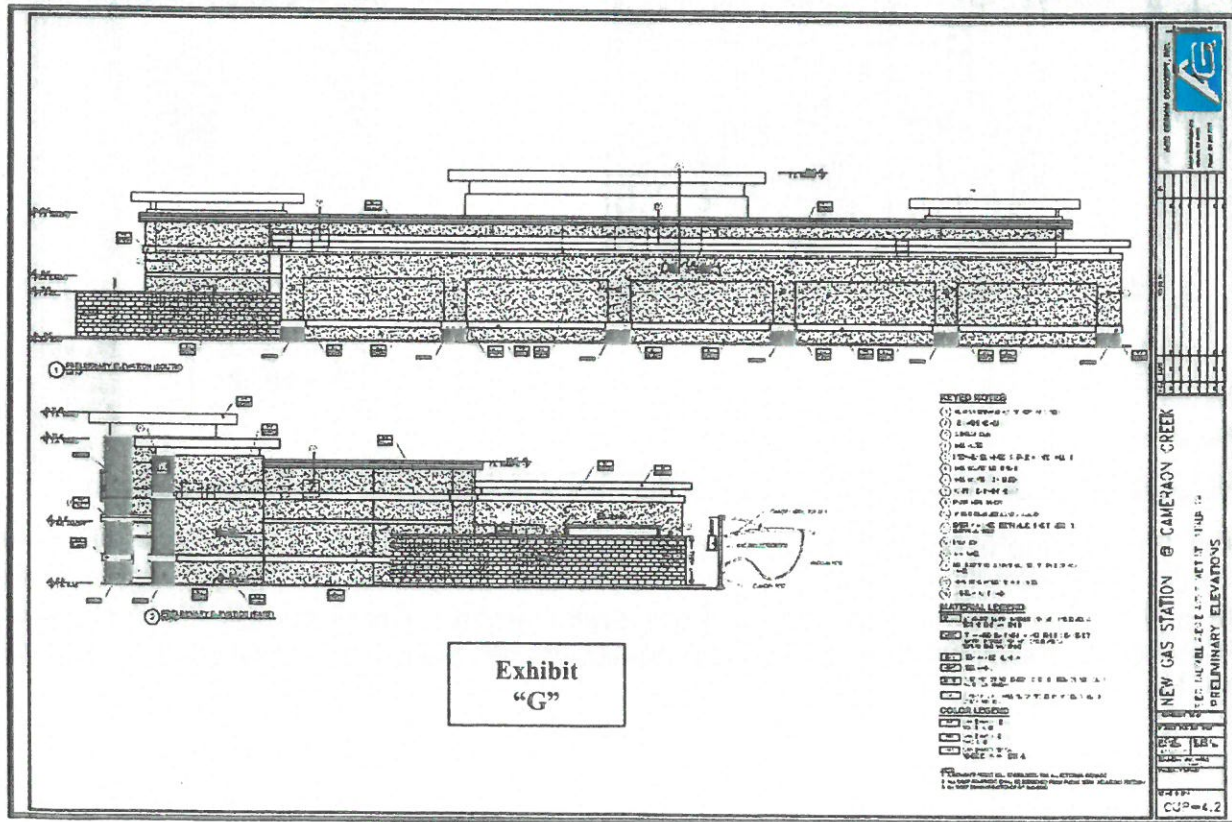
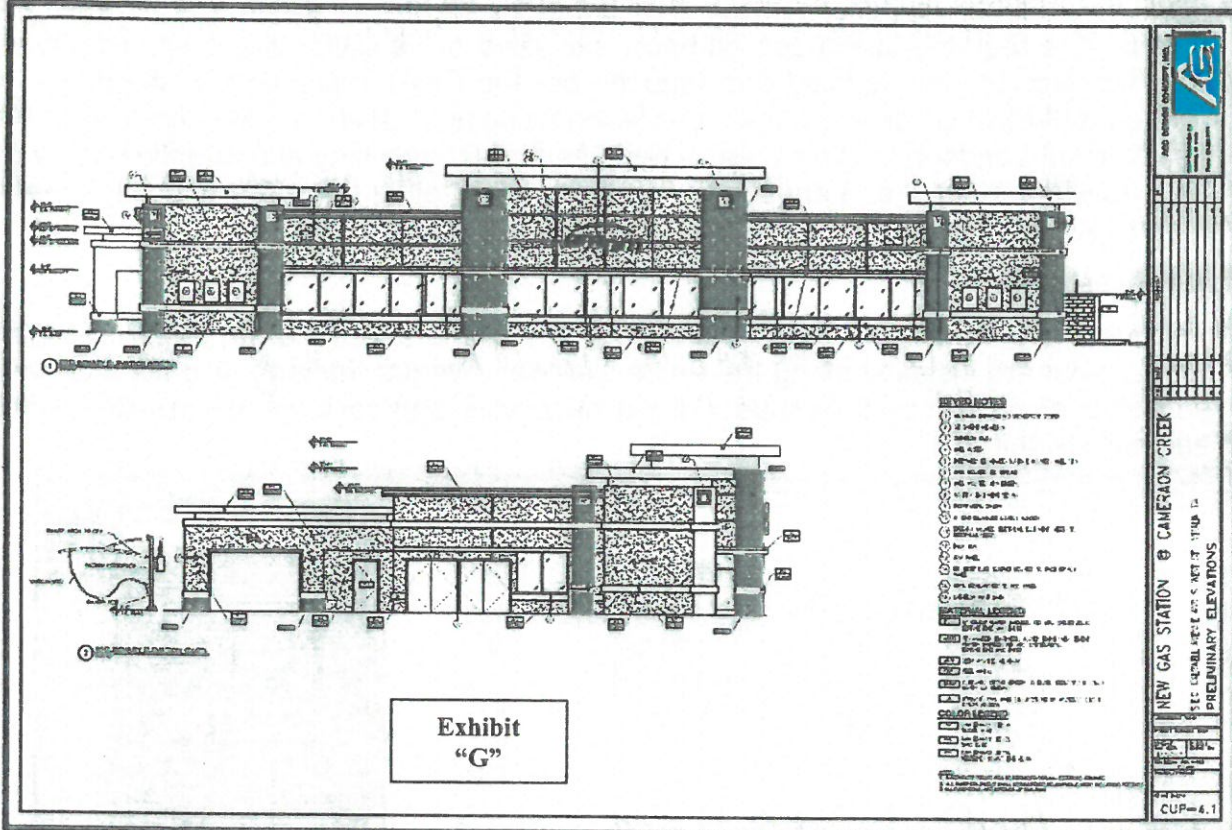


Condition No. 14 is also included to address illuminated building signage near the top of the west building façade for the ARCO AM/PM convenience store and carwash building that may be clearly visible from adjacent residential properties to the west (see Item 2 below). Condition No. 14 states that illuminated building signage shall be prohibited along the west building facades for the convenience store and carwash visible from the adjacent residential neighborhood.



Building Elevations and Landscaping

The applicant has provided elevations proposed for the ARCO AM/PM and gas canopy. The elevations depict stucco siding and stone veneer. Staff has included Condition No. 5 requiring the building elevations be developed consistent with those provided in Exhibits "F" and "G".



Environmental Review

A revised Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that a significant, adverse environmental impact related to carwash operation noise would occur. The Mitigated Negative Declaration (MND) was re-circulated for this project (see attached Revised Mitigated Negative Declaration No. 2017-39). The revised MND contains new Mitigation Measures incorporated into the project based upon a new noise study. The mitigation contained in the project shall effectively reduce the environmental impact of noise to a level that is *less than significant* while the project site is in operation. Therefore, staff recommends that Revised Mitigated Negative Declaration No. 2017-39 and the Mitigation Monitoring Program be adopted for this project.

During the preparation of this staff report, staff did not receive any correspondence related to the re-circulated MND.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Use and Zoning:	North: Caldwell Avenue / Divided four lane Arterial street South: C-MU – Vacant Parcel 3 of the Cameron Creek Marketplace Shopping Center East: C-MU – Vacant Parcel 2 of the Cameron Creek Marketplace Shopping Center West: West Street / Two lane Collector street
Environmental Review:	Mitigated Negative Declaration (MND) No. 2017-39
Special Districts:	N/A
Site Plan Review No:	2016-140

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

The following entitlements have been approved for the commercial shopping center site:

General Plan Amendment (GPA) No. 97-10 and Change of Zone (COZ) No. 97-10: Both these entitlements re-designated 11.3 acres, owned by William S. Blankenship at the time, from Low and Medium Density Residential land use to Neighborhood Commercial. The COZ rezoned the property from R-1-6 (Single-family Residential) and R-M-2 (Multi-family Residential) to P-CN (Planned Neighborhood Commercial). In addition, the property was subject to the recorded Conditional Zoning Agreement No. 9802. The conditions of the Zoning Agreement are as follows:

- That the "Property" be developed as a Neighborhood Shopping Center and that a grocery store be included in the first phase.
- That the four parcels which make up the "Property" shall be included in the design of the Neighborhood Shopping Center.
- That a stand-alone liquor store not be allowed.

General Plan Amendment (GPA) No. 99-06 and Change of Zone (COZ) No. 99-07: Both these entitlements re-designated 4.2 acres, owned by Barbara Greer and Jean Robles, from Low Density Residential land use to Neighborhood Commercial. The COZ rezoned the property from R-1-6 (Single-family Residential) to P-CN (Planned Neighborhood Commercial). Similar to the Blankenship property which is adjacent to the 4.2-acre site, this property was also subject to a Conditional Zoning Agreement (CZA No. 99-03) which extended the same conditions spelled out in 9802 Conditional Zoning Agreement as follows:

- That the Property be developed as an integrated part of a neighborhood shopping center along with the parcels directly east of the Property.
- That the Property shall not develop separately prior to the first phase of the neighborhood shopping center.
- That a stand-alone liquor store not be allowed.

No CUP's were filed depicting the development of the site with the associated 1997 and 1999 GPA/COZ entitlements.

In 2014, the City Council adopted a new General Plan (Oct. 2014) that re-designated the land use designation for the entire shopping center site from Neighborhood Commercial to Commercial Mixed Use. Subsequently, the City Council updated the City's Zoning Ordinance and Zoning Map (April 2017) establishing General Plan and Zoning consistency, citywide. As a result of these updates, the 15.55-acre shopping center site's land use and zoning designations changed from Neighborhood Commercial to Commercial Mixed Use. The conditional zoning agreement associated with the 1997 and 1999 GPA/COZ approvals thereby became null and void due to their associations with the Neighborhood Commercial zoning that is no longer applicable to the shopping center site.

Conditional Use Permit (CUP) No. 2005-022, Variance No. 2005-08 and Parcel Map No. 2005-14, were submitted for the development of the 15.55-acre Cameron Creek Shopping Center. The development consisted of a total building area of 106,132 square feet. The shopping center will consist of two large anchor pads and various retail buildings along the southern portion of the site. The remaining balance of the site includes the development of out-pads buildings with drive-thru lanes along the Caldwell Avenue street frontage. The variance established a sign program for the entire shopping center while the parcel map depicted the subdivision of the entire shopping center into eight parcels. The Planning Commission approved the CUP, Variance and Parcel Map on July 25, 2005.

Conditional Use Permit No. 2008-06 and Variance No. 2008-02 was a request by the applicant to develop the Caldwell and Court Commercial Center (i.e., Cameron Creek Shopping Center) with a total building area consisting of 118,558 square feet. The commercial center consisted of commercial and office space, a pharmacy with a drive-thru and a neighborhood grocery. The Variance allows a sign program for a retail center that varies from the standard signage provisions of Design District A, specifically with regard to quantities of freestanding signs. The Planning Commission approved the CUP and Variance on March 10, 2008. A parcel map was not submitted as part of this project and the applicants never submitted building plans to initiate their land use entitlement. CUP No. 2008-06 and Variance No. 2008-02 expired two years after the Planning Commission approval this project.

Conditional Use Permit No. 2015-18: was a request by Cameron Creek Marketplace, LLC to amend Conditional Use Permit No. 2005-22, to allow the development of a 3,037 square foot Jack in the Box fast-food restaurant with a drive-thru lane at the southwest corner of West Caldwell Avenue and South Court Street. The Planning Commission approved the CUP on July 13, 2015.

Similar Project

Conditional Use Permit No. 2014-11: was a request by the Chandi Group to develop a shopping center consisting of six commercial parcels to be developed in four phases with a total of approximately 106,400 square feet of building space, including an 5,067 ARCO AM/PM gas station with a convenience store/fast food with drive-thru window and a 10 fuel pumps. The CUP was approved by the Planning Commission on May 27, 2014.

Conditional Use Permit No. 2015-06: was a request by the Chandi Group to construct a new ARCO fueling station with a 6,000 square foot convenience store with a drive-thru lane and 10 fuel pumps. The ARCO fueling station is under construction within the Square at Plaza Drive master-planned development located on the southwest corner of North Plaza Drive and West Crowley Avenue. The CUP was approved by the Planning Commission on April 13, 2015.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The project site has adequate ingress and egress and parking for the proposed gas station/convenience store/proposed fast food eatery and carwash. The Zoning Map, adopted on April 6, 2017, designates the site as Commercial Mixed Use (C-MU), which is consistent with the General Plan Land Use Designation of Commercial Mixed Use as identified in Table 9-1 "Consistency Between the Plan and Zoning" of the General Plan. The General Plan Land Use Map was adopted in October of 2014. Gas stations, convenience stores, restaurants and drive-thru carwash facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located along Caldwell Avenue, a designated arterial roadway and West Street, which is a designated collector roadway for that segment of West Street between Caldwell and Cameron Avenues. The proposed project is consistent with the development plans of the Cameron Creek Marketplace Shopping Center and existing and future uses surrounding the project site, subject to the Mitigation Measures identified for this project and subject to the project conditions required of this project.

The project site is within the Urban Development Tier 1 Boundary. Development of commercial lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy." In addition, the Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Mitigation Measures and conditions of the project are included in the project to reduce impacts of the project to levels that is *less than significant*. The hours of operation for both the gas station/convenience store and carwash have been restricted as identified in the attached Operational Statement. In addition, the development of the site will comply with Federal, State and local building code requirements including the installation of Vapor 1 and 2 recovery systems, ADA requirements, site lighting requirements as demonstrated in the attached Photometric Plan and project specific conditions for this CUP.
3. A revised Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The revised Initial Study disclosed that a significant, adverse environmental impact related to noise generated by the operation of the carwash may occur. The revised Mitigated Negative Declaration was re-circulated for this project (see attachment). The revised MND contains new noise Mitigation Measures incorporated into the project based upon a new noise study. The mitigation contained in the project shall effectively reduce the environmental impact of noise to a level that is less than significant while the project site is in operation. Therefore, staff recommends that the Revised Mitigated Negative Declaration No. 2017-39 and the Mitigation Monitoring Program be adopted for this project.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2017-22

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-140 incorporated herein by reference.
2. That the project be developed in substantial compliance with the exhibits submitted with CUP No. 2017-22 (Exhibits B, C, D, E, F, G, H, and I).
3. That the applicant complies with their Operational Statement, as stated in Exhibit "A" including the hours of operation (4:30 am to 12:00 am seven days a week). During the hours which the business is closed, the gas fueling stations shall also be non-operable. Any changes to their operational statement are subject to review by the City Planner, and may subsequently be required by the Planning Commission.

4. That the ARCO AM/PM sign program comply with the sign areas as depicted on Exhibit "D" subject to the freestanding monument sign area be revised to comply with the 35-square foot sign area as required pursuant to Section 17.48.110.C.4 of the Sign Ordinance. In addition, any proposed fuel pricing signage (i.e., monument sign) located near and/or directed toward property planned and zoned residential, including the Caldwell/West intersection, shall be prohibited from installing red LED light fixture signage for gas pricing. Any price sign facing residential areas shall be internally illuminated by a low-intensity LED fixture with no neon lighting. The gas price monument sign lighting shall also be turned off when the ARCO AM/PM site is closed.
5. That the ARCO AM/PM gas station, convenience store and carwash be developed in substantial compliance with the elevations shown in Exhibits "F" and "G".
6. That the mitigation measures found within the Mitigation Monitoring Plan for Revised Mitigated Negative Declaration No. 2017-39 are hereby incorporated as conditions of Conditional Use Permit No. 2017-22 as follows:

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Operation Noise Impact Mitigation Measure 1.1: If the proposed tunnel is constructed with the exit facing east (entrance facing West Street), a sound wall with a minimum height of seven (7) feet above ground level must be constructed along the tunnel entrance (as shown on Figure 1). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.
Operation Noise Impact Mitigation Measure 1.2: If the proposed tunnel is constructed with the exit facing west (toward West Street), a sound wall with a minimum height of twelve (12) feet above ground level must be constructed along the exit tunnel (as shown on Figure 3). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.
Operation Noise Impact Mitigation Measure 1.3: If the proposed tunnel is constructed with the exit facing north (toward Caldwell Avenue) a sound wall with a minimum height of ten (10) feet above ground level must be constructed along the tunnel entrance, (in the same relative location as shown on Figure 1). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.

<p>Operation Noise Impact Mitigation Measure 1.4: The inclusion of a tunnel (bay) door at the tunnel side facing existing residential land uses could be included into project design. This would be sufficient with any tunnel orientation scenario.</p>	<p>Project Applicant</p>	<p>Noise Impact Mitigation for specified barriers (tunnel bay doors) shall be enforced through the building permit and construction inspection.</p>
<p>Operation Noise Impact Mitigation Measure 1.5: Vacuum system equipment shall be enclosed.</p>	<p>Project Applicant</p>	<p>Noise Impact Mitigation for specified barriers (tunnel bay doors) shall be enforced through the building permit and construction inspection.</p>
<p>Operation Noise Impact Mitigation Measure 1.6: Car wash activities shall not occur between the hours of 7:00 p.m. and 6:00 a.m., as the mitigation options would not reduce project-related noise levels to below the City's applicable nighttime noise level standards.</p>	<p>Project Applicant / Planning Division</p>	<p>Noise Impact Mitigation shall be enforced as a part of the daily operation for the site as a condition of the Conditional Use Permit which provides remedies for non-compliance.</p>
<p>Construction Noise Impact Mitigation Measure 1.7: Hours of construction to be between 6:00 a.m. and 7:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturdays and Sundays.</p>	<p>Project Applicant / Planning Division</p>	<p>Noise Impact Mitigation for specified equipment shall be enforced through the building permit and construction inspection.</p>

7. That the hours of operation for the car wash and vacuum cleaners shall be between the hours of 6:00 a.m. to 7:00 p.m. and that Community Noise Standards be maintained at all times. In addition, the vacuum system equipment shall be located in the carwash building as depicted per Exhibit "E".
8. That any outdoor public address system (PA system) be prohibited on-site. Only personal intercom systems are allowed with speakers in close proximity to the pump for communication between the customer and cashier/attendant.
9. That the ARCO AM/PM gas station, convenience store and carwash construct their portion of the centrally located primary drive aisle for the Cameron Creek Marketplace Shopping Center as depicted on Exhibit "H".
10. That the construction of curb, gutter and sidewalk along the South West Street frontage from Caldwell Avenue south to Kimball Avenue be installed with the development of the ARCO AM/PM site. A building permit final will not be issued for the ARCO AM/PM site until the curb, gutter and sidewalk has been constructed and approved by the City's Engineering Division.
11. That the fuel island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent residential properties. The light fixtures installed under the gas canopy shall not exceed 10,000 lumens as stated in the attached Photometric Plan (see Exhibit "I").

12. That all parking lot pole lighting fixtures (6 pole fixtures at 16-ft. in height) shall installed in close proximity to the building/carwash perimeter and directed toward the interior of the site as depicted on Exhibit "I".
13. That there be no internally illuminated signage on the west exterior fascia of the fuel island canopy including any type of light strips or neon / light-emitting diode (LED) banding.
14. That illuminated building signage on the west building façade of the AM/PM convenience store and carwash building is prohibited.
15. That the parkway and onsite landscaping, within the boundaries of the ARCO AM/PM project site, be installed with this development. Street tree planting within the parkway shall be one tree planted for every 30-feet of lot frontage while tree planting within the required landscape areas shall generally be one 15-gallon tree for each 20-feet of frontage of a required landscape setback, exclusive of vehicular site lines.
16. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
17. That Lot Line Adjustment No. 2017-05 be recorded prior to the issuance of building permits.
18. Prior to occupancy and/or operation of the ARCO AM/PM gas station/convenience store/carwash, the applicant/developer shall conduct, with Community Development staff verification, that the on-site lighting installed for this development complies with the lumen intensity as demonstrated on the Photometric Plan (see Exhibit "I") and shall not exceed 0.5 lumens at the property lines.
19. Prior to operating the carwash the applicant/developer shall verify that the carwash equipment does not exceed Community Noise levels as identified in the attached acoustical analysis (Cameron Creek Marketplace Carwash Visalia CA, WJV Acoustics, Inc., February 26, 2018). The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the carwash prior to operating. The noise measurement shall be submitted and verified by Community Development staff prior to operation of the carwash. Failure to meet Community Noise requirements shall result in non-operation of the carwash until noise levels are met.
20. That the applicant shall relocate the underground storage tanks to an area on-site that does not result in residential properties being within 300-feet of the underground storage tanks. The revised site plan depicting the relocated underground storage tanks shall be submitted to the Community Development Department Director and City Planner for compliance with this condition.
21. That all signs shall require a separate building permit.
22. That all other federal, state and city codes, ordinances and laws be met.
23. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-22 and the subsequent conditions adopted with the approval of Conditional Use Permit No. 2005-22 and Parcel Map No. 2005-14 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Revised Resolution No. 2017-37 (Conditional Use Permit No. 2017-22)
- Exhibit "A" – Operational Statement
- Exhibit "B" – Site Plan
- Exhibit "C" – AM/PM Convenience Store Floor Plan & Vacant Future Restaurant Space
- Exhibit "D" – Proposed Signage for ARCO AM/PM
- Exhibit "E" – Interior Plan for Carwash
- Exhibit "F" – ARCO AM/PM Elevations
- Exhibit "G" – Gas Canopy Elevations
- Exhibit "H" – Master Site Plan for Cameron Creek Marketplace Shopping Center
- Exhibit "I" – New Photometric Plan
- Exhibit "J" – Lot Line Adjustment No. 2017-05 Plot Map
- Exhibit "K" – Proposed Signage for ARCO AM/PM
- Attachment 1 – Correspondence received from the Oppose ARCO AM/PM Steering Committee January 29, 2018, March 7, 2018, March 13, 2018
- Attachment 2 – Planning Response to the 29 items listed in the Oppose ARCO AM/PM Steering Committee's letter dated March 3, 2018
- Attachment 3 – Correspondence Received from Oppose ARCO AM/PM Steering Committee Response to Acoustical Analysis dated March 26, 2018
- Attachment 4 – Correspondence Received from Oppose ARCO AM/PM Steering Committee dated April 2, 2018
- Attachment 5 – E-mail in support of the project
- Revised Mitigated Negative Declaration No. 2017-39 w/ Acoustical Analysis, Cameron Creek Marketplace Carwash Visalia CA, WJV Acoustics, Inc., February 26, 2018
- Attachment 6 – Planning Commission Staff Report from the August 28, 2017 public hearing including all correspondence received
- Site Plan Review Comments 2016-140
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Related Plans & Policies Conditional Use Permits

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

REVISED
RESOLUTION NO. 2017-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-22, A REQUEST TO DEVELOP A 1.91-ACRE AREA WITHIN THE CAMERON CREEK MARKETPLACE SHOPPING CENTER WITH AN ARCO AM/PM GAS STATION CONSISTING OF A 6,000 SQUARE FOOT CONVENIENCE STORE BUILDING WITH A FUTURE FAST-FOOD RESTAURANT SPACE (NO TENANT HAS IDENTIFIED), A 4,933 SQUARE FOOT AUTOMATED CARWASH BUILDING, AND A 6,775 SQUARE FOOT FUEL CANOPY WITH 10 FUEL DISPENSERS. THE CAMERON CREEK ARCO AM/PM IS PART OF THE CAMERON CREEK SHOPPING CENTER AND ZONED C-MU (COMMERCIAL MIXED USE). THE PROJECT AREA FOR THE PROPOSED ARCO AM/PM GAS STATION IS LOCATED ON THE SOUTHEAST CORNER OF WEST CALDWELL AVENUE AND SOUTH WEST STREET (APN: 126-870-037 & 126-870-039)

WHEREAS, Conditional Use Permit No. 2017-22, is a request to develop a 1.91-acre area within the Cameron Creek Marketplace Shopping Center with an ARCO AM/PM gas station consisting of a 6,000 square foot convenience store building with a future fast-food restaurant space (no tenant has identified), a 4,933 square foot automated carwash building, and a 6,775 square foot fuel canopy with 10 fuel dispensers. The Cameron Creek ARCO AM/PM is part of the Cameron Creek Shopping Center and zoned C-MU (Commercial Mixed Use). The project area for the proposed ARCO AM/PM gas station is located on the southeast corner of West Caldwell Avenue and South West Street (APN: 126-870-037 & 126-870-039); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 28, 2017; and

WHEREAS, the Planning Commission after receiving public testimony, continued the item due to concerns regarding the noise study, lighting and traffic to a date not specified; and

WHEREAS, the applicant has resubmitted revised site plan, elevations, photometric plan and a new acoustical analysis; and

WHEREAS, the new acoustical analysis has identified new mitigation measures related to the carwash operation; and

WHEREAS, the Revised Initial Study prepared disclosed that a significant, adverse environmental impact related to noise generated by the operation of the carwash may occur. The revised Mitigated Negative Declaration (MND) was re-circulated for this project. The revised MND contains new noise Mitigation Measures incorporated into the project based upon a new noise study. The mitigation contained in the project shall effectively reduce the environmental impact of noise to a level that is less than significant while the project site is in operation subject to the mitigations contained in the Mitigation Monitoring Program included in the MND, and that the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use Designation of the subject site; and

WHEREAS, the Revised Initial Study/Mitigated Negative Declaration recirculated pursuant to CEQA Guidelines Section 15073.5; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-22, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that Revised Mitigated Negative Declaration No. 2017-39 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The project site has adequate ingress and egress and parking for the proposed gas station/convenience store/proposed fast food eatery and carwash. The Zoning Map, adopted on April 6, 2017, designates the site as Commercial Mixed Use (C-MU), which is consistent with the General Plan Land Use Designation of Commercial Mixed Use as identified in Table 9-1 "Consistency Between the Plan and Zoning" of the General Plan. The General Plan Land Use Map was adopted in October of 2014. Gas stations, convenience stores, restaurants and drive-thru carwash facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located along Caldwell Avenue, a designated arterial roadway and West Street, which is a designated collector roadway for that segment of West Street between Caldwell and Cameron Avenues. The proposed project is consistent with the development plans of the Cameron Creek Marketplace Shopping Center and existing and

future uses surrounding the project site, subject to the Mitigation Measures identified for this project and subject to the project conditions required of this project.

The project site is within the Urban Development Tier 1 Boundary. Development of commercial lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy." In addition, the Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Mitigation Measures and conditions of the project are included in the project to reduce impacts of the project to levels that is *less than significant*. The hours of operation for both the gas station/convenience store and carwash have been restricted as identified in the attached Operational Statement. In addition, the development of the site will comply with Federal, State and local building code requirements including the installation of Vapor 1 and 2 recovery systems, ADA requirements, site lighting requirements as demonstrated in the attached Photometric Plan and project specific conditions for this CUP.
3. A revised Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The revised Initial Study disclosed that a significant, adverse environmental impact related to noise generated by the operation of the carwash may occur. The revised Mitigated Negative Declaration was re-circulated for this project. The revised MND contains new noise Mitigation Measures incorporated into the project based upon a new noise study. The mitigation contained in the project shall effectively reduce the environmental impact of noise to a level that is less than significant while the project site is in operation. Therefore, staff recommends that the Revised Mitigated Negative Declaration No. 2017-39 and the Mitigation Monitoring Program be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2016-140 incorporated herein by reference.
2. That the project be developed in substantial compliance with the exhibits submitted with CUP No. 2017-22 (Exhibits B, C, D, E, F, G, H, and I).
3. That the applicant complies with their Operational Statement, as stated in Exhibit "A" including the hours of operation (4:30 am to 12:00 am seven days a week). During the hours which the business is closed, the gas fueling stations shall also be non-operable. Any changes to their operational statement are subject to review by the City Planner, and may subsequently be required by the Planning Commission.

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4. That the ARCO AM/PM sign program comply with the sign areas as depicted on Exhibit "D" subject to the freestanding monument sign area be revised to comply with the 35-square foot sign area as required pursuant to Section 17.48.110.C.4 of the Sign Ordinance. In addition, any proposed fuel pricing signage (i.e., monument sign) located near and/or directed toward property planned and zoned residential, including the Caldwell/West intersection, shall be prohibited from installing red LED light fixture signage for gas pricing. Any price sign facing residential areas shall be internally illuminated by a low-intensity LED fixture with no neon lighting. The gas price monument sign lighting shall also be turned off when the ARCO AM/PM site is closed.
5. That the ARCO AM/PM gas station, convenience store and carwash be developed in substantial compliance with the elevations shown in Exhibits "F" and "G".
6. That the mitigation measures found within the Mitigation Monitoring Plan for Revised Mitigated Negative Declaration No. 2017-39 are hereby incorporated as conditions of Conditional Use Permit No. 2017-22 as follows:

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Operation Noise Impact Mitigation Measure 1.1: If the proposed tunnel is constructed with the exit facing east (entrance facing West Street), a sound wall with a minimum height of seven (7) feet above ground level must be constructed along the tunnel entrance (as shown on Figure 1). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.
Operation Noise Impact Mitigation Measure 1.2: If the proposed tunnel is constructed with the exit facing west (toward West Street), a sound wall with a minimum height of twelve (12) feet above ground level must be constructed along the exit tunnel (as shown on Figure 3). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.
Operation Noise Impact Mitigation Measure 1.3: If the proposed tunnel is constructed with the exit facing north (toward Caldwell Avenue) a sound wall with a minimum height of ten (10) feet above ground level must be constructed along the tunnel entrance, (in the same relative location as shown on Figure 1). Suitable construction materials include concrete blocks, masonry or stucco on both sides of a wood or steel stud wall.	Project Applicant	Noise Impact Mitigation for specified barriers (walls) shall be enforced through the building permit and construction inspection.

<p>Operation Noise Impact Mitigation Measure 1.4: The inclusion of a tunnel (bay) door at the tunnel side facing existing residential land uses could be included into project design. This would be sufficient with any tunnel orientation scenario.</p>	<p>Project Applicant</p>	<p>Noise Impact Mitigation for specified barriers (tunnel bay doors) shall be enforced through the building permit and construction inspection.</p>
<p>Operation Noise Impact Mitigation Measure 1.5: Vacuum system equipment shall be enclosed.</p>	<p>Project Applicant</p>	<p>Noise Impact Mitigation for specified barriers (tunnel bay doors) shall be enforced through the building permit and construction inspection.</p>
<p>Operation Noise Impact Mitigation Measure 1.6: Car wash activities shall not occur between the hours of 7:00 p.m. and 6:00 a.m., as the mitigation options would not reduce project-related noise levels to below the City's applicable nighttime noise level standards.</p>	<p>Project Applicant / Planning Division</p>	<p>Noise Impact Mitigation shall be enforced as a part of the daily operation for the site as a condition of the Conditional Use Permit which provides remedies for non-compliance.</p>
<p>Construction Noise Impact Mitigation Measure 1.7: Hours of construction to be between 6:00 a.m. and 7:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. on Saturdays and Sundays.</p>	<p>Project Applicant / Planning Division</p>	<p>Noise Impact Mitigation for specified equipment shall be enforced through the building permit and construction inspection.</p>

7. That the hours of operation for the car wash and vacuum cleaners shall be between the hours of 6:00 a.m. to 7:00 p.m. and that Community Noise Standards be maintained at all times. In addition, the vacuum system equipment shall be located in the carwash building as depicted per Exhibit "E".
8. That any outdoor public address system (PA system) be prohibited on-site. Only personal intercom systems are allowed with speakers in close proximity to the pump for communication between the customer and cashier/attendant.
9. That the ARCO AM/PM gas station, convenience store and carwash construct their portion of the centrally located primary drive aisle for the Cameron Creek Marketplace Shopping Center as depicted on Exhibit "H".
10. That the construction of curb, gutter and sidewalk along the South West Street frontage from Caldwell Avenue south to Kimball Avenue be installed with the development of the ARCO AM/PM site. A building permit final will not be issued for the ARCO AM/PM site until the curb, gutter and sidewalk has been constructed and approved by the City's Engineering Division.
11. That the fuel island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent residential properties. The light fixtures installed under the gas canopy shall not exceed 10,000 lumens as stated in the attached Photometric Plan (see Exhibit "I").

12. That all parking lot pole lighting fixtures (6 pole fixtures at 16-ft. in height) shall installed in close proximity to the building/carwash perimeter and directed toward the interior of the site as depicted on Exhibit "I".
13. That there be no internally illuminated signage on the west exterior fascia of the fuel island canopy including any type of light strips or neon / light-emitting diode (LED) banding.
14. That illuminated building signage on the west building façade of the AM/PM convenience store and carwash building is prohibited.
15. That the parkway and onsite landscaping, within the boundaries of the ARCO AM/PM project site, be installed with this development. Street tree planting within the parkway shall be one tree planted for every 30-feet of lot frontage while tree planting within the required landscape areas shall generally be one 15-gallon tree for each 20-feet of frontage of a required landscape setback, exclusive of vehicular site lines.
16. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
17. That Lot Line Adjustment No. 2017-05 be recorded prior to the issuance of building permits.
18. Prior to occupancy and/or operation of the ARCO AM/PM gas station/convenience store/carwash, the applicant/developer shall conduct, with Community Development staff verification, that the on-site lighting installed for this development complies with the lumen intensity as demonstrated on the Photometric Plan (see Exhibit "I") and shall not exceed 0.5 lumens at the property lines.
19. Prior to operating the carwash the applicant/developer shall verify that the carwash equipment does not exceed Community Noise levels as identified in the attached acoustical analysis (Cameron Creek Marketplace Carwash Visalia CA, WJV Acoustics, Inc., February 26, 2018). The applicant/developer shall have their acoustical noise consultant conduct noise measurements for the carwash prior to operating. The noise measurement shall be submitted and verified by Community Development staff prior to operation of the carwash. Failure to meet Community Noise requirements shall result in non-operation of the carwash until noise levels are met.
20. That the applicant shall relocate the underground storage tanks to an area on-site that does not result in residential properties being within 300-feet of the underground storage tanks. The revised site plan depicting the relocated underground storage tanks shall be submitted to the Community Development Department Director and City Planner for compliance with this condition.
21. That all signs shall require a separate building permit.

22. That all other federal, state and city codes, ordinances and laws be met.

23. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-22 and the subsequent conditions adopted with the approval of Conditional Use Permit No. 2005-22 and Parcel Map No. 2005-14 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.

PROPOSED PROJECT: CAMERON CREEK ARCO AMPM @ Caldwell & West, Visalia
DEVELOPER / OWNER: NACHHATTAR SINGH CHANDI / CHANDI GROUP USA

OPERATIONAL STATEMENT FOR CUP SUBMITTAL

- Owner will construct an ARCO am/pm gas station with c-store and express tunnel car wash at the site.
- The business will sell vehicle fuel (For autos and light duty pick up trucks) along with typical convenience store goods. Products offered include quick-serve food, snacks, and beverages, additional coffee, sodas, beer and wine are offered. The car wash is a state-of-the-art self-service express tunnel car wash, with vacuum canopy for self-service vacuum.
- The site is currently vacant, raw land that is zoned commercial. The site has frontages along Caldwell and West Street, which are designated as an Arterial and an Existing Collector, respectively.
- Business is not seasonal and will be open year-round. Gas station and c-store will be open from 4:30am to 12am. Additionally the proposed Car wash will be open 7 days a week, from 6 am – 7 pm.
- Based on other similarly owned businesses, we anticipate that the store would have an average of 10 – 20 customers at most during peak times. (at any one given time)
- We anticipate that we will have a total of 18 -24 employees, between the gas station, c-store and car wash operations. Employees include manager, supervisors, cashiers, clerks & maintenance personnel. The average shift will have between 3-6 employees.
- The typical merchandise delivery vehicles are box truck type and we generally have about five key suppliers making deliveries of this merchandise. Fuel deliveries will be made with a standard fuel supply truck that is compliant with the Department of Transportation and Industry standards. Deliveries are based on sales and the owner/operator will make every effort to limit fuel deliveries to take place during the approved hours of operation.
- The business operates with typical fuel station and convenience store equipment and does not produce any hazardous waste material.

- The owner/operator is an experienced owner-operator with 26+ years of experience in the industry. The Owner operator currently owns over twenty similar gas station sites, the last several which have been ground-up construction projects comparable to this proposed site.
- Owner/operator works with local police departments to reduce loitering, pan handling, and Part 1 & Part 2 crimes. This is achieved by working hand in hand with local law enforcement and crime prevention analyst. Additionally it is our stated goal to work closely with code enforcement officials to achieve success in complying with appearance standards set by the City.
- This facility will fully comply with Air Quality management regulations using state of the art vapor recovery systems, typically referred to as Type 1 and Type 2 vapor recovery systems. Type 1 vapor recover occurs at the point where the fuel is delivered to the facility and Type 2 vapor recovery occurs at the fuel dispenser as customers are refueling. These systems are proven to be effective systems for vapor recovery and meet or exceed State and Local requirements.

1 PRELIMINARY BUILDING FLOOR PLAN

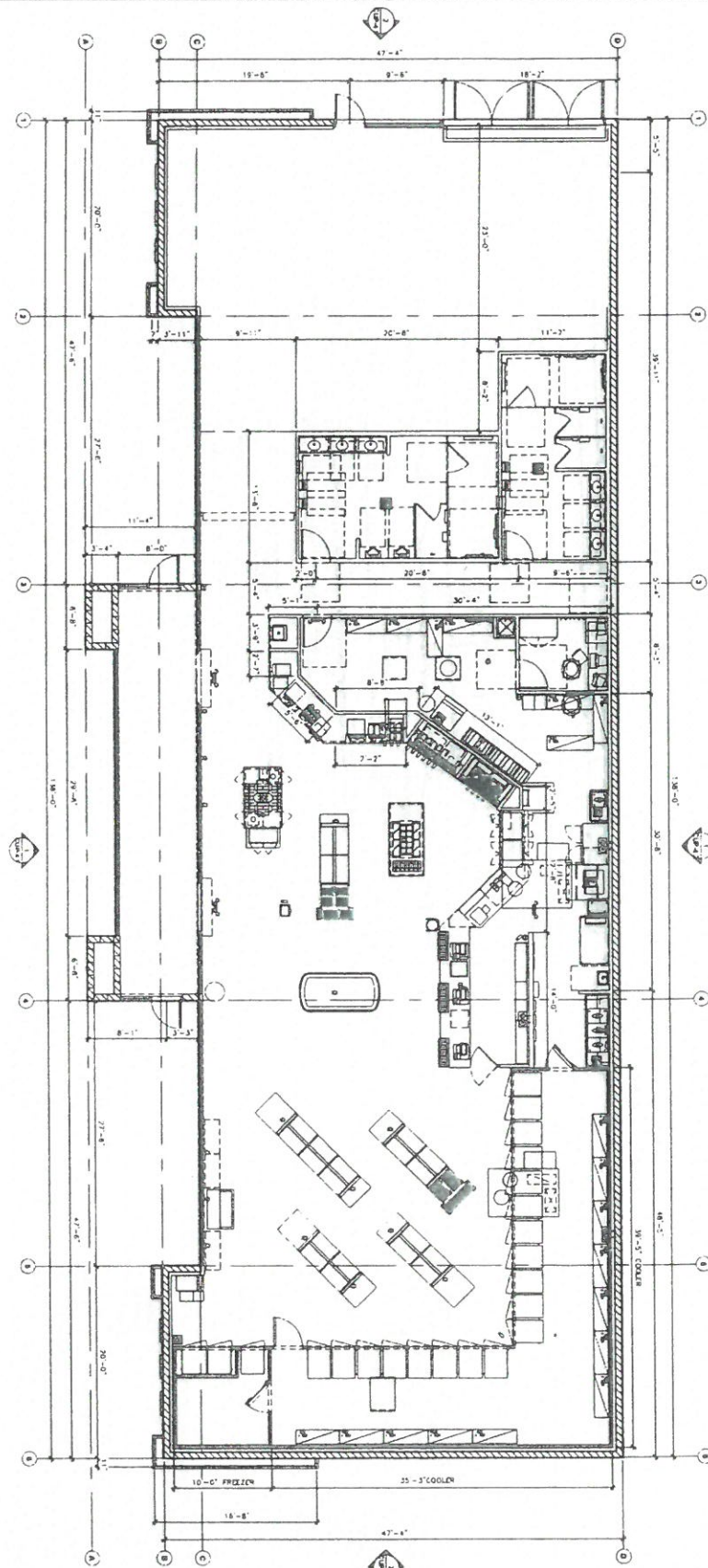


Exhibit "C"

Project Name
CUP-2

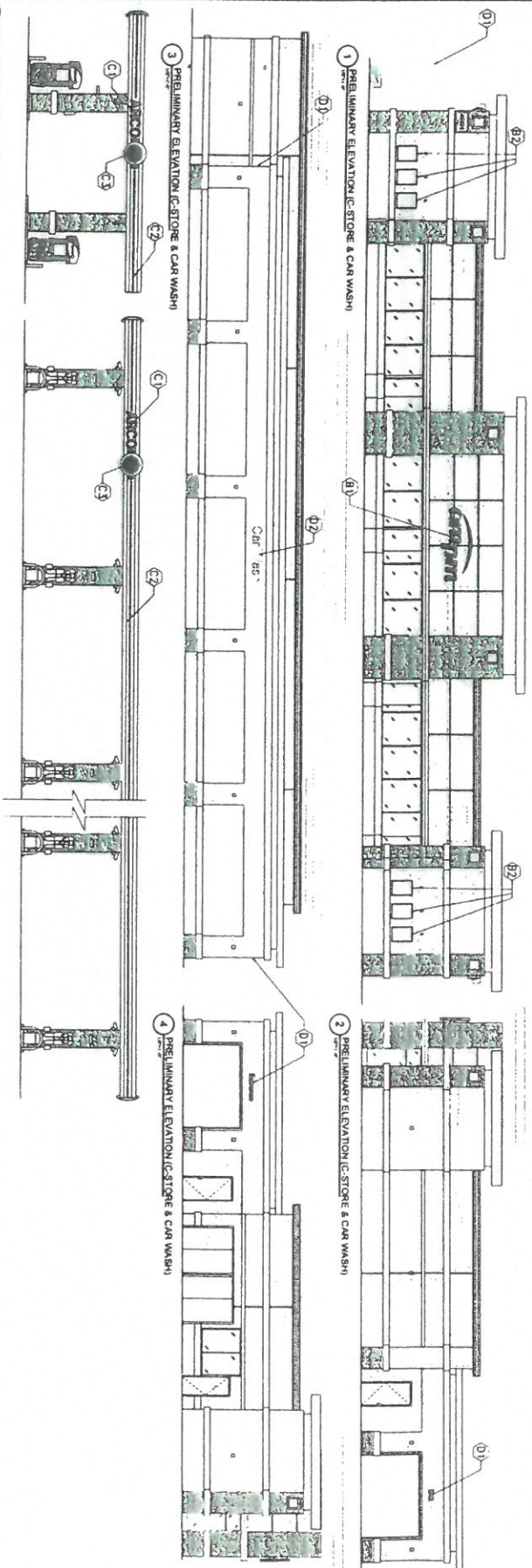
Client
AGC Design Concept, Inc.
Date
02/27/14
Scale
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Author
KAC
Checker
KAC

NEW GAS STATION @ CAMERON CREEK
 5100 CALDWELL AVENUE AND 5 WEST ST VISALIA, CA
 PRELIMINARY BUILDING FLOOR PLAN

NO.	DATE	REVISIONS	BY

AGC DESIGN CONCEPT, INC.
 29514 Conviction Rd
 Visalia, CA 93256
 Phone: 81.266.1111



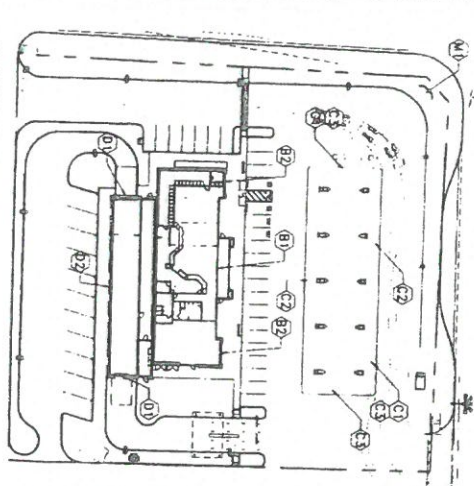


1 PRELIMINARY ELEVATION (CANOPY)

2 PRELIMINARY ELEVATION (CANOPY)

3 PRELIMINARY ELEVATION (CANOPY)

4 PRELIMINARY ELEVATION (CANOPY)



5 PRELIMINARY SITE PLAN

CANOPY SPARK



ITEM	DESCRIPTION	STATUS	QUANTITY	UNIT PRICE	TOTAL PRICE
01	ARCO SIGN (21' x 12')	NEW	1	12,000.00	12,000.00
02	ARCO SIGN (12' x 6')	NEW	2	2,000.00	4,000.00
03	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
04	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
05	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
06	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
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97	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
98	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
99	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00
100	ARCO SIGN (6' x 6')	NEW	4	1,000.00	4,000.00

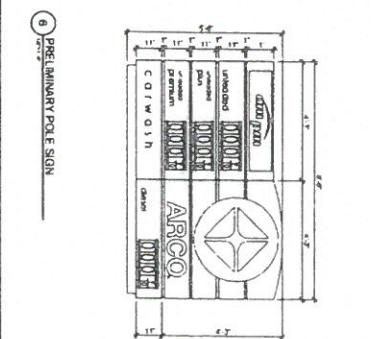
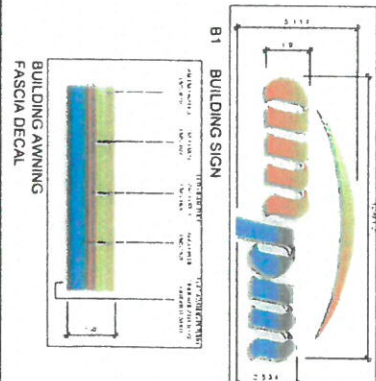


Exhibit "D"

Project Name: NEW GAS STATION @ CAMERON CREEK Location: S.E.C CALDWELL AVENUE AND S WEST ST. VISALIA, CA Drawing Title: PRELIMINARY SIGN PROGRAM Date: SN.1	No. DATE REVISIONS BY	AGC DESIGN CONCEPT, INC. 28524 Cordellwood Rd Visalia, CA 93268 Phone: 551.202.1111	

1 PRELIMINARY CARWASH FLOOR PLAN

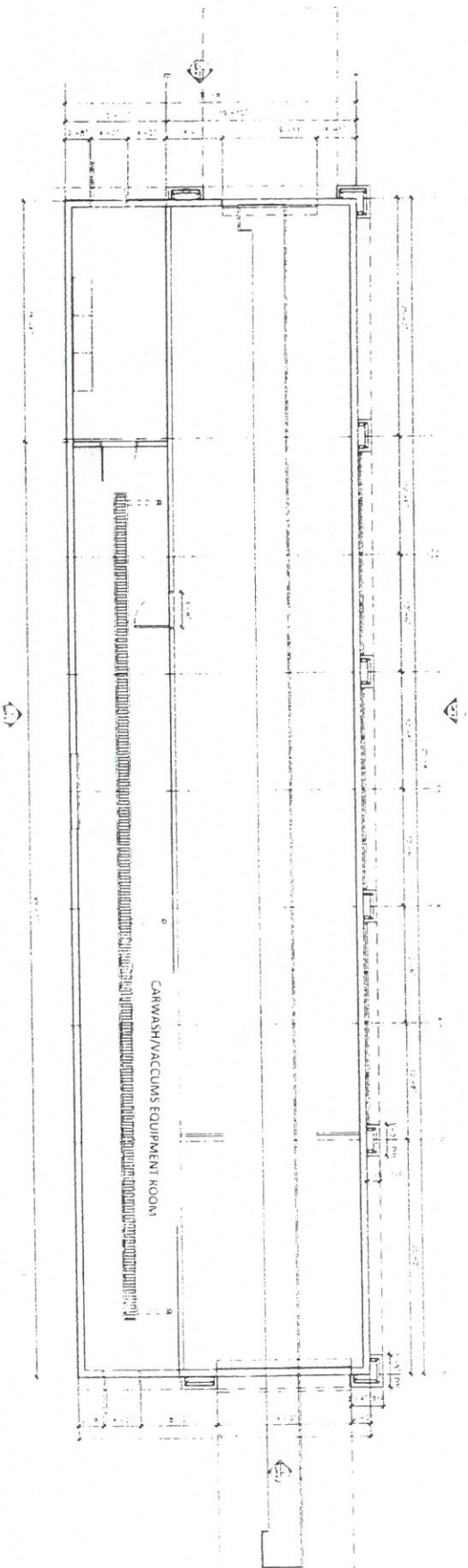



Exhibit "E"

CUP-3 PROJECT NUMBER SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY PROJECT/CLIENT	NEW GAS STATION @ CAMERON CREEK SHEET NO. 01/20/11 PRELIMINARY CARWASH FLOOR PLAN	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY																	AGC DESIGN CONCEPT, INC.  ALL RIGHTS RESERVED 10000 W. 12th St. Suite 100 Aurora, CO 80012 Phone: 303.297.1111
	NO.	DATE	REVISIONS	BY																			

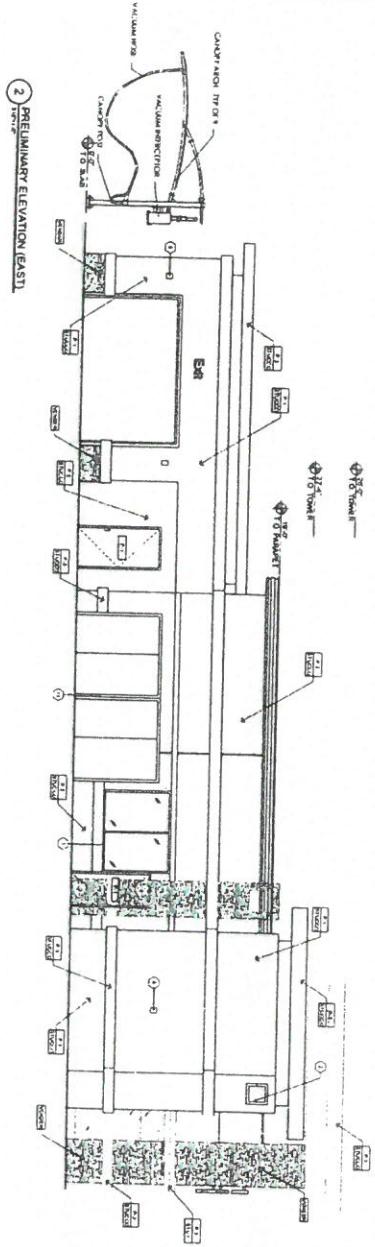
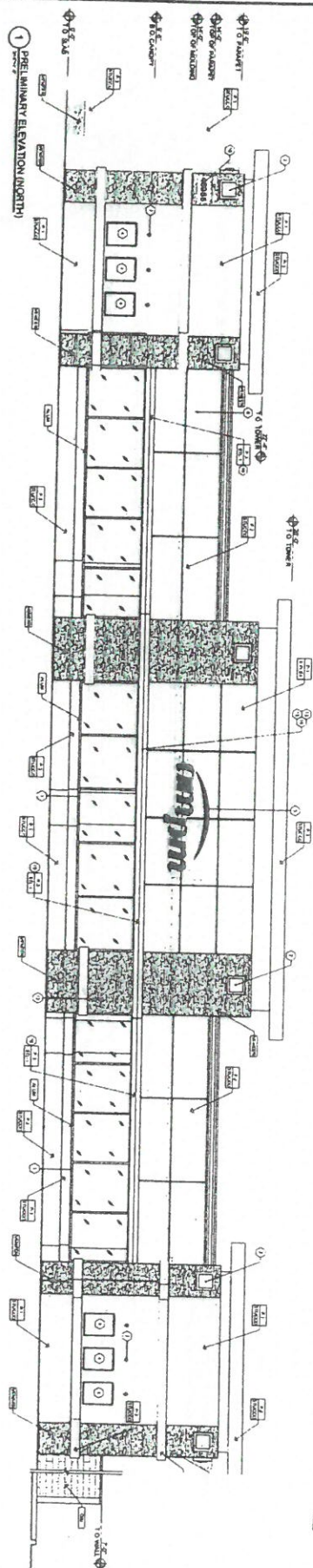


Exhibit "F"

KEYED NOTES

- 1) NUMBER DRAINAGE AND STRENGTH SYSTEM
- 2) ECONOMIC UTILIZATION
- 3) OPERATIONAL DASH
- 4) WALL HEIGHTS
- 5) INTERIOR FINISHES
- 6) WALL MOUNTED LED LIGHTING
- 7) WALL MOUNTED SIGN LIGHTING
- 8) RECEPT ACCELERATED SERVICE
- 9) FRONT ENTRY CANOPY
- 10) 8" HIGH LIGHTING FIXTURES
- 11) 8" HIGH LIGHTING FIXTURES
- 12) ELECTRICAL PANELS
- 13) 1/2" X 1/2" X 1/2" SQUARE
- 14) 1/2" X 1/2" X 1/2" SQUARE
- 15) 1/2" X 1/2" X 1/2" SQUARE
- 16) 1/2" X 1/2" X 1/2" SQUARE
- 17) 1/2" X 1/2" X 1/2" SQUARE
- 18) 1/2" X 1/2" X 1/2" SQUARE

MATERIAL LEGEND

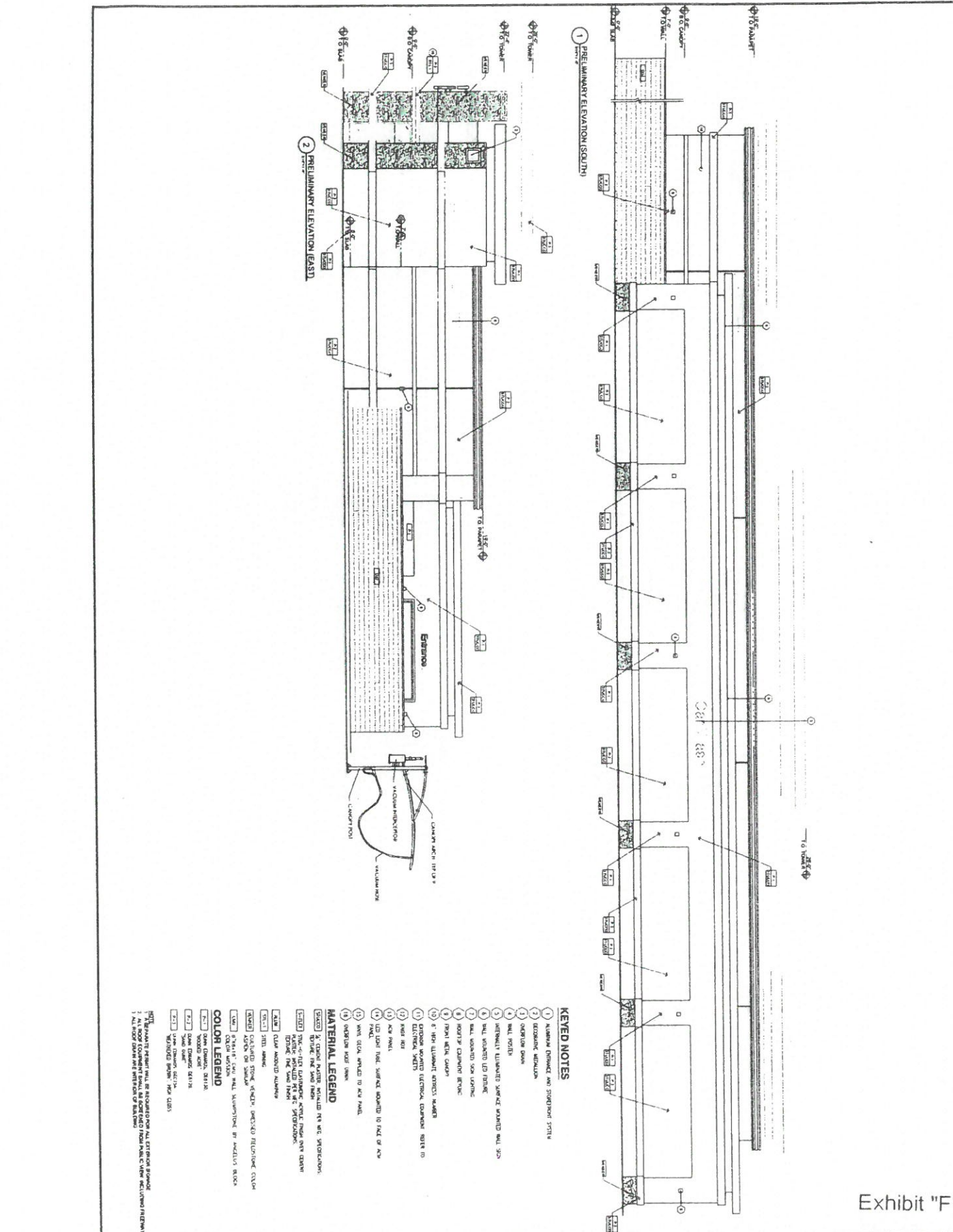
- 1. CONCRETE
- 2. BRICK
- 3. GLASS
- 4. METAL
- 5. WOOD
- 6. STONE
- 7. CERAMIC TILE
- 8. CARPET
- 9. PAINT
- 10. PLASTER
- 11. Gypsum Board
- 12. Insulation
- 13. Drywall
- 14. Acoustic Ceiling
- 15. Scaffolding
- 16. Formwork
- 17. Shoring
- 18. Scaffolding

COLOR LEGEND

- 1. White
- 2. Tan
- 3. Grey
- 4. Blue
- 5. Green
- 6. Red
- 7. Yellow
- 8. Purple
- 9. Orange
- 10. Pink
- 11. Brown
- 12. Black
- 13. Silver
- 14. Gold
- 15. Bronze
- 16. Copper
- 17. Nickel
- 18. Chrome

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE ALTERNATE DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

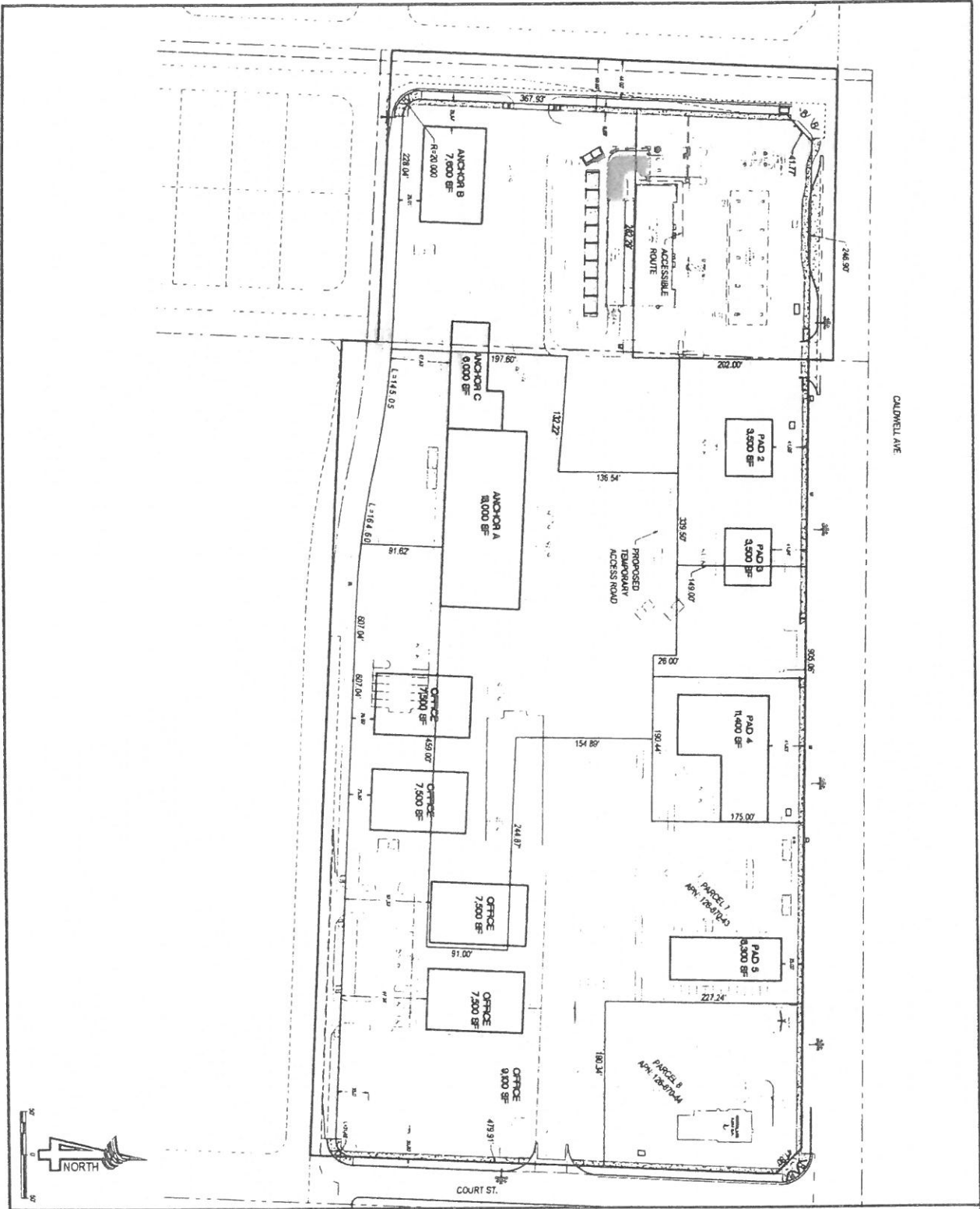
<p>NEW GAS STATION @ CAMERAON CREEK</p> <p>SEC CALDWELL AVENUE AND S WEST ST VISALIA, CA</p> <p>PRELIMINARY ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY																													<p style="text-align: right;">AGC DESIGN CONCEPT, INC.</p> <p style="text-align: right;">2804 Constitution Ave Visalia, CA 93268 Phone 818.266.1111</p>
NO.	DATE	REVISIONS	BY																															



- KEYED NOTES**
- (1) ALUMINUM FINISHES AND SCHEDULES STATE
 - (2) DECORATIVE DETAILS
 - (3) OVERLAP DOWN
 - (4) WALL FINISH
 - (5) INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
 - (6) WALL MOUNTED LED LIGHTING
 - (7) WALL MOUNTED SIGN LIGHTING
 - (8) MOUNTING EQUIPMENT FINISH
 - (9) FRONT SIGN CROWN
 - (10) 8" HIGH ALUMINUM FINISH MOUNTING
 - (11) EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SHEET
 - (12) NEW PAINT
 - (13) LED LIGHT TRAIL SURFACE MOUNTED TO FACE OF NEW PAINT
 - (14) NEW SIGN
 - (15) NEW SIGN ATTACHED TO NEW PAINT
 - (16) OVERLAP PAINT DOWN
- MATERIAL LEGEND**
- (S1) 2" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S2) 1/2" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S3) 1/4" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S4) 1/8" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S5) 1/16" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S6) 1/32" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S7) 1/64" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S8) 1/128" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S9) 1/256" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S10) 1/512" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S11) 1/1024" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S12) 1/2048" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S13) 1/4096" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S14) 1/8192" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S15) 1/16384" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S16) 1/32768" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S17) 1/65536" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S18) 1/131072" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S19) 1/262144" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S20) 1/524288" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S21) 1/1048576" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S22) 1/2097152" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S23) 1/4194304" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S24) 1/8388608" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S25) 1/16777216" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S26) 1/33554432" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S27) 1/67108864" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S28) 1/134217728" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S29) 1/268435456" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S30) 1/536870912" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S31) 1/1073741824" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S32) 1/2147483648" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S33) 1/4294967296" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S34) 1/8589934592" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S35) 1/17179869184" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S36) 1/34359738368" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S37) 1/68719476736" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S38) 1/137438953472" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S39) 1/274877907344" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S40) 1/549755814688" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S41) 1/1099511629376" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S42) 1/2199023258752" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S43) 1/4398046517504" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S44) 1/8796093035008" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S46) 1/35184373340032" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S47) 1/70368746680064" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S48) 1/140737493360128" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S52) 1/2251799893762048" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S53) 1/4503599787524096" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S55) 1/1801439915016384" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S70) 1/5902959141686132736" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S74) 1/94447346266978123776" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S77) 1/75557877015825790208" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S78) 1/15111575403165540416" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S79) 1/30223150806331080832" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S80) 1/60446301612662161664" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S81) 1/12089260325324323328" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S82) 1/24178520650648646656" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S83) 1/48357041301297293312" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S84) 1/96714082602594586624" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S85) 1/193428165205189173248" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S86) 1/386856330410378346496" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S87) 1/773712660820756692992" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S88) 1/1547425321641513385984" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S89) 1/3094850643283026771968" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S90) 1/6189701286566053543936" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
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 - (S92) 1/24758805142666221775744" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S93) 1/49517610285332443551488" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S94) 1/99035220570664887102976" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S95) 1/198070441141331774205952" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S96) 1/396140882282663548411904" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S97) 1/792281764565327096823808" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S98) 1/1584563529130643936467616" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S99) 1/3169127058261287872935232" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
 - (S100) 1/6338254116522575744710464" COLORED PAINTS, VOUCHERED BY ME. SPECIFICATIONS TO BE MADE BY ARCHITECT.
- COLOR LEGEND**
- (C-1) COLOR TO MATCH
 - (C-2) COLOR TO MATCH
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 - (C-90) COLOR TO MATCH
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 - (C-92) COLOR TO MATCH
 - (C-93) COLOR TO MATCH
 - (C-94) COLOR TO MATCH
 - (C-95) COLOR TO MATCH
 - (C-96) COLOR TO MATCH
 - (C-97) COLOR TO MATCH
 - (C-98) COLOR TO MATCH
 - (C-99) COLOR TO MATCH
 - (C-100) COLOR TO MATCH

Exhibit "F"

<p>NEW GAS STATION @ CAMERON CREEK</p> <p>SEC CALDWELL AVENUE AND S WEST ST VISALIA, CA</p> <p>PRELIMINARY ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">NO.</th> <th style="font-size: 8px;">DATE</th> <th style="font-size: 8px;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS																																		<p style="text-align: right; font-weight: bold;">ACC DESIGN CONCEPT, INC.</p> <div style="text-align: right;"> </div> <p style="font-size: 8px;">28524 Conception Rd Visalia, CA 93266 Phone: 801.252.1111</p>
NO.	DATE	REVISIONS																																				
<p>PROJECT NAME CUP-4.2</p> <p>DESIGNED BY ACC</p> <p>DRAWN BY ACC</p> <p>CHECKED BY ACC</p> <p>DATE 11/11/11</p> <p>TITLE PRELIMINARY ELEVATIONS</p>																																						



CALDWELL AVE

COURT ST.



**CAMERON CREEK
MARKETPLACE**
OVERALL SITE PLAN

BEING A PORTION OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19
SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND
MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE,
STATE OF CALIFORNIA

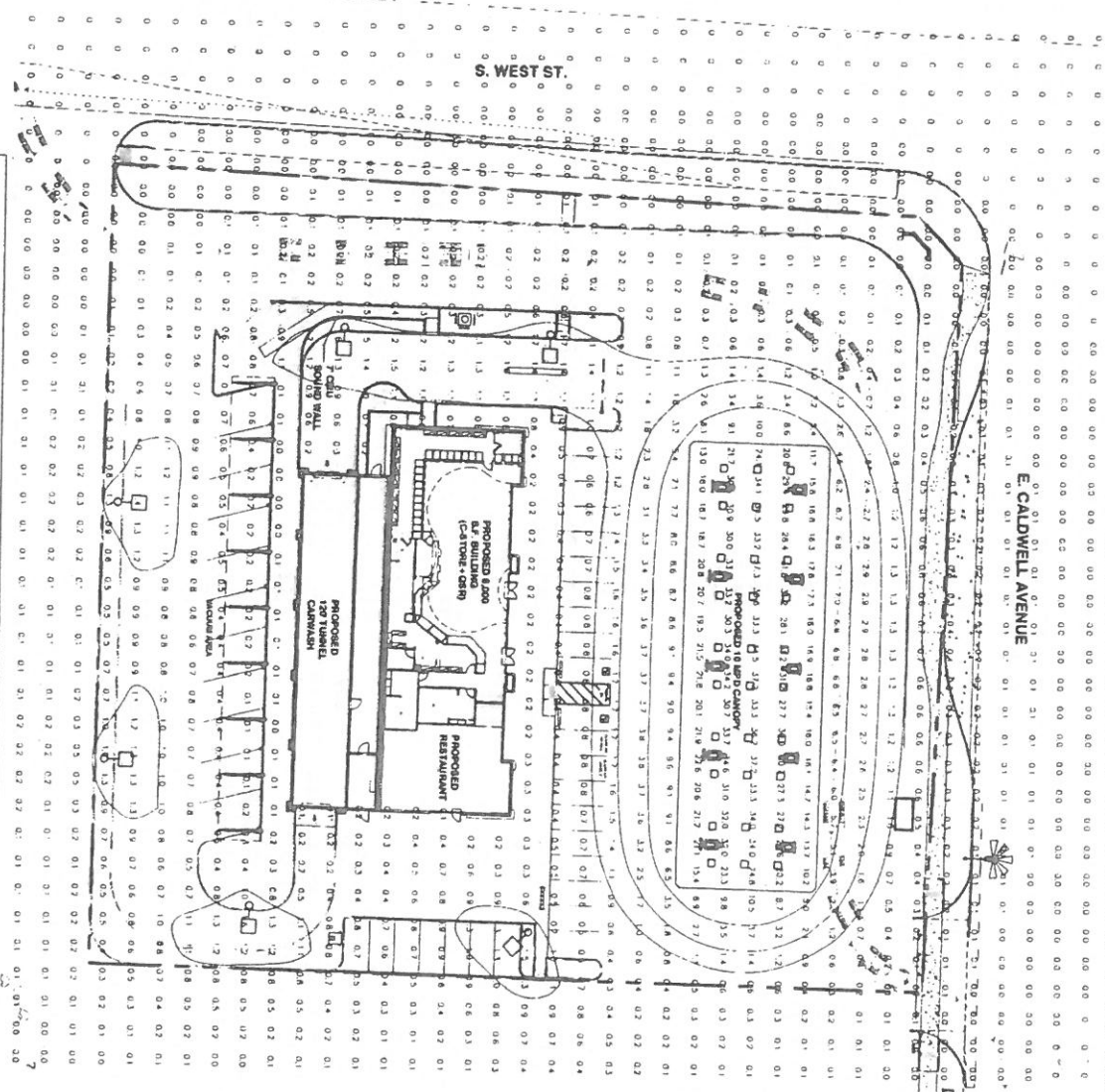
CITY OF VISALIA, CALIFORNIA - 1987, 1988, 2011, 2012, 2013
COMPLIES WITH THE VISALIA GENERAL ORDINANCE NO. 100
OF THE CITY OF VISALIA, CALIFORNIA
APPROVED FOR THE CITY OF VISALIA, CALIFORNIA
ON MARCH 6, 2018

Exhibit "H"



**AMPM @ CAMERON CREEK
MARKETPLACE**

PARCEL NO. 1, RECORD 18 BOOK 128 OF PUBLIC MAPS 417 PAGE 144
 PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 19
 SOUTH, RANGE 73 EAST, SMOOK COUNTY, NORTH DAKOTA



LUMINAIRE SCHEDULE

CLASSIFICATION	STREET LIGHTS	LANDSCAPE LIGHTS	ARCHITECTURAL LIGHTS	FUNCTIONAL LIGHTS	OFFICE LIGHTS	RECREATION LIGHTS	INDUSTRIAL LIGHTS	TRAFFIC LIGHTS	AVAILABILITY
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10

Exhibit "I"





SITE DATA:

APN: 126-870-037, 38, 39, 41
 AREA: 4.68 AC. ±
 CURRENT ZONING: CSO
 PROPOSED ZONING: CSO
 EXISTING USE: VACANT
 PROPOSED USE: OFFICE/COMMERCIAL
 SEWER SERVICE: CITY OF VISALIA
 WATER SERVICE: CALIFORNIA WATER SERVICE COMPANY
 STORM SERVICE: CITY OF VISALIA
 GAS SERVICE: THE GAS COMPANY
 ELEC. SERVICE: SOUTHERN CALIFORNIA
 REFUSE SERVICE: EDISON COMPANY
 TELEPHONE: CITY OF VISALIA
 FLOOD ZONE: ATT
 X

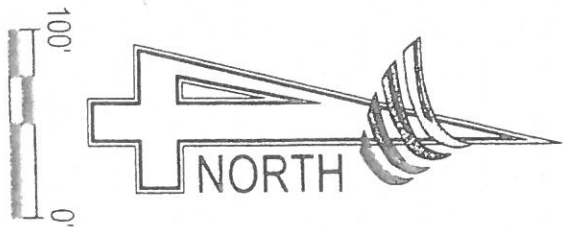
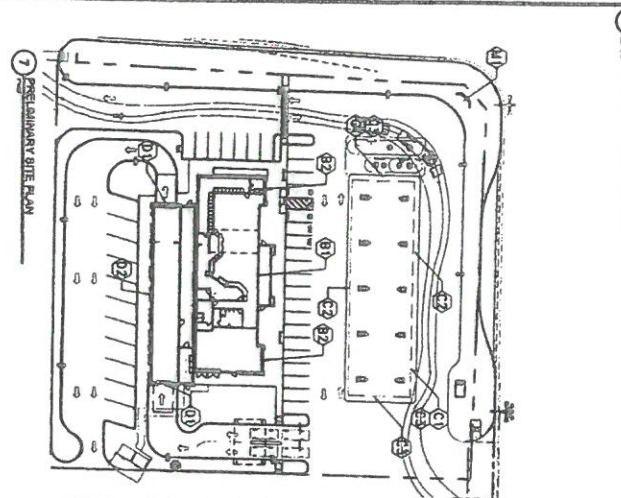
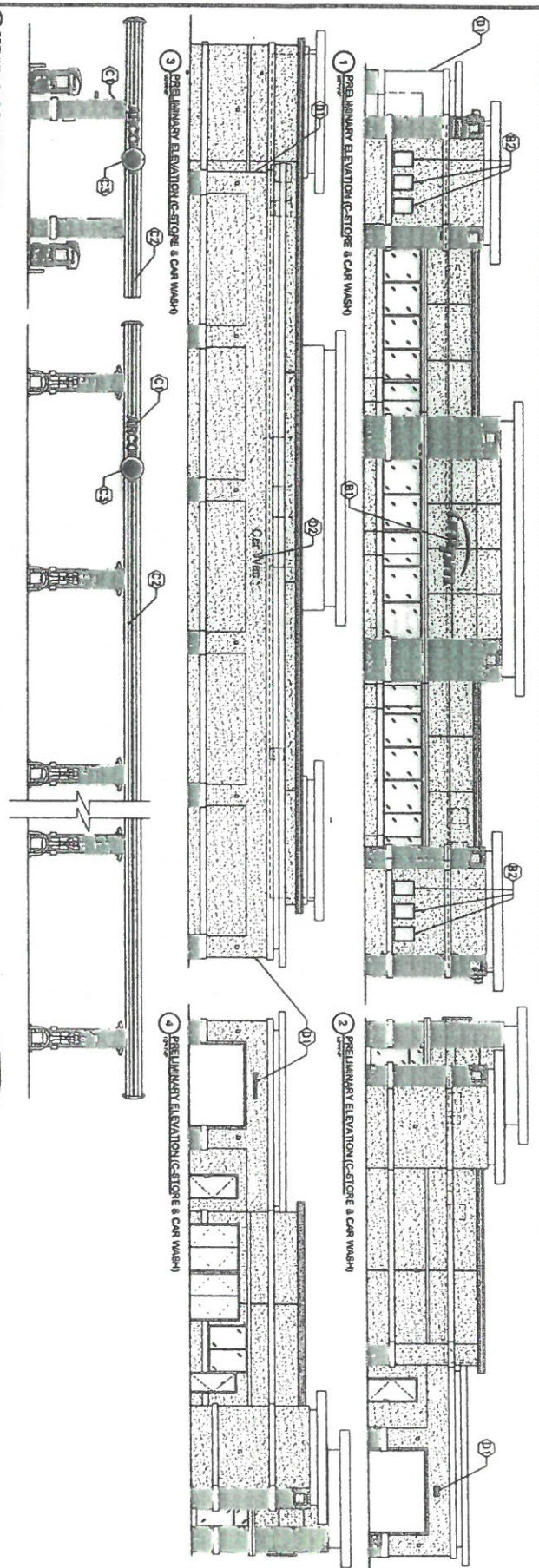


Exhibit "J"



PROPOSED SIGN SUBMITTAL

CANOPY SPARK

Production Material for Canopy Evaluation (Sign # 2)

ARCO logo with a stylized 'A' and 'R' inside a circle.

MARK	DESCRIPTION	SHAPE	DIMENSION	NO. OF	SPR.	TOTAL AREA
(1)	Building Awning 21' x 100'	Rect	21'-0" x 102'-0" x 1/4"	1	1	61.14
(2)	ARCO Tower Sign	Spn	7'-0" x 1'-0"	4	4	4.00
(3)	Canopy Awning Light	Spn	1'-0" x 8'-0"	18	2	20.00
(4)	Canopy Sign / Awning Light	Spn	20'-0" x 1'-0"	60.00	1	60.00
(5)	Canopy Sign	Spn	3'-0" x 2'-0"	240	3	31.14
(6)	Canopy Awning / Light	Spn	3'-0" x 8'-0"	24	2	3.00
(7)	Canopy Light	Spn	8'-0" x 1'-0"	14.14	1	14.12
(8)	Canopy Sign	Spn	8'-0" x 1'-0"	4.14	1	4.12
TOTAL SIGN AREA (SQ FT)						
191.44						

1. SIGNAGE SHALL BE MOUNTED TO THE SIGN STRUCTURE.
2. SIGNAGE TO BE REMOVED AND REINSTALLED BY THE

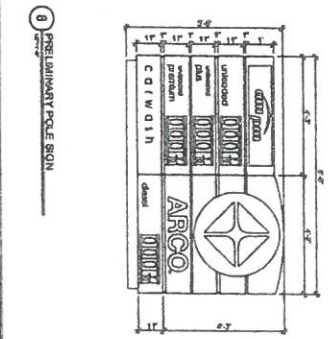
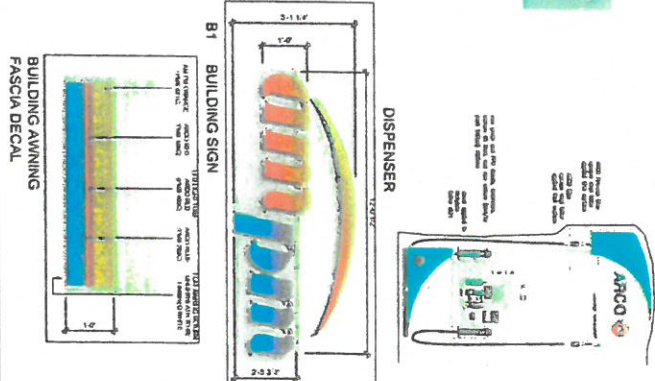


Exhibit "K"

NEW GAS STATION @ CAMERON CREEK

S.E.C. CALDWELL AVENUE AND S. WEST ST. VISALIA, CA

PRELIMINARY SIGN PROGRAM

ACC DESIGN CONCEPT, INC.

2834 Constitution Rd
Visalia, CA 93256
Phone: (55) 255,1111

