

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, NOVEMBER 13, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

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 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.
 - Time Extension for Orchard Walk Tentative Subdivision Map No. 5543
5. PUBLIC HEARING – Andrew Chamberlain
Conditional Use Permit No. 2018-18: A request by Visalia Adventure Park, Inc. to amend Conditional Use Permit No. 2003-39 to allow the addition of a Water Feature, and to amend Conditional Use Permit No. 2011-24 to expand the allowed area for alcohol sales to the proposed Water Feature enclosure. The project site has a zoning designation of C-MU (Commercial Mixed Use) and is located at 5600 W. Cypress Avenue (APN: 087-450-019). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-60
6. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2018-21: A request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggan Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-63.

7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-23: A request by California Water Service Company to allow the addition of four 12-foot diameter wellhead treatment vessels and associated site work at an existing water well site in the Professional Administrative Office (PA) zone. The project site is located at 1801 W. Main Street, the southwest corner of Main and Elm Streets (APN: 093-302-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301-b, Categorical Exemption No. 2018-67
8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2018-24: A request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue (APN: 087-330-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-66
9. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2018-25: A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2018-64
10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - December 10, 2018 Planning Commission meeting
 - 5-Pack City Council Work Session Update
 - Planning Associate New Hire

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 MONDAY, NOVEMBER 26, 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, DECEMBER 10, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 13, 2018

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No. (559) 713-4369
E-mail: paul.scheibel@visalia.city

SUBJECT: Conditional Use Permit No. 2018-21: A request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggan Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2018-21 based on the findings and conditions in Resolution No. 2018-48. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning Ordinance, and the entitlement conferred through CUP 2013-25.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2018-21 based on the findings and conditions in Resolution No. 2018-48.

PROJECT DESCRIPTION

The applicant is requesting approval of an oil changing shop with three work bays. The proposal also includes two self-service carwash bays (see Exhibit "A"). The oil changing shop is a permitted use in the C-MU Zoned District. The carwash portion requires a CUP. Further, the proposed oil changing shop and carwash would replace a small office building that was anticipated to be built on the subject parcel with the approval of CUP 2013-25, which was approved on by the Planning Commission on August 12, 2013 (see Exhibit "E"). A lot line adjustment (LLA) will be processed separately to expand the project site parcel by 5,650 sq. ft. for a total of 27,844 sq. ft. by moving the northern parcel line into the vacant commercial parcel to the north.

Access to the site will be from a private driveway extending south from the sole entry point on Dinuba Blvd. The project site will accommodate multiple vehicles queuing for all three oil change bays and two carwash stations. There will be seven parking spaces and a trash enclosure



exclusive to the project site. The landscaping will include a hedge row on a low berm along Dinuba Hwy to screen headlight glare from vehicles exiting the service bays. The site is part of the Riverbend Village OMA which will maintain the site and landscaping.

The total building area will be 4,057 sq. ft., including the three oil changing bays, office, and two carwash enclosures. The basic architectural theme is intended to carry forward a "Valley Heritage" theme, including smaller individual buildings with substantial wall articulation, peaked roofs and multiple finish elements. CUP 2013-25 Condition No. 17 requires architectural consistency among all the buildings in the Riverbend Village project. The project's peaked metal roofs, exposed wooden overhangs at pedestrian entrances, and stucco over stone veneer wall bases are characteristic of this basic architectural theme that have been carried over from the Arco AM/PM station and Del Taco restaurant that have been developed on the site.

The business proposes to be open Monday through Saturday. The oil change operation will be open between 8:00am and 5:00pm. The carwash will operate from 7:00am to 8:00pm. The business will have five employees (see Exhibit "D").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Commercial Mixed Use)
Surrounding Land Uses and Zoning:	North: C-MU / vacant, Arco AM/PM station beyond South: R-1-5 / Single-family residential subdivision East: C-MU / Vacant West: R-1-5/ Single-family residential subdivision
Environmental Review:	Categorical Exemption No. 2018-63
Special Districts:	None
Site Plan:	2018-159

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Conditional Use Permit (CUP) No. 2013-25, Tentative Parcel Map (TPM) No. 2013-01: A master-planned commercial development (Riverbend Village Commercial Center) on 9.8 acres, consisting of 55,701 sq. ft. of commercial and office uses in the Planned Shopping / Office Commercial (C-SO) Zone. The first phase of the development consists of a 4,524 sq. ft. gasoline service station with convenience store (Arco AM/PM) with a 1,038 sq. ft. automated car wash, and a 3,302 sq. ft. fast food restaurant with drive-thru service on the parcel to the south of the Arco AM/PM facility. Conditionally approved by the Planning Commission on August 12, 2013, but with limitations on canopy lighting. The condition was appealed to the City Council and approved to the applicant's favor.

General Plan Amendment No. 2011-14 and Change of Zone No. 2011-15: A request to change the General Plan land use designation from Residential Low Density to Shopping/Office Commercial on 9.8 acres. This request was originally tabled by the City Council on November 19, 2012, in conjunction with upholding the appeal (without prejudice) of the Planning

Commission's approval of CUP 2011-30. The City Council directed that any potential re-filing of a CUP and favorable consideration of the GPA and CoZ must include a thematic master plan of development. The GPA and CoZ were subsequently approved by the City Council on August 12, 2013. The C-SO land use and zoning designation were converted to C-MU upon adoption of the new Citywide General Plan and Zoning update.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2018-21, as conditioned, based on the project's consistency with the General Plan, Zoning Ordinance, and the Riverbend Village Commercial Center Master Plan (CUP 2013-25). The site meets all of the City's performance standards for commercial uses that rely on automotive services, including drive-thru lanes and carwashes. Staff concludes that the proposed project will not incur any significant land use compatibility issues, nor be detrimental to the safety or quality of life for the nearby residences.

Land Use Compatibility

The proposed oil change and carwash uses are allowed in the C-MU zone district. These uses would be in exchange for a conceptual office building on the site. While the differences between an office use and an automotive use are substantial, the project is compatible with existing and future commercial uses. Further, the project demonstrates the ability to mitigate potentially significant impacts on adjacent residences. These include hours of operation which closely match those of office uses, and the noise analysis that demonstrates the project will not impact any residences.

Circulation and Access

The parcel fronts onto Dinuba Blvd, but has no direct access from the arterial roadway. Primary access will be from a common driveway that is located one parcel to the north of the project site. The driveway leads to an on-site drive aisle on the east side of the parcels and extends to a secondary common access point on Riggan Ave., immediately to the east of the Arco AM/PM site.

Acoustical Analysis

The applicant provided an acoustical analysis prepared by WJV Acoustics, Inc. on September 14, 2018, which is attached to this report. The analysis concluded that the carwash would not be expected to exceed any applicable City noise level standard for either interior (45 dB Ldn) or exterior (65 dB Ldn). To establish the ambient noise levels for the area, ambient noise monitoring was conducted on-site during a two day period (September 11th and 12th). The existing ambient noise was primarily generated by vehicles traveling on Dinuba Blvd. (State Route 63), the Arco AM/PM gas station and vehicles traveling on Riggan Ave. The acoustical analysis identified that the ambient noise levels exceed the applicable noise levels for sensitive land uses. Due to the increase in ambient noise, the Noise Ordinance allows for the noise standards to be adjusted to equal the existing ambient noise level for the area.

The maximum noise levels generated by the carwash are between 69-81 dBLmax, measured at 30 feet from both ends of the carwash tunnel, and depending on the angle of the sound testing equipment to the tunnel opening. However, these maximum noises dissipate by distance as they travel to the various residential sites that were tested for ambient noise levels. The noise levels at these five receptor locations were calculated at 52 to 58 dBLmax, which do not exceed the City's noise ordinance for noise generating uses near sensitive land uses as identified in the attached acoustical analysis. In addition, the presence of the six-foot tall block wall along the north property lines of the residences to the south of the proposed development further mitigate

noise. Consequently, the carwash would not exceed acceptable City noise standards, nor would it contribute to an existing noise deficiency on any nearby residences.

However, to ensure the carwash will not exceed noise standards as identified, staff recommends that Condition No. 4 be included in the project approval, requiring that a noise test be conducted before final permit for the carwash. This is to verify the data and conclusions contained in the noise analysis. In addition, staff recommends that Condition No. 3 be included in the project approval. This is to codify the applicant's proposed hours of operation for the carwash. Any proposed changes to expand hours of operation would require an amendment to CUP 2018-21, and would include the requirement for a subsequent noise analysis.

Environmental Review

The requested action is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for the development of an in-fill project. (Categorical Exemption No. 2018-63)

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 finding of the 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.
 - 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, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-63).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2018-159.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and Operational Statement, Exhibit "D".
3. That the use shall be operated during the days and hours stated in compliance with the operational statement in Exhibit "D". Hours of operation for the oil change shall be not exceed Monday through Saturday, 8:00am to 5:00pm. Hours of operation for the carwash shall not exceed Monday through Sunday, 7:00am to 8:00pm. Any change in operating hours shall require approval of an amendment to CUP 2018-21 and require a subsequent noise analysis.
4. Prior to final permit for operation of the carwash equipment, the applicant shall conduct a noise test to verify the data and conclusions contained in the noise analysis dated September 14, 2018.

5. That any substantial changes to the site plan, floor plan, elevation plan, landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
6. That all other Federal, State, Regional, and City codes and ordinances be met.

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. 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.

Attachments:

- Related Plans & Policies
- Resolution No. 2018-48
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevation Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – CUP 2013-25 Site Plan
- Acoustical Analysis, WJV Acoustics, Inc., Dated September 14, 2018
- Photometric Plan, Peter Kwan Engineering, 9-30-18
- Site Plan Review Comments, 2018-159
- Notice of Exemption 2018-63
- General Plan/Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpt from Chapter 17.19: Mixed Use Zones

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Excerpts from Chapter 17.38: 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)

17.38.030 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.

17.38.080 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)

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)

RESOLUTION NO. 2018-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2018-21, A REQUEST BY AUTO OIL CHANGERS TO AMEND CUP 2013-25 (RIVERBEND VILLAGE COMMERCIAL CENTER) BY CONSTRUCTING AN OIL CHANGE AND AUTOMATIC CARWASH FACILITY ON PARCELS ORIGINALLY ENTITLED FOR AN OFFICE BUILDING AND A FAST FOOD RESTAURANT. THE SITE IS IN THE CM-U (COMMERCIAL MIXED USE) ZONE DISTRICT, LOCATED APPROXIMATELY 450 SOUTH OF THE SOUTHEAST CORNER OF RIGGIN AVENUE AND DINUBA BOULEVARD (APNS: 091-010-045 AND 091-010-046)

WHEREAS, Conditional Use Permit No. 2018-21, is a request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggins Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 13, 2018; and,

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2018-21, as conditioned, 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,

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

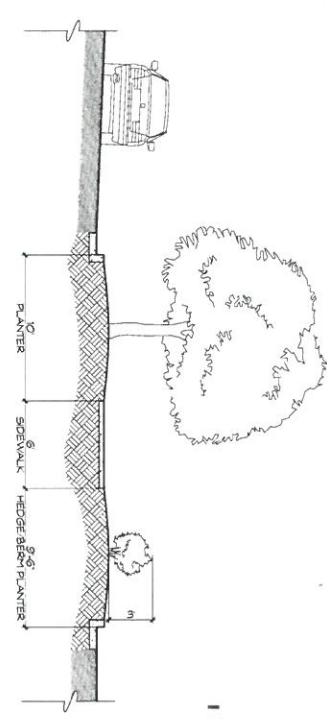
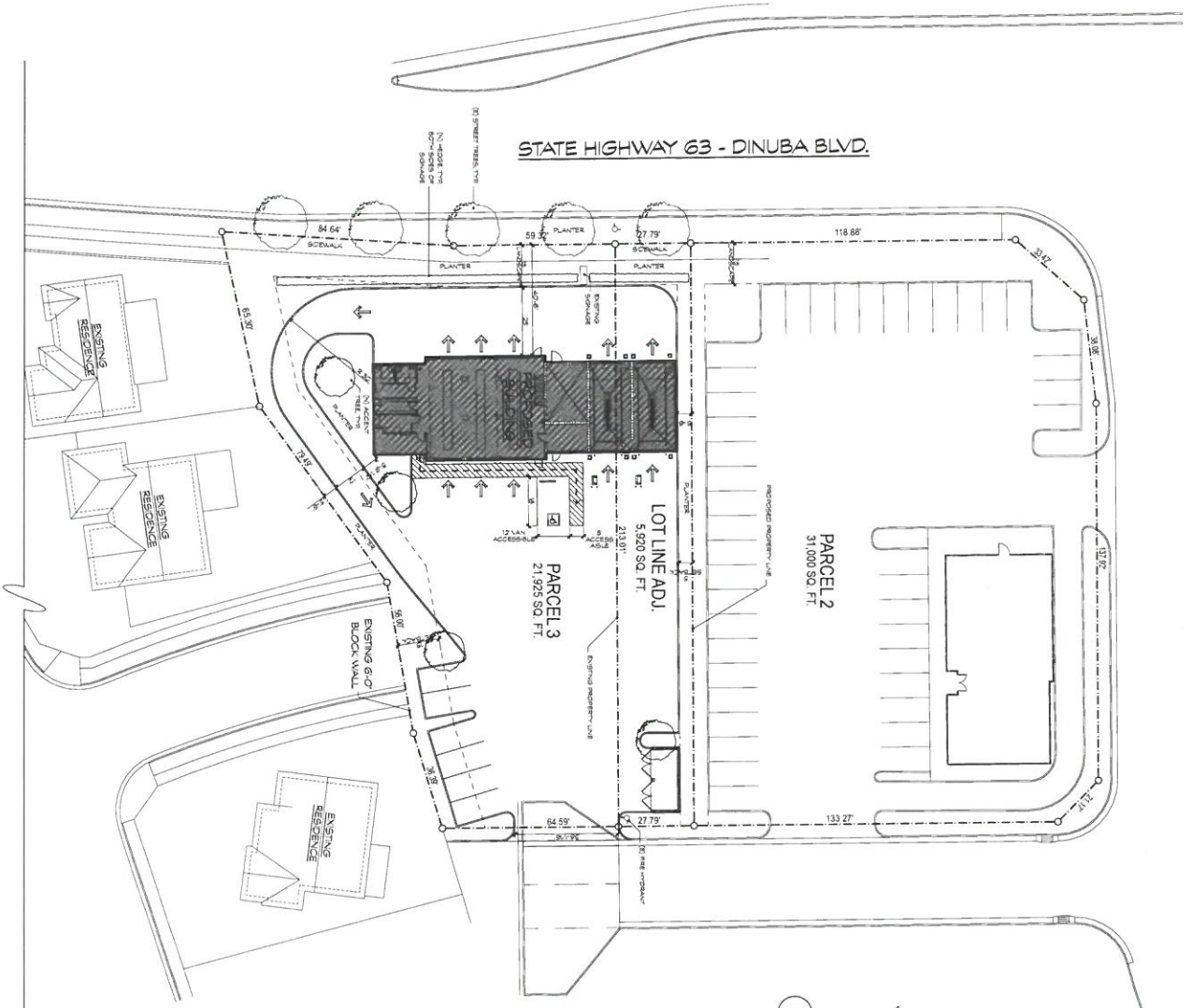
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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.

- 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, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill project. (Categorical Exemption No. 2018-63).

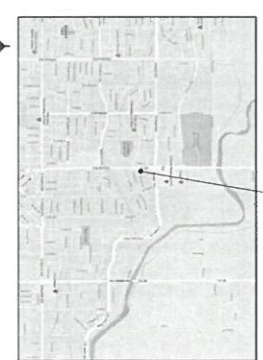
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the use be operated in substantial compliance with the comments from the approved Site Plan Review No. 2018-159.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevation plan in Exhibit "C", and Operational Statement, Exhibit "D".
3. That the use shall be operated during the days and hours stated in compliance with the operational statement in Exhibit "D". Hours of operation for the oil change shall be not exceed Monday through Saturday, 8:00am to 5:00pm. Hours of operation for the carwash shall not exceed Monday through Sunday, 7:00am to 8:00pm. Any change in operating hours shall require approval of an amendment to CUP 2018-21 and shall require a subsequent noise analysis.
4. Prior to final permit for operation of the carwash equipment, the applicant shall conduct a noise test to verify the data and conclusions contained in the noise analysis dated September 14, 2018.
5. That any substantial changes to the site plan, floor plan, elevation plan, landscape plan shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
6. That all other Federal, State, Regional, and City codes and ordinances be met.



1 SECTION
SCALE: 1/4" = 1'-0"

SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION:
 ADDRESS: VISALIA, CA 93277
 OWNER: VISALIA CITY
 CONTRACTOR: VISALIA CITY
 BUILDING AREA: 4,091 SQ. FT.

PROJECT NARRATIVE:
 THIS PROJECT IS A NEW, REDESIGNED OIL CHANGER AND CAR WASH. THE NEW OIL CHANGER IS LOCATED IN THE CENTER OF THE BUILDING AND THE CAR WASH IS LOCATED TO THE WEST. THE BUILDING WILL HAVE 8 BAYOILERS, THE HOLES OR STATION WILL BE COVERED. A PARKING AREA IS PROVIDED FOR THE OIL CHANGER AND CAR WASH. THE PROJECT IS TO BE COMPLETED BY THE END OF 2011.

PARKING:
 PARKING SHALL BE PROVIDED FOR THE OIL CHANGER AND CAR WASH. ACCESS SHALL BE PROVIDED TO THE PROJECT.

DATE: 09-18-10

DESIGNER: [Signature]

SCALE: AS NOTED

JOB # 10-015

A NEW PROJECT FOR:

AUTO OIL CHANGERS /

CAR WASH

VISALIA CA

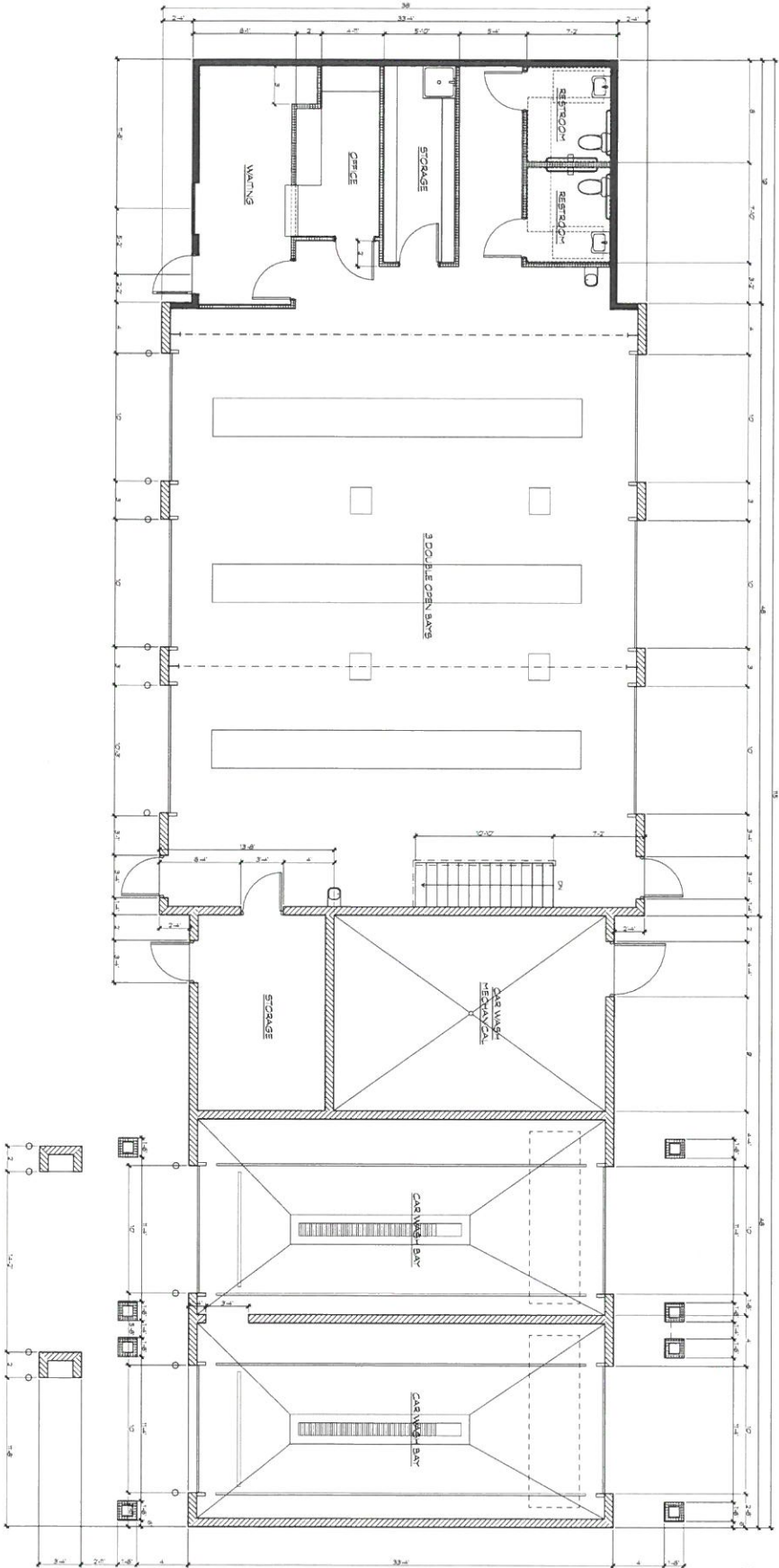
4412 W. FERGUSON
 VISALIA, CA 93271
 (666) 732-9236
 FAX: 732-9595

SCALE: AS NOTED

JOB # 10-015

DESIGN GROUP
 INCORPORATE
 ARCHITECTS

Sheet
A-2

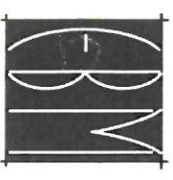


FLOOR PLAN
SCALE: 1/4" = 1'-0"

	DAVID L. FERGUSON LICENSED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA LICENSE NO. 17355
	DAVID L. FERGUSON ARCHITECTS 4412 W. FERROUSON VISALIA, CA 93291 (559) 733-9236 FAX: 733-5108
SOLE ARCHITECT 20811 18-05	
A NEW PROJECT FOR: AUTO OIL CHANGERS / CAR WASH Visalia CA	
DATE: 08/14/04	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	
SHEET:	
A-2	

BM
DESIGN GROUP
 INCORPORATED
 ARCHITECTS

B



DESIGN GROUP
INCORPORATED
ARCHITECTS



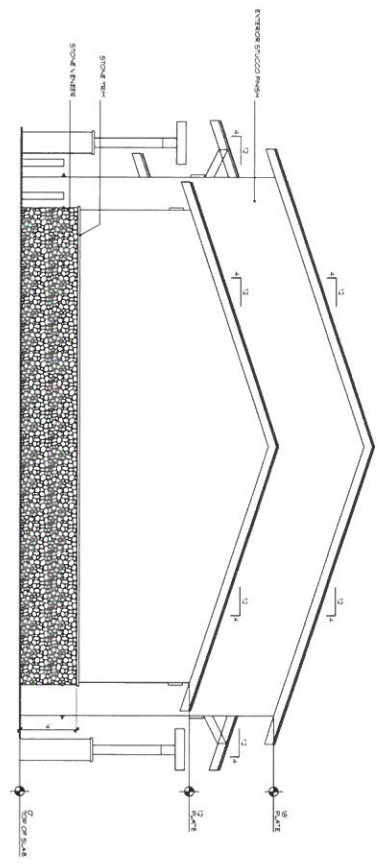
4412 W. FERGLISON
MIRAMALA, CA. 92651
(951) 733-8206
FAX 733-5588

SCALE: AS NOTED
DATE: 8-05

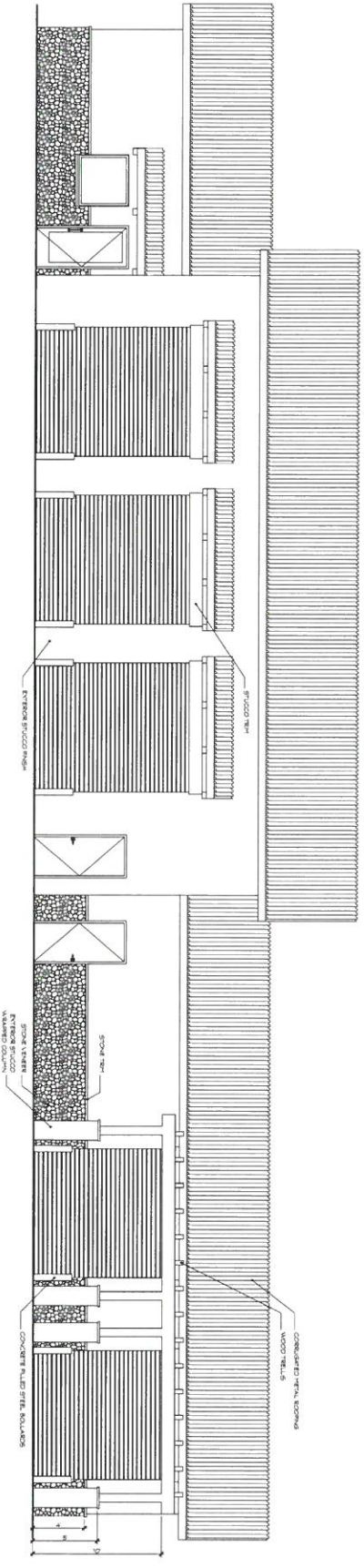
A NEW PROJECT FOR:
**AUTO OIL CHANGERS /
CAR WASH**
Visalia CA

- ▲ Material: Steel
- ▲ Material: Concrete
- ▲ Material: Aluminum
- ▲ Material: Wood

Sheet
A-3



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

C



DESIGN GROUP
INCORPORATED
ARCHITECTS



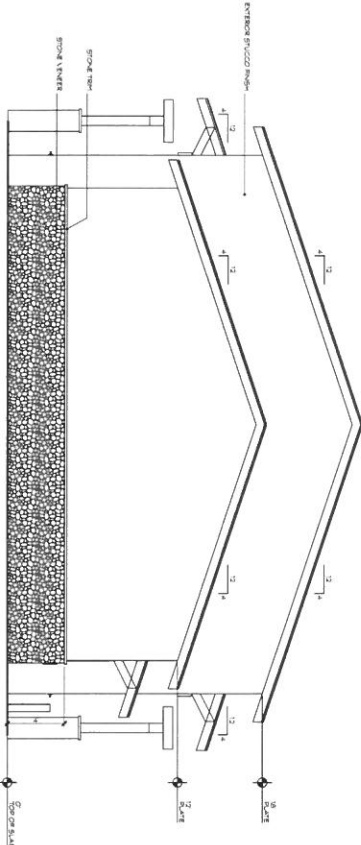
4113 W. EBERHARDSON
VISALIA, CA 93291
(559) 732-8286
FAX 732-5585

SCALE AS NOTED
JOB# 505

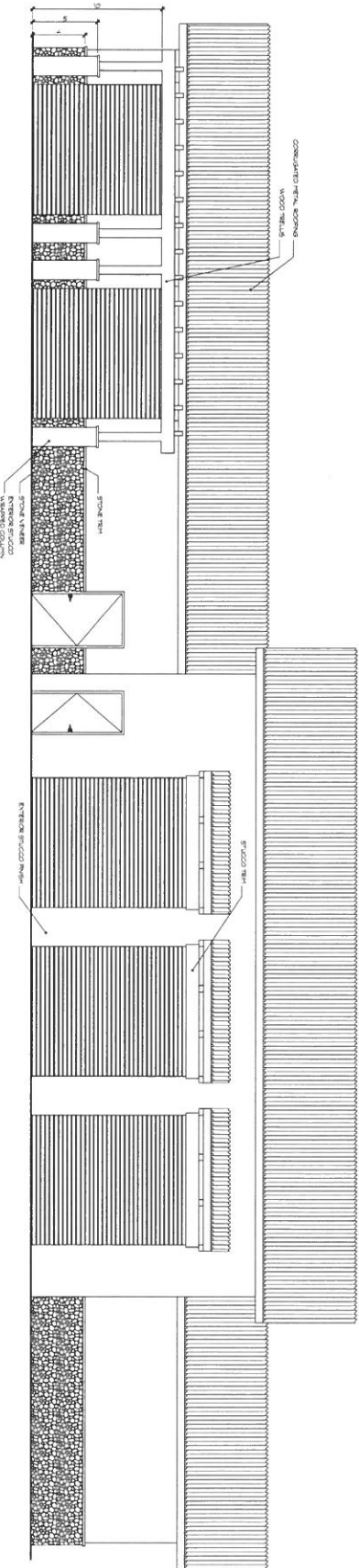
A NEW PROJECT FOR:
**AUTO OIL CHANGERS /
CAR WASH**
Visalia CA

DATE: 08-18-98
DRAWN: [unintelligible]
CHECKED: [unintelligible]
APPROVED: [unintelligible]

Sheet
A-4



SOUTH ELEVATION
SCALE: 1/4"



WEST ELEVATION
SCALE: 1/4"

Auto Oil Changers Operational statement

This Auto Oil Changers is an approved use in this zone as is the conceptual office use shown on the original site plan for the Riverbend Village Commercial Center. While both are allowed uses, commercial centers are market driven and this is the use chosen.

While the original site plan showed a larger parcel for the fast food restaurant, this size of parcel is not required as we have shown on our proposed site plan. Changing the parcel sizes will not have an affect or impact on the adjacent residences.

The Business will have five employees. The hours of operation will be Monday thru Saturday 8:00am to 5:00pm for the auto oil changers and daily from 7:00am to 8:00pm for the car wash. As these parcels are part of the Riverbend Village Commercial Center, they are part of the association and will be included in the maintenance of the center.

CUP 2013-25
Site Plan

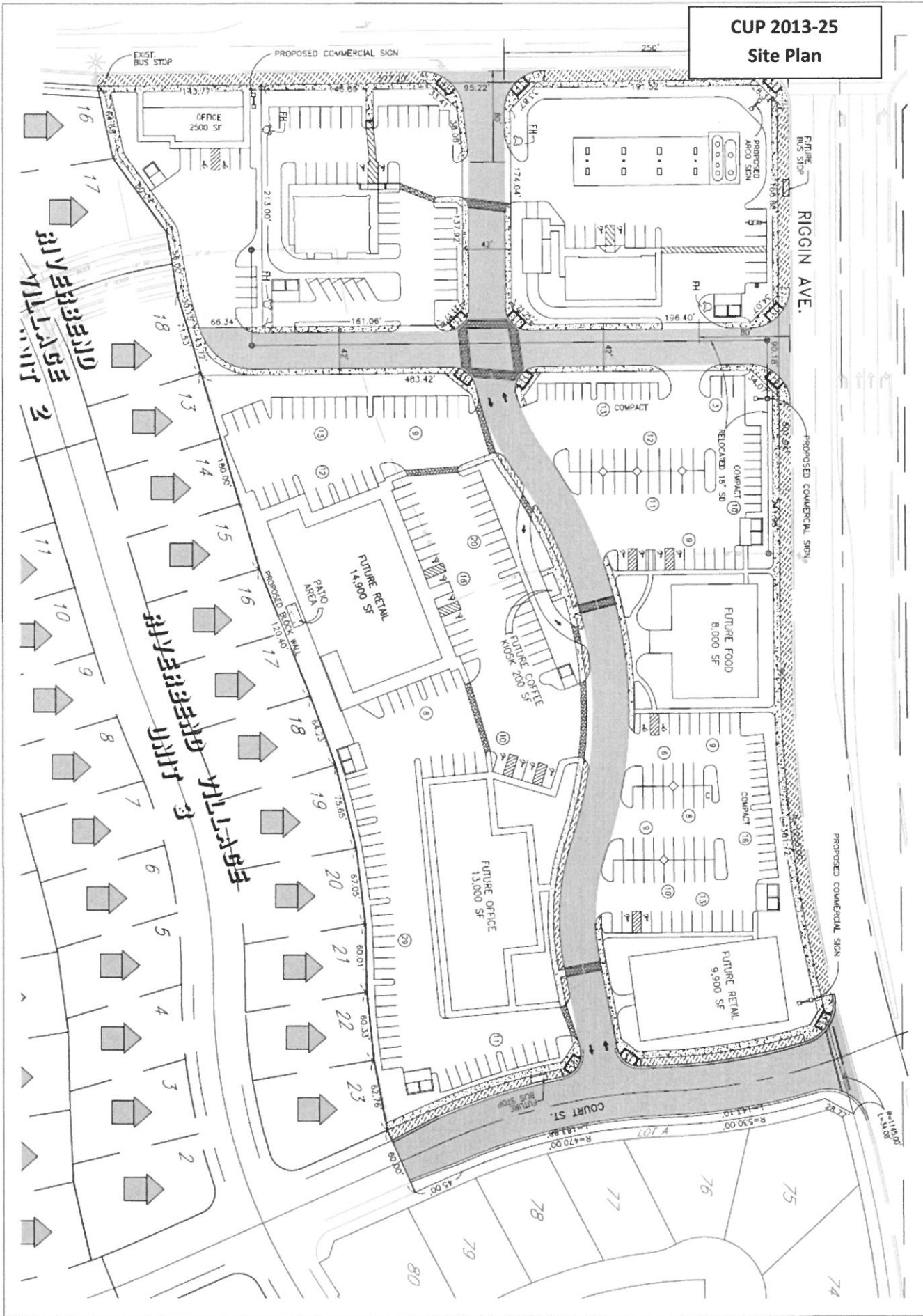


EXHIBIT E

ACOUSTICAL ANALYSIS

AUTO OIL CHANGERS CAR WASH
NORTH DINUBA BOULEVARD
VISALIA, CALIFORNIA

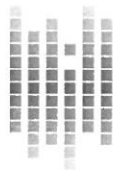
WJVA Project No. 18-030

PREPARED FOR

EBM DESIGN GROUP, INC.
4412 WEST FERGUSON AVENUE
VISALIA, CA 93291

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA



wjv acoustics

SEPTEMBER 14, 2018

INTRODUCTION

The project is a proposed car wash facility to be located along the east side of North Dinuba Boulevard (SR 63), approximately 500 feet south of East Riggin Avenue. Existing residential land uses are located south and west of the project site and existing retail/commercial land uses are located north of the project site.

This report is based upon the project site plan dated August 23, 2018, noise measurements obtained by WJV Acoustics, Inc. (WJVA) at the project site, reference noise measurements obtained at an existing car wash facility and information provided to WJVA by the project applicant concerning the proposed equipment and hours of operation of the car wash. Revisions to the site plan or other project-related information available to WJVA at the time the analysis was prepared may require a reevaluation of the findings and/or recommendations of the report. The Project Site Plan is provided as Figure 1.

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

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

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

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

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

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

TABLE I			
NON-TRANSPORTATION NOISE LEVEL STANDARDS, dBA			
CITY OF VISALIA			
Daytime (7 a.m.-10 p.m.)		Nighttime (10 p.m.-7 a.m.)	
L_{eq}	L_{max}	L_{eq}	L_{max}
50	70	45	65

Source: City of Visalia Noise Element of General Plan

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

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

TABLE II			
EXTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr. (L _n)	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	30 (L ₅₀)	50	45
2	15 (L ₂₅)	55	50
3	5 (L _{8.3})	60	55
4	1 (L _{1.7})	65	60
5	0 (L _{max})	70	65

Note: L_n is an abbreviation for the percentage of time that a certain noise level is exceeded during a specified time period (in this case, one hour). For example, an L₅₀ value of 50 dBA may not be exceeded during the hours of 6 am-7pm.

Source: City of Visalia Municipal Code

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

TABLE III			
INTERIOR NOISE LEVEL STANDARDS, dBA CITY OF VISALIA NOISE ORDINANCE			
Category	Cumulative # Min/Hr.	Daytime (6am-7pm)	Nighttime (7pm-6am)
1	5	45	35
2	1	50	40
3	0	55	45

Source: City of Visalia Municipal Code

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

PROJECT SITE NOISE EXPOSURE

The project site is currently an undeveloped lot located east of North Dinuba Boulevard (SR 63), approximately 500 feet south of East Riggin Avenue. A site inspection and ambient noise monitoring were conducted on September 11th and 12th, 2018, to evaluate the acoustical characteristics of the site and quantify existing ambient noise levels within the project area. The existing ambient noise environment is dominated by traffic noise associated with vehicles traveling on North Dinuba Boulevard. Additional sources of noise observed during the site inspection included noise associated with commercial activities to the north (Arco AM/PM car wash, gas station and fast food restaurants), and noise associated with traffic on Riggin Avenue.

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

WJVA collected 15-minute ambient noise level measurements four (4) locations near the project site. The noise monitoring sites were selected as they represent the closest off-site noise-sensitive receptors (residential land uses) to the proposed car wash project. Four (4) individual noise measurements were collected at each site to document existing (without project) ambient noise levels during morning, midday, afternoon and evening conditions. The findings of the noise measurements are provided in Table IV. The project vicinity and ambient noise monitoring site locations are provided as Figure 2.

TABLE IV

SUMMARY OF SHORT-TERM AMBIENT NOISE MEASUREMENT DATA
 AUTO OIL CHANGERS, DINUBA BOULEVARD, VISALIA
 SEPTEMBER 11 & 12, 2018

Site	Time	A-Weighted Decibels, dBA					
		L_{eq}	L_{50}	L_{25}	L_8	L_2	L_{max}
ST1	7:25 a.m.	62.8	60.6	63.0	66.5	70.2	73.8
ST1	10:45 a.m.	60.1	59.2	61.7	64.8	66.3	71.6
ST1	4:15 p.m.	61.7	60.0	63.2	65.7	68.3	69.6
ST1	7:05 p.m.	59.2	58.7	60.4	63.9	65.2	70.9
ST2	7:45 a.m.	57.9	56.3	57.6	61.4	63.2	69.8
ST2	11:05 a.m.	59.2	57.0	60.3	63.5	64.9	68.1
ST2	4:35 p.m.	57.9	56.3	57.6	61.4	63.2	69.8
ST2	7:25 p.m.	58.0	56.2	58.1	60.5	63.9	72.4
ST3	8:05 a.m.	59.3	54.8	57.8	60.9	69.6	74.6
ST3	11:20 a.m.	57.4	55.2	57.9	61.1	64.5	70.2
ST3	4:55 p.m.	56.0	55.4	56.8	58.4	59.1	60.4
ST3	7:45 p.m.	57.0	56.5	56.7	59.0	62.5	66.3
ST4	8:25 a.m.	66.8	64.7	68.1	70.8	72.2	75.7
ST4	11:40 a.m.	64.9	65.3	68.0	71.5	73.4	81.1
ST4	5:15 p.m.	66.0	65.2	67.7	69.6	71.2	74.3
ST4	8:05 p.m.	63.9	64.2	68.9	70.2	72.6	77.1

Source: WJV Acoustics, Inc.

From Table IV it can be determined that existing ambient (without project) noise levels at monitoring site ST1 were in the range of approximately 59 to 63 dB L_{eq} with maximum noise levels in the range of 70 to 74 dB. Existing ambient noise levels at monitoring site ST2 were in the range of approximately 58-59 dB L_{eq} with maximum noise levels in the range of approximately 68 to 72 dB. Existing ambient noise levels at monitoring site ST3 were in the range of approximately 56-59 dB L_{eq} with maximum noise levels in the range of approximately 60 to 75 dB. Existing ambient noise levels at monitoring site ST4 were in the range of approximately 64-67 dB L_{eq} with maximum noise levels in the range of approximately 74 to 81 dB. Noise associated with vehicle traffic along North Dinuba Boulevard was the dominant noise source at all ambient noise monitoring sites during the measurement periods.

PROJECT RELATED NOISE LEVELS

The project is a proposed car wash facility to be located along the east side of North Dinuba Boulevard (SR 63), approximately 500 feet south of East Riggan Avenue, in Visalia. Existing residential land uses are located south and west of the project site and existing retail/commercial land uses are located north of the project site. The proposed hours of operation for the car wash are between 7:00 a.m. and 8:00 p.m.

Exterior Noise Levels:

In order to obtain representative noise level data for the car wash project, WJVA measured noise levels at an existing Auto Oil Changers car wash facility (owned by the applicant) located at 1630 East Main Street, in Visalia, California, on September 11, 2018. According to the project applicant the equipment used at the Main Street facility is the same that will be utilized at the proposed Dinuba Boulevard location. The equipment consists of a Mark VII Dual ChoiceWash® XT Soft Touch Rollover with Aquadri® On-Board Dryers. While car wash noise levels are audible from both sides of the tunnel, the loudest noise levels are associated with the dryer blower activities at the tunnel exit.

Reference noise measurements were obtained at a distance of 30 feet in front of the car wash tunnel exit and entrance. Additionally, noise measurements were also obtained at 45- and 90-degree angles from both the tunnel entrance and exit, to document shielding of equipment-related noise levels provided by the car wash tunnel. The locations of the reference measurement sites are provided as Figure 3.

WJVA conducted a minimum of four (4) noise level measurements at each of the six (6) reference noise measurement locations shown on Figure 3. All measurements were conducted at a distance of 30 feet from either the tunnel entrance or exit. Patrons have the option of purchasing a wash cycle with dryer (blower) or a wash cycle without the dryer. According to the project applicant approximately 50% of the wash cycles purchased at the reference location include the dryer. For this purpose of this analysis, it is assumed that all wash cycles include the dryer, therefore the noise levels described below should be considered a worst-case assessment of car wash related noise levels at the project site.

WJVA determined that the length of wash cycles range from approximately 6-7 minutes. The dryer cycle length is approximately 1-1.5 minutes in length (if selected by the patron). All noise measurements provided were conducted of wash cycles that included the dryer option. The duration of each measurement included the entire wash cycle (approximately 6-7 minutes in length). Table V provides the average noise level measurement (four total measurements at each location) at each measurement site, provided in terms of the City's applicable noise level standards. There was very little variation between the individual measurements at each of the measurement location sites.

TABLE V						
SUMMARY OF REFERENCE NOISE LEVEL MEASUREMENTS AUTO OIL CHANGERS CAR WASH, EAST MAIN STREET, VISALIA SEPTEMBER 11, 2018						
Measurement Location	A-Weighted Decibels, dBA, (Average of 4 samples)					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
M1	73.8	69.2	72.6	79.6	80.6	81.0
M2	68.2	60.3	68.1	74.2	75.0	75.7
M3	64.2	58.6	63.9	69.7	70.9	71.4
M4	70.2	61.2	68.1	75.8	77.0	78.3
M5	64.0	56.8	63.8	70.6	71.2	72.0
M6	62.1	55.1	63.2	64.7	66.6	69.1

Source: WJV Acoustics, Inc.

WJVA calculated the expected car wash noise levels at five (5) individual locations that represent the locations of the closest off-site sensitive receivers. It should be noted, there is an existing 6-foot sound wall at sensitive receiver R1 and an existing 7-foot sound wall at sensitive receivers R2 through R5. A computer model was used to determine the insertion loss (noise level reduction) provided by the existing sound walls. The model calculates sound wall insertion loss based upon the distance from the source to the wall, the distance from wall to the receptor, and the relative heights of the sources and receptors. Based upon the various distances to the modeled locations, it was determined that the existing sound walls would provide noise level reductions in the range of 6-7 dB.

Using the noise level data described in Table V, WJVA calculated car wash noise levels at the closest noise-sensitive receiver locations (residences) to the proposed car wash facility. Table VI provides the calculated noise levels at the closest off-site noise-sensitive receivers (residential backyards), at locations R1 through R5. Noise levels described in Table VI include a conservative noise level reduction of 5 dB as a result of the existing sound walls. Additionally, noise levels described in Table VI assume the car wash is in constant operation during the entire hour, and should therefore be considered a worst-case assessment of project-related noise levels. The locations of the five modeled receivers are provided as Figure 4.

TABLE VI						
SUMMARY OF CAR WASH NOISE LEVELS AT NEARY NOISE-SENSITIVE RECEIVERS AUTO OIL CHANGERS CAR WASH, DINUBA BOULEVARD, VISALIA						
Sensitive Receiver	A-Weighted Decibels, dBA,					
	L _{eq}	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
R1	49.6	40.6	47.5	55.2	56.4	57.7
R2	46.5	40.9	46.2	52.0	53.2	53.7
R3	45.8	38.8	46.9	48.4	50.3	52.8
R4	48.5	41.3	48.3	55.1	55.7	56.5
R5	43.9	36.7	43.7	50.5	51.1	51.9

Source: WJV Acoustics, Inc.

Reference to Table VI and the City’s applicable exterior noise level standards provided in Table I and Table II demonstrate that car wash noise levels would not exceed any applicable City of Visalia noise level standards during the proposed hours of operation. Additionally, noise levels from the car wash would be well below existing (without project) ambient noise levels at all locations for every applicable exterior noise level standard. Further mitigation is therefore not required.

Interior Noise Levels:

A specific analysis of interior noise levels was not performed. However, it may be assumed that residential construction methods complying with current building code requirements will reduce exterior noise levels by a minimum of 25 dB if windows and doors are closed. Project-related exterior noise levels would not be expected to exceed any City of Visalia noise level standards and would be well below existing (without project) ambient noise levels at all nearby noise-sensitive receiver locations. Therefore, the project would not exceed any applicable City of Visalia interior noise level standards.

CONCLUSIONS AND RECOMMENDATIONS

Project-related noise levels would not be expected to exceed any applicable City of Visalia noise level standards. Additionally, project-related noise levels would be below existing (without project) ambient noise levels at all nearby noise-sensitive receiver locations. Further mitigation is therefore not required.

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

Respectfully submitted,



Walter J. Van Groningen
President

WJV:wjv

FIGURE 1: PROJECT SITE PLAN

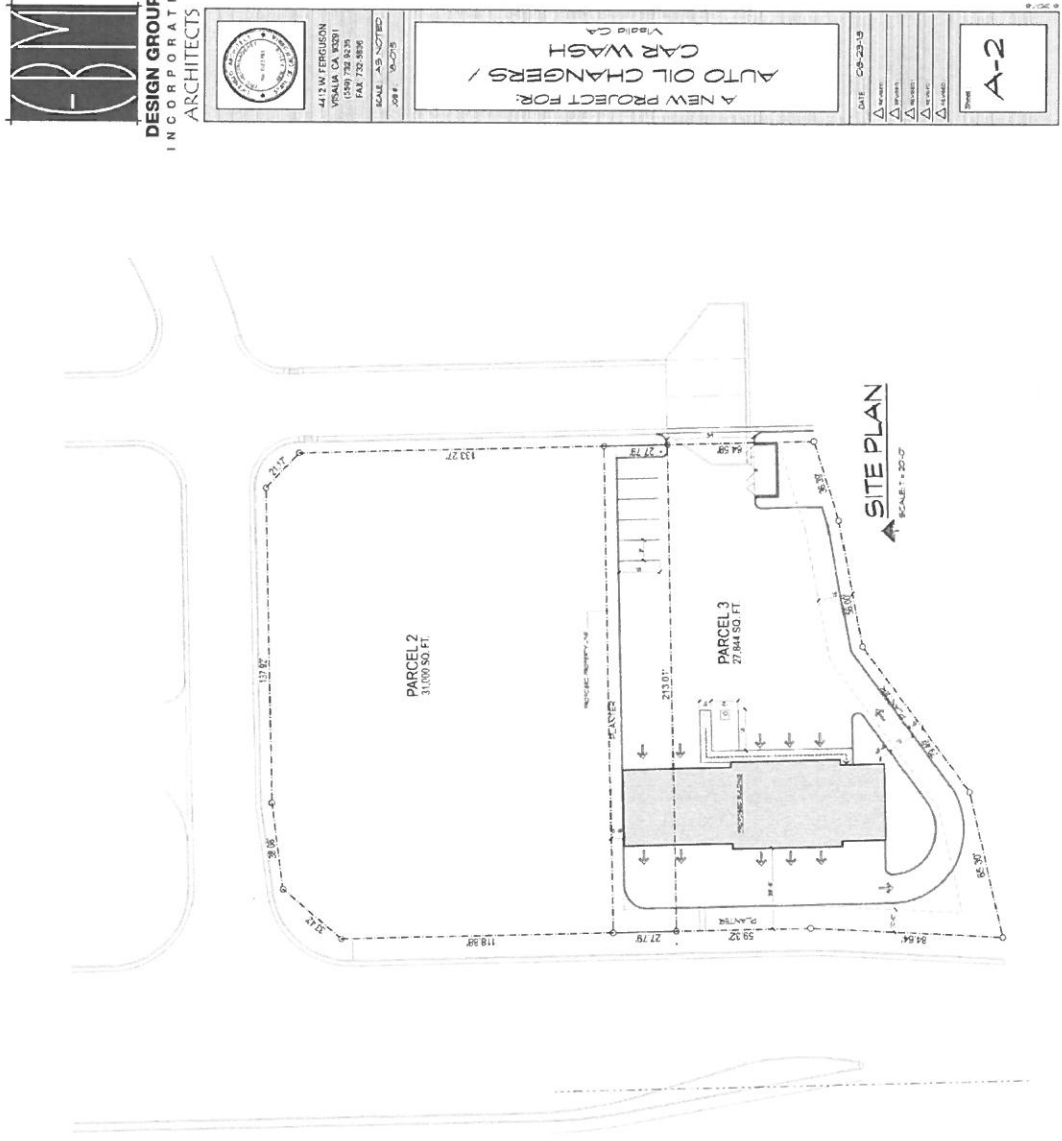


FIGURE 2: PROJECT SITE VICINITY AND NOISE MONITORING SITE LOCATIONS



**FIGURE 3: REFERENCE NOISE MEASUREMENT SITE LOCATIONS AT EXISTING AUTO OIL CHANGERS,
1630 EAST MAIN STREET, VISALIA**



FIGURE 4: LOCATIONS OF ANALYZED NOISE-SENSITIVE RECEIVERS



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

DNL/ L_{dn} : Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq} : Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

NOTE: The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max} : The maximum noise level recorded during a noise event.

L_n : The sound level exceeded "n" percent of the time during a sample interval (L_{90} , L_{50} , L_{10} , etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

ACOUSTICAL TERMINOLOGY

**NOISE EXPOSURE
CONTOURS:**

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

**NOISE LEVEL
REDUCTION (NLR):**

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

SEL or SENEL:

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

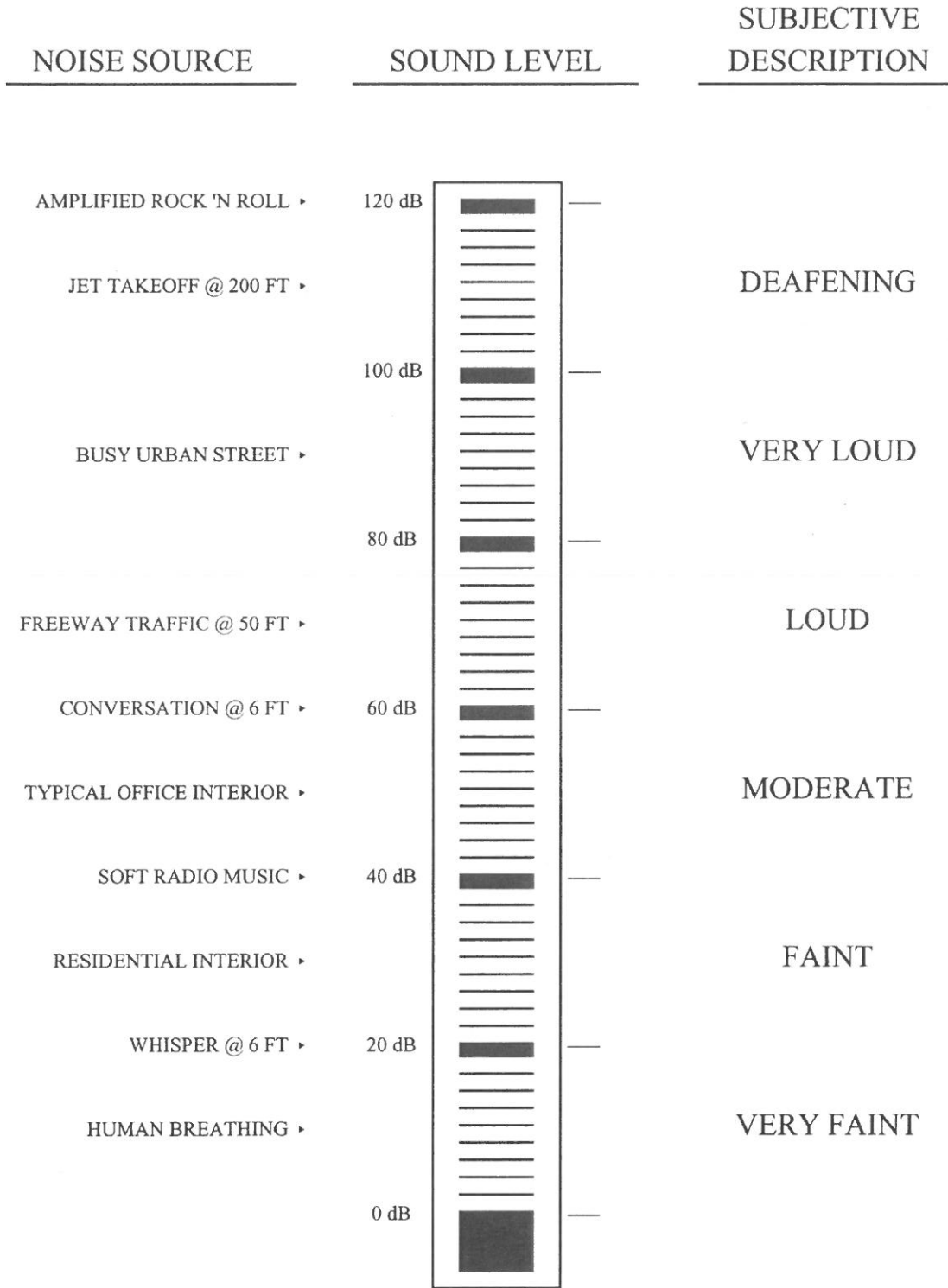
SOUND LEVEL:

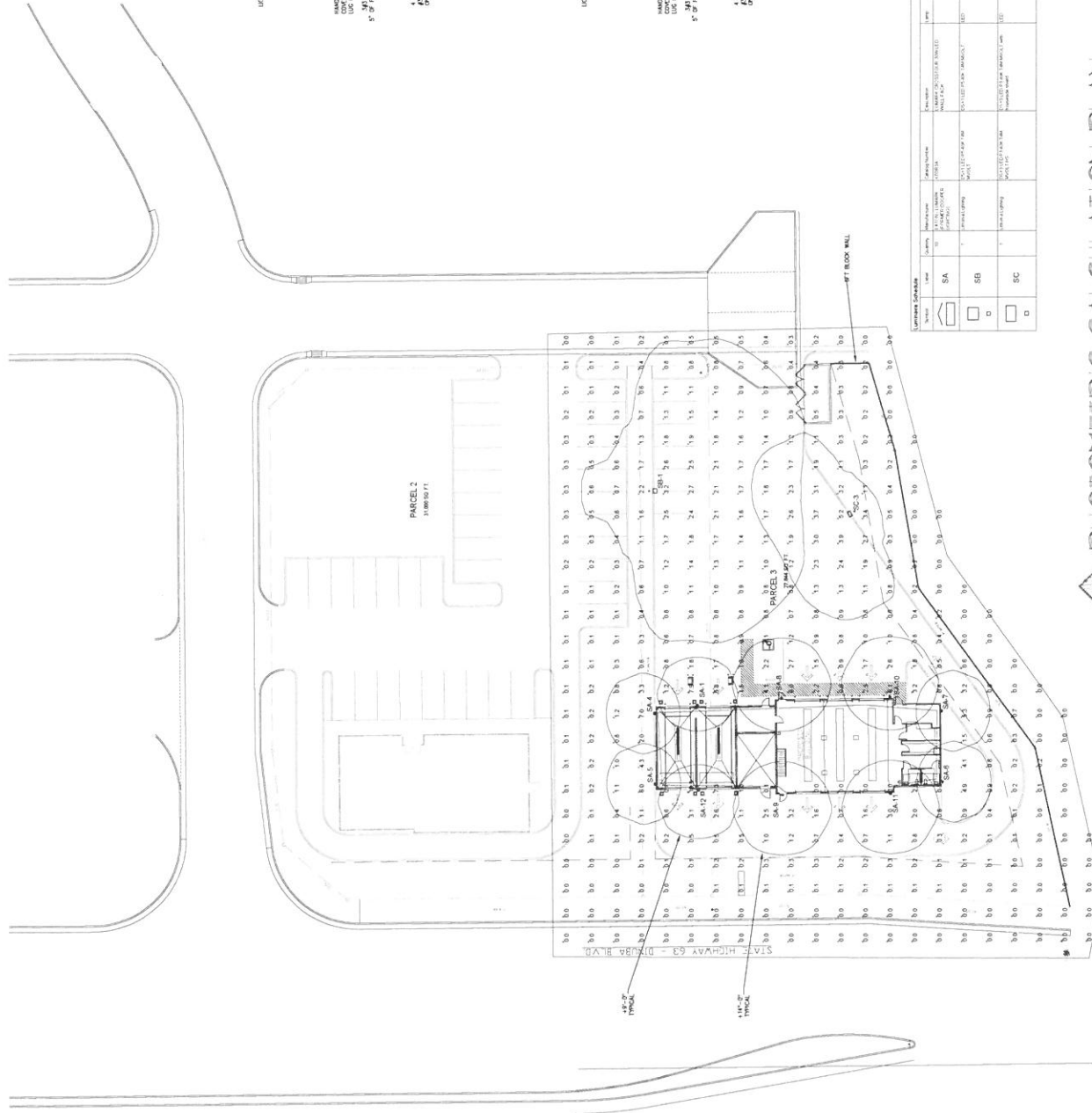
The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective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

**SOUND TRANSMISSION
CLASS (STC):**

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

APPENDIX B
EXAMPLES OF SOUND LEVELS





PHOTOMETRIC CALCULATION PLAN
SCALE: 1" = 20'-0"

Peter Kwan Engineering
10000 14th Avenue, Suite 206
P.O. Box 10000, Richmond, BC V6X 1C1
Tel: (604) 273-1022

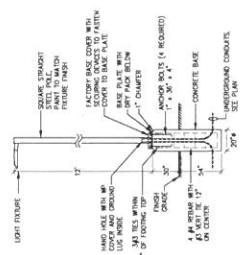
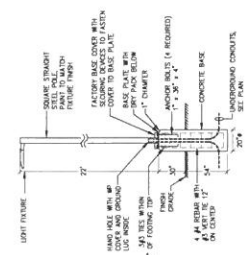


Lot	Area	Perimeter	Area	Perimeter	Area	Perimeter	Area	Perimeter
SA	10,000 sq ft	1,000 ft	10,000 sq ft	1,000 ft	10,000 sq ft	1,000 ft	10,000 sq ft	1,000 ft
SB	5,000 sq ft	500 ft	5,000 sq ft	500 ft	5,000 sq ft	500 ft	5,000 sq ft	500 ft
SC	3,000 sq ft	300 ft	3,000 sq ft	300 ft	3,000 sq ft	300 ft	3,000 sq ft	300 ft



DATE: 09-13-19
DRAWN: [Name]
CHECKED: [Name]
SCALE: AS NOTED
JOB #: 18-015

A NEW PAINT FOR CAR WASH
AUTO OIL CHANGERS



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

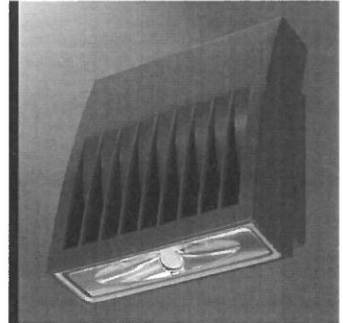
Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.

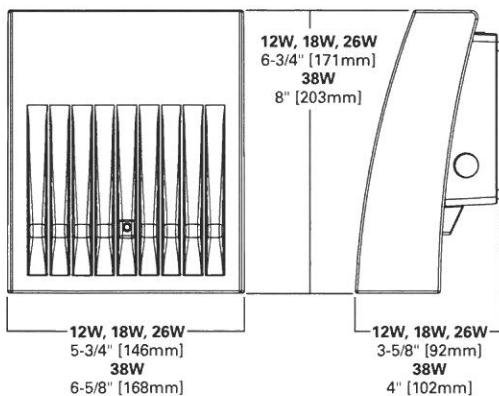
Catalog #		Type	
Project		SA	
Comments		Date	
Prepared by			



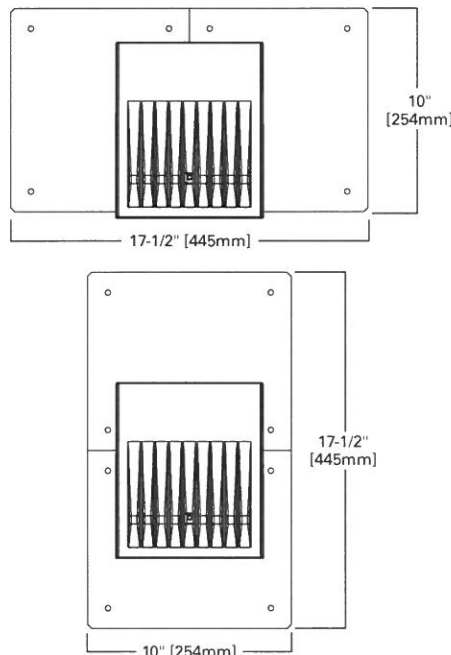
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

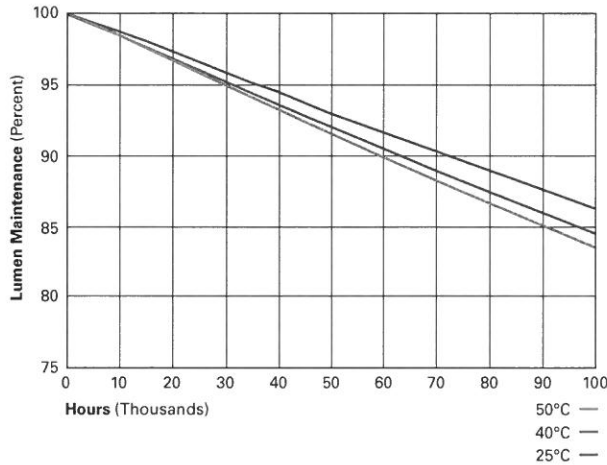
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

1. DesignLights Consortium[®] Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

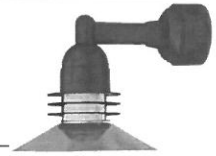
12W Series	18W Series	26W Series	38W Series
XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

Universe® – UCS Small Scale

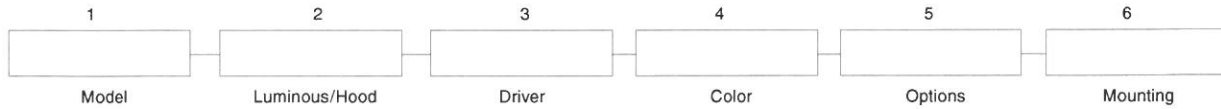
TYPE

FEATURES

- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer



ORDERING CODE



1. LUMINAIRE

UCS Universe small

2. LUMINOUS / HOOD

NO LUMINOUS & HOOD

ANGLED	BELL	FLARED	STRAIGHT	SKIRTED
ANG	BEL	FLR	STR	SKB

LUMINOUS & HOOD

4 LUMINOUS	SOLID	VERTICAL	LUMINOUS
WINDOWS	RINGS	SLOTS	RINGS
WND-ANG	SR-ANG	VSL-ANG	LUM-ANG
WND-BEL	SR-BEL	VSL-BEL	LUM-BEL
WND-FLR	SR-FLR	VSL-FLR	LUM-FLR
WND-STR	SR-STR	VSL-STR	LUM-STR
WND-SKB	SR-SKB	VSL-SKB	LUM-SKB

3. LAMP/BALLAST

LED (Warmwhite (3000K), Neutral white (4000K), Bright white (5000K), 32 watts. 120 thru 277 volt)
12LED-WW 12LED-NW 12LED-BW

4. FIXTURE FINISH

Standard Color

WH	Arctic White
BL	Black
BLT	Matte Black
DB	Dark Bronze
DGN	Dark Green
TT	Titanium
WDB	Weathered Bronze
MDB	Bronze Metallic
VBU	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MG	Medium Grey
AGN	Antique Green
LG	Light Grey

Premium Color

SHK	Shamrock
SPP	Salt and Pepper
SFM	Seafoam
WCP	Weathered Copper
RAL	RAL 4 digit Color
CUSTOM	Custom Color

5. OPTIONS - INTERNAL

SLC (Internal sleeve to block light when luminous element chosen)
FCO (Full cutoff shield. Replaces luminous element)

6. MOUNTING – Must choose one

WALL MOUNT (Integral ballast. Use the mounting plate with a prewired ballast)
WCV (Curved arm)
WST (Straight arm)
POLE MOUNT
Single arm, fits over a 3"/75mm pole
PCVS (Curved arm) PSTS (Straight arm)
Twin arm, fits over 4"/100mm pole (The top 6"/150mm of the pole top shall have an open, clear unobstructed area for the ballast assembly)
PCVT (Curved arm) PSTT (Straight arm)
PENDANT MOUNT (48"/1220mm stem)
PMS (Swivel fits over standard octagonal j-box. Remote ballast required)
SBE (Surface mounted ballast enclosure)

SPECIFICATIONS

HOUSING

The fixture and ballast housing shall be one piece cast aluminum. The luminous rings shall be acrylic with an aluminum spacer and stainless steel rods. The lens shall be tempered, borosilicate opal glass. The lens shall be gasketed and screwed onto the housing for lamp access. The hoods shall be heavy gage spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel

FULL CUTOFF

The full cutoff shield is used in place of the luminous element when the FCO option is chosen. It lowers the hood to cover the opal lens, providing IES full cutoff classification meaning there is zero light emitted at 90° horizontal or above. The O.A.H of the UCS fixture with the FCO option is 14.25"/362mm with the bell hood, 14"/356mm with the skirted bell hood, or 13.25"/337mm for others.

ELECTRICAL

The driver assembly shall be mounted to a cast plate, prewired with a quick disconnect plug. Standard LED color temperatures are 3000K, 4000K and 5000K. Other color temperatures available. Please contact factory. LED constant current driver operates at 700mA.

See next page



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JOB
TYPE
NOTES

INSTALLATION & MOUNTING

Pole mount: The fixture shall be welded to the arm assembly for both the wall and pole mounting models. The single fixture pole mounted arms PCVS and PSTS shall have an integral ballast compartment, and slip over a 3/75mm pole. The twin fixture pole mounted arms PCVT and PSTT shall have an integral ballast compartment, and slip over an open top, 4/100mm pole. The top 6/150mm of the pole top shall have a clear, unobstructed area for the ballast assembly.

Wall mount: The wall mounted ballast housing shall be welded together with the arm and fixture as a unitized assembly. A cast aluminum wall plate shall have the ballast assembly installed and prewired for easy installation. The fixture assembly shall slip over the wall plate and secure with three stainless steel set screws. The mounting system shall allow for horizontal adjustment to level the fixture independent of the mounting plate orientation.

Pendant mount SBE

The driver assembly is factory assembled and wired to the mounting plate. A .75/18mm hole is provided for wiring access to the the J-box. Seal the back plate to the wall surface with an appropriate silicone caulk. Three .375/10mm holes on 120° centers, on a 5/125mm circle are provided on the back plate for anchoring. Use appropriate stainless steel fasteners for anchoring.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION































The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download: <http://www.hubbellighting.com/resources/warranty/>

AALreservestherighttochangeproductspecificationswithout notice.

DIMENSIONS

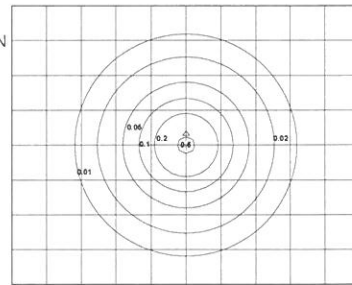
HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
ANG  DIA: 15/380mm	 HT: 12.75"/325mm EPA: 0.29	 HT: 12.75"/325mm EPA: 0.31	 HT: 13.5"/340mm EPA: 0.32	 HT: 12.75"/325mm EPA: 0.31	 HT: 13.5"/340mm EPA: 0.29
BEL  DIA: 15/380mm	 HT: 12.75"/325mm EPA: 0.30	 HT: 12.75"/325mm EPA: 0.34	 HT: 13"/330mm EPA: 0.34	 HT: 12.75"/325mm EPA: 0.34	 HT: 13"/330mm EPA: 0.33
FLR  DIA: 15/380mm	 HT: 12.75"/325mm EPA: 0.28	 HT: 12.75"/325mm EPA: 0.30	 HT: 13"/330mm EPA: 0.30	 HT: 12.75"/325mm EPA: 0.30	 HT: 13"/330mm EPA: 0.28
STR  DIA: 16/405mm	 HT: 12.75"/325mm EPA: 0.27	 HT: 12.75"/325mm EPA: 0.28	 HT: 12.75"/325mm EPA: 0.28	 HT: 12.75"/325mm EPA: 0.28	 HT: 12.75"/325mm EPA: 0.27
SKB  DIA: 15/380mm	 HT: 13"/330mm EPA: 0.38	 HT: 16/405mm EPA: 0.43	 HT: 16/405mm EPA: 0.43	 HT: 16/405mm EPA: 0.43	 HT: 15/380mm EPA: 0.41

UCS12LED BW

WATTAGE: 32 LUMEN OUTPUT: 1085 EFFICACY: 33.9

B1 U2 G1

FORWARD LIGHT		LUMEN	
FL	30° 8.4%	91	
FM	60° 20.4%	221	
FH	80° 14.5%	157	
FVH	90° 4.7%	51	
BACK LIGHT			
BL	30° 8.4%	91	
BM	60° 20.4%	221	
BH	80° 14.5%	157	
BVH	90° 4.7%	51	
UPLIGHT			
UL	100° 3.7%	40	
UH	180° 0.6%	6	



Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160
UPLIGHT 95.7%	
DOWNLIGHT 4.3%	

20' MOUNTING HEIGHT

IES files can be found at www.aal.net

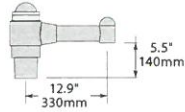


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JOB
TYPE
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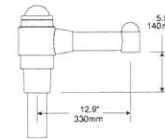


PCVS



PSTS

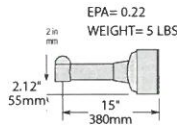
PSTS WT: 6 LBS EPA: .291



3" POLE



WCV

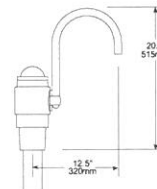


WST

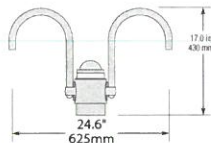
EPA= 0.22
WEIGHT= 5 LBS

PCVS

WT: 5.27 LBS EPA: .268



3" POLE



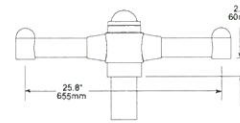
PCVT



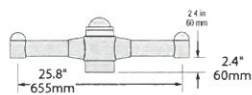
PMS

PSTT

WT: 6.71 LBS EPA: .367



4" POLE

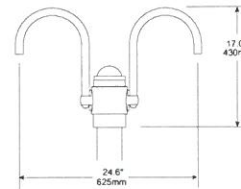


PSTT



PCVT

WT: 5.27 LBS EPA: .322



4" POLE

Visit www.aal.net for Arms, Poles & Accessories Specification Guide



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JOB
TYPE
NOTES



#2

MEETING DATE: September 19, 2018

SITE PLAN NO. 18-159 Resubmittal

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CVP

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 2 DATE: SEPTEMBER 19, 2018

SITE PLAN NO.: 18-159 RESUBMITTAL
PROJECT TITLE: AUTO OIL CHANGER & CARWASH
DESCRIPTION: A PROPOSED NEW AUTO OIL CHANGER & CARWASH

APPLICANT: ERIC MCCONNAUGHEY
PROP OWNER: BRIDGECOURT HOMES LP
LOCATION: 2800 N DINUBA BLVD
APN: 091-010-046

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **ONSITE AS NECESSARY**
- Drive approach size: Use radius return; **REFER TO COMMERCIAL CITY STDS**
- Sidewalk: **MIN 5'** width; _____ parkway width at **INSTALL PER ONSITE DESIGN STDS**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map.
Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **DIRECT TO PRIVATE DRIVE OR ONSITE DRAINAGE INFRASTRUCTURE**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line. **MAINTAIN EXISTING GRADE LEVEL AT BLOCK WALL**
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed oil change & carwash facility will incur City development impact fees associated with land improvements and building construction. Refer to Page 4 for applicable fees and summary.***
- 2. Partial demo of the existing hammerhead turn-around will be required and a City standard drive approach shall be installed. Project shall incorporate, improve, and maintain the area between block wall and hammer head with landscaping/irrigation.***
- 3. Additional sidewalk and parkway landscape improvements are required along public and private drive frontages.***
- 4. Utility tie-ins to onsite infrastructure is required - any utility trenching on Dinuba Blvd. will require Caltrans approval.***
- 5. Comply with City parking lot dimensions and construction specifications.***
- 6. The refuse enclosure shall be positioned for a direct stab by a Solid Waste vehicle. The close proximity to the drive access may be in conflict with City refuse concrete apron standards. Redesign accordingly.***
- 7. Project will require a Conditional Use Permit per the Planning Dept. for proposed carwash. Further coordination with City Planner is required.***
- 8. A building permit is required. Standard plan check and inspection fees apply.***
- 9. A noise study will be required, refer to Planning Dept. comments.***

10. A pedestrian pathway across proposed planter along north parcel boundary may be required and will be further reviewed. Given the site layout as proposed, a customer/employee will either have to enter and proceed through the facility to access the sidewalk along Dinuba Blvd. or be directed down the drive aisle of the parking lot to access the internal private drive sidewalk to get to the adjacent future business - these directions may not fully comply with site accessibility standards.

12. A Lot Line Adjustment will be required for proposed parcel increase.

13. The 5' landscape setback along north property line shall be landscaped/irrigated. Temporary curbing or other can be utilized at property line for future expansion by north parcel development.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-159 RESUBMITTAL**

Date: **9/19/2018**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**8/3/2018**)
(Project type for fee rates:**CARWASH + COMMERCIAL/RETAIL**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,293/AC X 0.64 = \$828
<input checked="" type="checkbox"/> Transportation Impact Fee	\$14,579/1000SF X 4.06 = \$59,191
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	CARWASH: \$19,601/EACH SERVICE STATION: \$1,225/EACH TREATMENT PLANT FEE CARWASH: \$21,343/EACH SERVICE STATION: \$911/EACH
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,504/AC X 0.64 = \$4,163
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,776/AC X 0.64 = \$3,057
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$8,671/AC X 0.64 = \$5,549
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,897/AC X 0.64 = \$1,214
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$556/1000SF X 4.06 = \$2,257
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain 559-713-4003

Date: September 19, 2018

SITE PLAN NO: 2018-159-B
PROJECT TITLE: Oil Changer Car Wash
DESCRIPTION: Oil Changer Car Wash (C-MU)
APPLICANT: Eric McConnaughey
PROP. OWNER: Bridgecourt Homes
LOCATION TITLE: 2800 N. Dinuba
APN TITLE: 091-010-046
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU – Commercial Mixed Use

Rule 9510 – This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information. (2,000 sq. ft. of commercial space)

*cc m p p
spt 3, 2013*

Riverbend Village

CUP # 2013-25
CUP # 2015-21
CUP # 2016-27

Planning Division Recommendation:

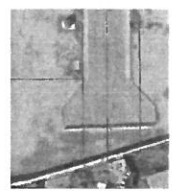
- Revise and Proceed –CUP for Car Wash
- Resubmit
- Off-Agenda – **Meet w/Planning Staff to discuss Noise Study/Mitigation prior to filing for car wash CUP** – Relocate Trash Enclosure to meet Solid Waste standards – provide 15-foot setback along Dinuba Boulevard.

Project Requirements

- Car Wash is a “Conditional” use in the C-MU zone
- Noise Study
- Photometric Study
- Lot Line Adjustment – may be required to show that the parcel to the north is still developable.
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: September 19, 2018

1. See Previous Comments
2. Show striping for exit lane indicating its separation from the queue from the stacking for the south oil change bay.
3. No illuminated signage will be allowed on the south and east sides of the building.
4. Service vehicle delivery times may be limited due to proximity to residential.
5. Trash enclosure may need to be reoriented to provide better direct stab angle.
6. This project will be required to landscape and maintain the west half of the end of the access drive area. (May be done by POA – is required to be improved as a part of this project)
7. Parking as shown and described by the applicant appears to be adequate for the proposed use. If the parking impacts increase on the site, additional striping for parking on the site may be required.
8. Based upon this layout, it appears that the vehicular cross access between Parcel No. 2 and 3 may be replaced with a pedestrian access route.
9. Lot Line Adjustment is required. Note that the Parcel No. 2 drive-thru outline shown on this submittal (8-19-18) is not approvable as shown, though it demonstrates the setbacks and basic access points for Parcel 2. Staff notes that the applicant understands that a contemporary drive-thru similar to the previous “Wendy’s” will no longer fit on Parcel No. 2 resulting in a potentially smaller drive-thru facility if that type of use is proposed in the future.
10. Staff may condition alternate car wash hours of operation based upon the Noise Study.



11. Prior to the construction final of the car wash, it will be required to provide a follow-up noise analysis to show that it is in compliance with the noise study results and conditions of the CUP. The applicant accepts all responsibilities to meet the noise standards for the use of the car wash.

PROJECT SPECIFIC INFORMATION:

1. Car Wash is "conditional" use in the CMU zone requiring a conditional use permit.
2. Oil Changer is a "permitted" use in the CMU zone.
3. This site was approved as an "office" site in the Riverbend Village Plan.
4. NOTE that an auto oriented use (car wash) directly adjacent to or near residential has been an item of citizen concern raised at a recent public hearing related to noise.
5. The setback along Dinuba Boulevard is 15 feet for the access lane with a 3-foot high evergreen hedge along the access lane as part of the 15 feet of landscaping.
6. A Noise Study is required based upon the location adjacent to residential – any mitigation measures need to be shown on the project site plan along with elevations/drawings depending upon the proposed mitigation, and included in the CUP application materials.
7. Provide a photometric study as part of the CUP application materials; enhance the site plan for the CUP to show all the outside lighting locations.
8. Provide an operational statement.
9. Cross access to the north is recommended, but not required.
10. The site appears to be approximately 28-feet wider to the north than the existing parcel – a Lot Line Adjustment would be required. The City Planner may ask the applicant to show that the parcel to the north is still developable, or the City Planner may determine that a Parcel Map is required.
11. The Design Guidelines show the sign on this parcel as a multiple tenant sign, said sign to be developed to the master plan standard/design.
12. Maintain a minimum 15-foot setback for the trash enclosure form the residential properties.
13. Building elevations matching the Design Guidelines are required as part of CUP application.
14. Development is subject to the Riverbend Village Design Guidelines and Engineering Standards for any required Architectural style.
15. Trash Enclosure needs to be oriented for direct stab and truck access.
16. Parking – staff will be recommending a minimum of eight (8) parking stalls be provided. Based upon the potential for additional on-site workers and customers and related business related service providers. The site at 3350 S. Demaree (Auto Oil Changers) has an average of 8 vehicles on-site through the various years available on the City GIS system. NOTE: the applicant representative indicated that this site would not have the same main business owner office present at the 3550 S. Demaree site wherein 6 stalls should be adequate. Staff would be looking for a written statement from the owner/applicant related to the parking to be placed in the SPR file and/or included as part of the CUP. Should parking demand be higher in the future, there appears to be adequate area on the site to accommodate one or two additional parking stalls.
17. Site lighting including security lights need to be reviewed/adjusted to prevent direct/indirect light or glare from falling upon the adjacent residential area to the east. (this would all be covered in the Photometric Study for the CUIP)
18. Meet Community Noise Standards.
19. Replace any missing street and frontage trees to city standards.
20. Meet all other city codes and ordinances.

17.19.060 Development standards in the C-MU zones outside the downtown area

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
 - B. Maximum building height: fifty (50) feet.
 - C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
 - D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
 7. The provisions of Chapter 17.58 shall also be met, if applicable.
-

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide transit facilities on site plan.
12. Provide shared parking/access agreements where needed or required.
13. Provide off-street loading facility.
14. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the**

project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

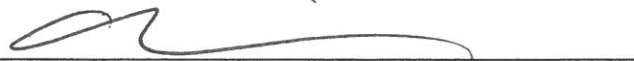
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. All landscape areas to be protected with 6-inch concrete curbs.
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
7. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
10. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

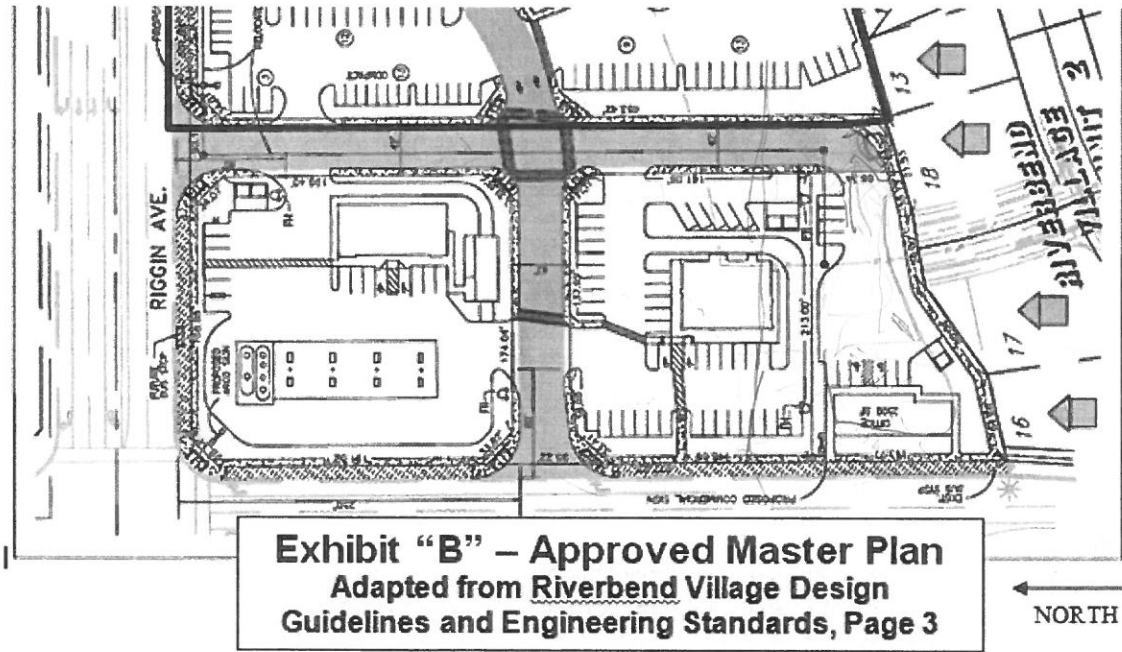
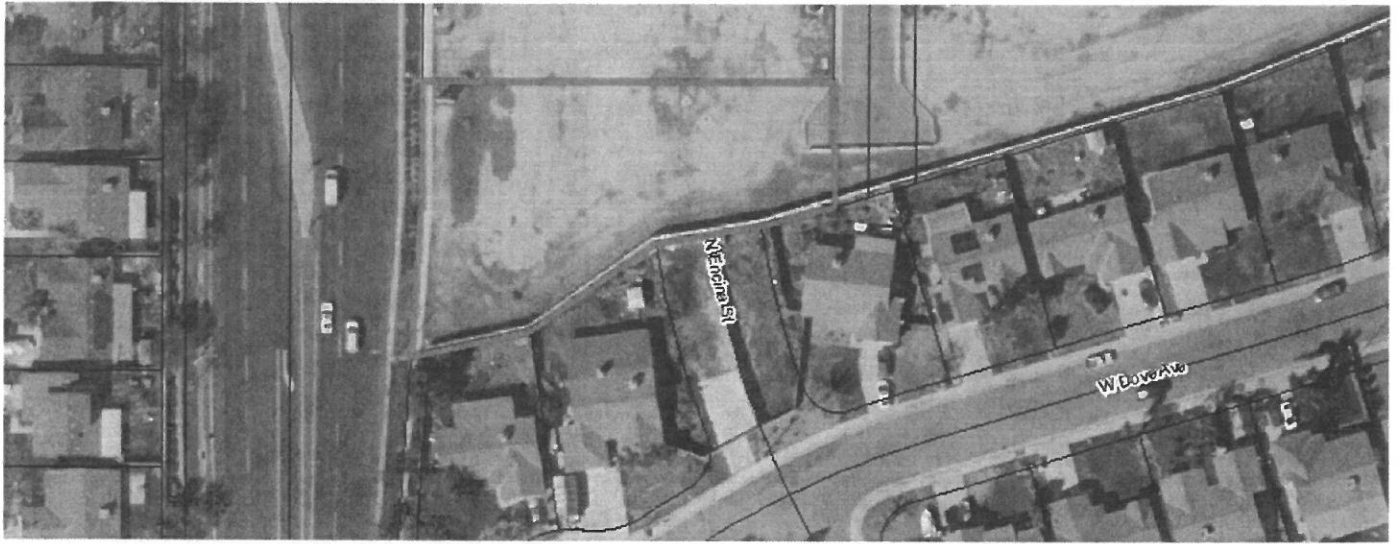
Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____





SR 18159
2800 N. DINUBA BLVD

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments:

PROVIDE ACCESSIBLE ROUTE TO THE PUBLIC WAY. RELOCATE PROPERTY LINE BELOW CAR WASH. LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS.

VAL CORREA 9/19/18
Signature



Site Plan Review Comments For:

Visalia Fire Department
Kurtis A. Brown, Fire Marshal
420 N. Burke
Visalia, CA 93291
559-713-4261 Office
559-713-4808 Fax

Date: 9/19/18

Item #: 2

Site Plan # 18-159

Project: AUTO OIL CHANGER & CARWASH

Description: AUTO OIL CHANGER & CARWASH

Applicant: ERIC MCCOYNAUGHEY

Location: 2800 N. DILUBA

APN: 091-010-046

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*

If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

- Fire hydrant spacing and location shall comply with the following requirements:
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
- Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

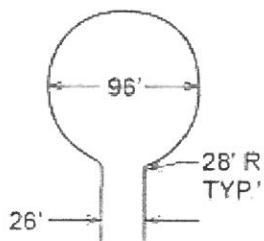
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus access

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

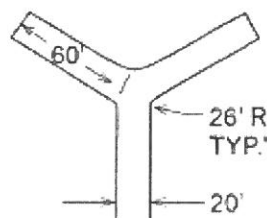
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

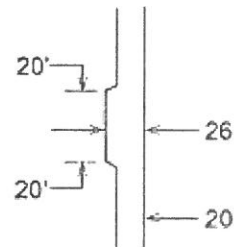
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



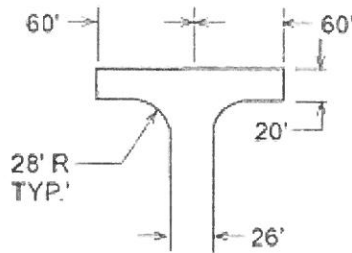
96' DIAMETER
CUL-DE-SAC



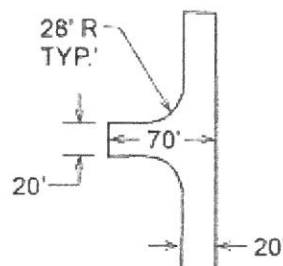
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

☐ Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/D103.6

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words “NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia’s Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:



Kurtis A. Brown
Fire Marshal

18-159

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns: LANDSCAPING TO PROMOTE SAFE LINE OF SIGHT
& DISCOURAGE SLEEPING, TOWELING, CAMPING ETC.
- Traffic Concerns:

- Surveillance Issues: SURVEILLANCE / SECURITY CAMERA
SYSTEM AVAILABLE TO P.P.
- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 19, 2018

ITEM NO. 2

SITE PLAN NO:	RESUBMITTAL
PROJECT TITLE:	SPR18-159
DESCRIPTION:	Auto Oil Changer & Carwash
APPLICANT:	A New Auto Oil Changer & Carwash
OWNER:	Eric McConnaughey
APN:	Bridgecourt Homes L.P.
LOCATION:	091-010-046
	2800 N. Dinuba Blvd.

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:

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Leslie Blair

Site Plan Review Comments For:

California Water Service Co.
Mike Morton, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1663 Office
559-735-3189 Fax

Date: 09/19/2018
Item # Choose an item.
Site Plan # 18-159
Project: Auto Oil Changers
Description:
Applicant:
Location: 2800 N. Dinuba
APN:

The following comments are applicable when checked:

- No Comments at this time

- Fire Hydrants
Comments-

- Service's
Comments-

- Main's
Comments-

- Back flow requirements
Comments- Back flow device required on all services to property

Additional Comments:

- Any additional service request must be submitted to Cal Water if needed.

Mike Morton
Superintendent

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2018-21

PROJECT TITLE

The project site is located near the southeast corner of Riggan Ave. and Dinuba Blvd. (APNs 091-010-045 & 091-010-046).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Auto Oil Changers to construct an oil change and automatic carwash facility on parcels originally entitled for an office building and fast food restaurant. The site is in the C-MU (Commercial Mixed Use) Zone District.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Email: paul.scheibel@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Auto Oil Changers C/O Don Nelson, 3550 S. Demaree Street, Visalia, CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Eric McConnaughey, EBM Design Group, 4412 W. Ferguson Ave. Visalia, CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332**
- Statutory Exemptions- State code number:

In-fill site

REASON FOR PROJECT EXEMPTION

Paul Scheibel

(559) 713-4369

CONTACT PERSON

AREA CODE/PHONE

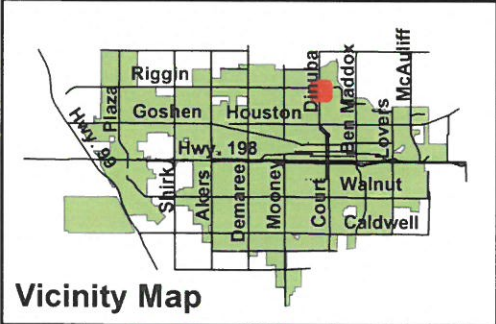
November 13, 2018



DATE

ENVIRONMENTAL COORDINATOR
Paul Scheibel, AICP

CUP 2018-21

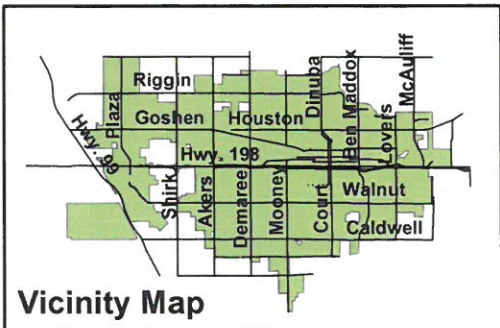


General Plan/Zoning Map



- Light Industrial
- Off-Office
- Office Conversion
- Office/Professional
- Open Space
- 1:20,000 SF Map Scale Area

CUP 2018-21

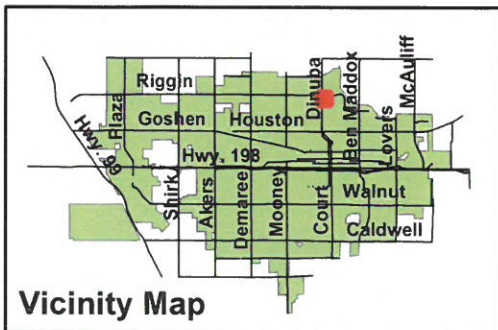


Vicinity Map

Aerial Map



CUP 2018-21



Vicinity Map

Vicinity Map

