

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

August 8, 2016
7:00 p.m.

1. Pledge of Allegiance and Roll Call

2. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Approval – Minutes – Regular Meeting, July 11, 2016

4. Public Hearing – Parcel Map No. 2016-01 – a Request by Asky Properties, LLC to divide 43.60 Acres into Two Parcels, and Major Site Plan Review No. 2016-03: a Request by Asky Properties, LLC for Site Plan Review Acceptance of a New Lemoore Service Center for Pacific Gas & Electric Company on 11.59 Acres.

The site is located at the southwest corner of Enterprise Drive and Commerce Way (APN 024-051-027). The parcel map project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15315 (Class 15). The Major Site Plan Review is statutorily exempt from CEQA requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.

5. Director's Report – Judy Holwell, Development Services Director

6. Commission's Report and Request for Information

Adjournment

Tentative Future Items

September 12, 2016

None.

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Development Services Department located at 711 W. Cinnamon Drive, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, August 8, 2016 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 5th day of August 2016.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
July 11, 2016

MEETING CALLED TO ORDER:

At 7:05 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Meade, Vice-Chairman Marvin, Commissioners Badasci, Dow, Clement, Koelewyn, Monreal; Development Director Holwell, City Planner Brandt, Commission Secretary Baley

PUBLIC COMMENT:

There was no comment from the public.

APPROVAL – MINUTES – REGULAR MEETING JUNE 13, 2016:

It was moved by Commissioner Marvin and seconded by Commissioner Koelewyn to approve the Minutes of the Planning Commission Regular Meeting of June 13, 2016.

Ayes: Marvin, Koelewyn, Badasci, Clement, Dow, Monreal, Meade

PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. 2016-01 – A REQUEST TO CHANGE LAND USE DESIGNATION FROM LOW MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, AND GREENWAY/DETENTION BASIN TO LOW DENSITY RESIDENTIAL AND GREENWAY/DETENTION BASIN – ZONE CHANGE NO. 2016-01 – A REQUEST TO CHANGE THE ZONING FROM LOW MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, AND PARKS AND RECREATION/PONDING BASIN TO LOW DENSITY RESIDENTIAL, PARKS AND RECREATION/PONDING BASIN – BRISBANE EAST TENTATIVE SUBDIVISION MAP NO. 2016-01 AND MAJOR SITE PLAN REVIEW NO. 2015-06 – A REQUEST TO DIVIDE 21 ACRES INTO 64 SINGLE-FAMILY LOTS, A 14,350± POCKET PARK, AND A PONDING BASIN – THE 22-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF THE FUTURE EXTENSION OF DAPHNE LANE, NORTH OF EAST “D” STREET, SOUTH OF SAN JOAQUIN VALLEY RAILROAD, WEST OF LEMOORE CANAL – APN 023-020-010:

City Planner Brandt presented the project and recommended approval.

Commissioner Meade expressed concern regarding Lemoore Municipal Code Sections 9-5D1-2 “Landscape Standards” and 9-5-D1-5 “Preferred Plant List” regarding streetscape (parkway) landscape requirements, but stated that he did not want his concerns to impede the progress of the Brisbane Subdivision.

Chairman Meade opened the Public Hearing at 7:09 p.m.

Darlene Mata, representing Great Valley Land Co., thanked staff for their diligence. She stated that she concurred with the City Planner's findings and requested that the Planning Commission approve Resolution No. 2016-05.

Chairman Meade closed the Public Hearing at 7:24 p.m.

It was moved by Commissioner Clement and seconded by Commissioner Badasci to approve Resolution No. 2016-05 – A Resolution of the Planning Commission of the City of Lemoore Approving General Plan Amendment No. 2016-01, Zone Change No. 2016-01, Brisbane East Tentative Subdivision Map No. 2016-01, and Major Site Plan Review No. 2015-06 to Divide 21 Acres into 64 Lots, a Pocket Park, and a Storm Basin Lot Located on the East and West Sides of the Future Extension of Daphne Lane, North of East "D" Street, South of the San Joaquin Valley Railroad Right of Way and West of the Lemoore Canal, in the City of Lemoore.

Ayes: Clement, Badasci, Dow, Koelewyn, Monreal, Marvin, Meade

PUBLIC HEARING – CAPISTRANO V TENTATIVE SUBDIVISION MAP NO. 2016-02 AND MAJOR SITE PLAN REVIEW NO. 2016-01 – A REQUEST TO DIVIDE 6.09 ACRES INTO 20 SINGLE-FAMILY LOTS AND ONE OUTLOT FOR THE LEMOORE CANAL – THE SITE IS LOCATED ON THE EAST SIDE OF BARCELONA DRIVE, APPROXIMATELY 200 FEET SOUTH OF BUSH STREET, IN THE CITY OF LEMOORE – APN O23-040-057:

City Planner Brandt presented the project and recommended approval.

Chairman Meade opened the public hearing at 7:31 p.m.

Mark Greenwood, representing Redus EI, LLC requested that the Planning Commission approve the request.

Chairman Meade closed the public hearing at 7:39 p.m.

It was moved by Commissioner Koelewyn and seconded by Commissioner Clement to approve Resolution No. 2016-06 – A Resolution of the Planning Commission of the City of Lemoore Approving the Capistrano V Tentative Subdivision Map to Divide 6.09 Acres into 20 Lots, and Denying Without Prejudice Major Site Plan Review No. 2016-01, Located on the East Side of Barcelona Drive, Approximately 200 Feet South of Bush Street.

Ayes: Koelewyn, Clement, Badasci, Dow, Monreal, Marvin, Meade

DEVELOPMENT DIRECTOR'S REPORT:

Development Director Holwell reported that Keller Motors and Keller Ford Lincoln have submitted temporary use permit applications for the MIQ annual fundraiser event to be held July 25th – August 1st and that Lemoore Lions Club submitted a temporary use permit application for their annual Brewfest event to be held August 27th.

Holwell provided an overview of the temporary use application process and informed Commissioners that a request to operate a Circus event at the Lions Park was recently denied due to the magnitude of damage it might cause to the park and provided the applicant with three alternate locations more suitable for the event.

Holwell reported that an Appeal has been filed, disputing the Planning Commission's approval of the Fast and Friendly project which will allow aboveground fuel tanks. A Public Hearing notice was published for the July 5th City Council Agenda, however, the City Council tabled the review of the Appeal until the next regular meeting to be held August 16, 2016.

Holwell reported that Interwest Consulting Group, Inc. is reviewing the California Fire Code of Regulations to ensure all aboveground fuel tank requirements were addressed during the Fast and Friendly site plan review.

Holwell provided an update on Planning applications in process.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

Chairman Meade asked if staff knew anything about a project discussed at the last City Council Meeting regarding development of 80 acres southeast of State Route 198 and Highway 41.

Holwell reported that she did not attend the meeting, but that the item was pulled until a later date. She stated the property is owned by the City, but below grade and expensive to develop. The City is negotiating a City funded roundabout in exchange for development of the site as a condition of the sale of the property.

Chairman Meade requested staff address the liability issues regarding residential landscape area requirements in the Municipal Code. By majority vote, staff was asked to provide more information during a future meeting so that the Commission can recommend changes if it so desires.

Brandt reported, per state law, developers are required to submit master landscape plans for the front yard showing that maintenance will not waste water. He stated that new development is only allowed to plant lawn in 25% of the front yard and landscape area combined.

ADJOURNMENT:

8:01 p.m. the meeting adjourned.

Approved the 8th day of August, 2016.

Full digital audio recording is available.

Attest:

Ron Meade, Chairman

Kristie Baley, Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Development
Services
Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

Staff Report

Item 4

To: Planning Commission
From: Steve Brandt, City Planner
Date: August 4, 2016

Hearing Date: August 8, 2016

Subject: **Parcel Map No. 2016-01:** a request by Asky Properties, LLC to divide 43.60 acres into two parcels, and **Major Site Plan Review No. 2016-01:** a request by Asky Properties, LLC for site plan review acceptance of a new Lemoore Service Center for Pacific Gas & Electric Company on 11.59 acres. The site is located at the southwest corner of Enterprise Drive and Commerce Way (APN 024-051-027.)

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding the Parcel Map and Major Site Plan Review. Following the public hearing, staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

The applicant, Asky Properties, LLC, requests approval of a tentative parcel map that would divide 43.6 acres into two lots. The request also includes approval of the Major Site Plan for a new Lemoore Service Center for Pacific Gas and Electric Company (PG&E.) The service center would be constructed on Parcel 1, the 11.59-acre parcel.

Applicant	Asky Properties, LLC
Location	Southwest corner of Enterprise Drive and Commerce Way
Existing Land Use	Vacant land
APN(s)	024-051-027
Total Building Size	12,600 sq.ft. office and warehouse, with future 490 sq.ft. expansion and future 6,000 sq.ft. fleet maintenance building
Lot Size	43.6 acres (parcel map), 11.59 acres (Parcel 1 - site plan)
Zoning	Light Industrial (ML)
General Plan	Light Industrial

Adjacent Land Use, Zone and General Plan Designation

Direction	Current Use	Zone	General Plan
North	Industrial buildings	ML	Light Industrial
South	Vacant land	ML	Light Industrial
East	Industrial buildings (OLAM)	ML	Light Industrial
West	State Route (SR) 41	County	Employment Reserve Area

Previous Relevant Actions

On April 13, 2015, the Planning Commission approved Conditional Use Permit No. 2015-01 for a vehicle and trailer sales lot. This project covers approximately 3 acres at the northwest corner of Parcel 2 of the proposed parcel map. Construction of the sales lot has not yet begun.

Zoning/General Plan

The project is consistent with the General Plan and Zoning Ordinance. The service center is an allowed use in the ML Zone.

Parcel Map

The tentative parcel map would divide the 43.6-acre parcel into two parcels. Parcel 1 would contain the service center and would be 11.59 acres. Parcel 2 would contain the approved trailer sales lot on 3 acres and would remain vacant on the remaining acres for now. The total size of Parcel 2 is 32.01 acres. It is understood that Parcel 1 would be sold to PG&E and Parcel 2 would remain under the ownership of Sam Lakhani.

Parcel Map Access

Parcel 1 would have direct access to Enterprise Drive. Parcel 2 would also have access to Enterprise Drive. However, the remaining unbuilt portion of Parcel 2 will be difficult to access from Enterprise Drive alone. Separately from this project, City staff has been working with Caltrans to keep open the Idaho Avenue connection to SR 41. Caltrans has been amenable to finding ways to keep it open if there were to be a frontage road between Idaho Avenue and Enterprise Drive.

Staff met with the applicant to discuss locating a future frontage road through Parcel 2 that would solve Parcel 2's access issues and provide future access to Idaho Avenue. The applicant proposed an alignment (attached) that begins west of the northwest corner of Parcel 1 and ends at the southwest corner of Parcel 2. Staff accepts this alignment. To officially memorialize this alignment, Staff is recommending a condition of approval that requires the alignment of a 60-foot wide right of way be shown on the final parcel map as an irrevocable offer of dedication.

An irrevocable offer of dedication means that the property owner is offering to dedicate the right of way to the City. The City, at the time of their choosing can accept the dedication, at which point it becomes City right of way. The offer cannot be revoked or modified without City consent. The applicant would not be required to build the streets unless that is a condition of a

future development project. This gives the City the greatest flexibility to only construct the street if and when it is needed.

Major Site Plan Review

City staff reviewed the site plan and prepared Site Plan Review comments. Those comments are attached. The Commission's role in a Major Site Plan Review is to review the site plan comments, and concur with Staff that they reflect a correct interpretation of the Zoning Ordinance and other City codes. The draft resolution for the parcel map includes a finding that Planning Commission does concur with the comments.

Drainage Easement

There is an existing 20-foot wide drainage easement along the east side of the property. This was provided for a City storm drainage line. During design of the project, the applicant discovered that the fence constructed by OLAM, the property owner to the east, encroaches on the project site, as well as the City easement. The City position on the encroachment of the fence is that this is an issue between the two property owners to resolve. However, if the City ever needs to do work within the easement that would require demolition of the fence, the City would not be responsible to replace it.

Utilities and Development Impact Fees

All utilities will be installed by the developer. Development impact fees (eastside fees) will be paid at building permit stage.

Environmental Assessment

The Parcel Map project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15315 (Class 15.) The Major Site Plan Review is statutorily exempt from CEQA requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.

Recommended Approval Findings

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

1. The proposed parcel map and site plan, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

Recommended Conditions

Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map and Major Site Plan Review:

1. The site shall be developed consistent with the tentative parcel map and applicable development standards found in the Zoning Ordinance and City Municipal Code.

2. The site shall be developed consistent with the Site Plan Review comments dated August 8, 2016.
3. The project shall be developed and maintained in substantial compliance with the tentative parcel map and site plan, except for any modifications that may be needed to meet these conditions of approval.
4. The final parcel map shall be submitted in accordance with City ordinances and standards.
5. An irrevocable offer of dedication for a 60-foot wide right of way shall be added to the final parcel map. The right of way shall extend from Enterprise Drive to the southwest corner of Parcel 2, consistent with the submittal provide by the applicant.
6. The final map shall clearly identify that no structures shall be constructed within the existing 20-foot wide drainage easement on Lot 1. The developer shall provide written notification of the easement restrictions to the homebuyer.
7. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
8. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
9. This tentative parcel map approval shall expire within two years, unless a final parcel map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Attachments

- Vicinity Map
- Draft Resolution
- Tentative Parcel Map
- Right of way alignment through Parcel 2
- Site Plan
- Elevation Plans
- Major Site Plan Review comments – August 8, 2016



Location of Project Site
Parcel Map 2016-01 and PG&E Service Center

RESOLUTION #2016-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP 2016-01 AND MAJOR SITE PLAN REVIEW 2016-01
TO DIVIDE 43.6 ACRES INTO 2 LOTS WITH A NEW SERVICE CENTER FOR
PACIFIC GAS AND ELECTRIC COMPANY
LOCATED AT THE SOUTHWEST CORNER OF ENTERPRISE DRIVE AND COMMERCE WAY
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 8, 2016, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Asky Properties, LLC has requested a parcel map and major site plan review to divide 43.6 acres into 2 lots, and construct a new Lemoore Service Center for Pacific Gas & Electric Company located at the Southwest Corner of Enterprise Drive and Commerce Way, in the City of Lemoore (APN: 024-051-027); and

WHEREAS, the proposed site of the parcel map is 43.6 acres and the proposed site of the site plan is 11.59 acres; and

WHEREAS, the Parcel Map project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15315 (Class 15) and the Major Site Plan Review is statutorily exempt from CEQA requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 8, 2016, meeting.

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

1. The proposed parcel map and site plan, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Parcel Map 2016-01 and Major Site Plan Review 2016-01, subject to the following conditions:

1. The site shall be developed consistent with the tentative parcel map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The site shall be developed consistent with the Site Plan Review comments dated August 8, 2016.

3. The project shall be developed and maintained in substantial compliance with the tentative parcel map and site plan, except for any modifications that may be needed to meet these conditions of approval.
4. The final parcel map shall be submitted in accordance with City ordinances and standards.
5. An irrevocable offer of dedication for a 60-foot wide right of way shall be added to the final parcel map. The right of way shall extend from Enterprise Drive to the southwest corner of Parcel 2, consistent with the submittal provide by the applicant.
6. The final map shall clearly identify that no structures shall be constructed within the existing 20-foot wide drainage easement on Lot 1. The developer shall provide written notification of the easement restrictions to the homebuyer.
7. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
8. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
9. This tentative parcel map approval shall expire within two years, unless a final parcel map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2016, by the following votes:

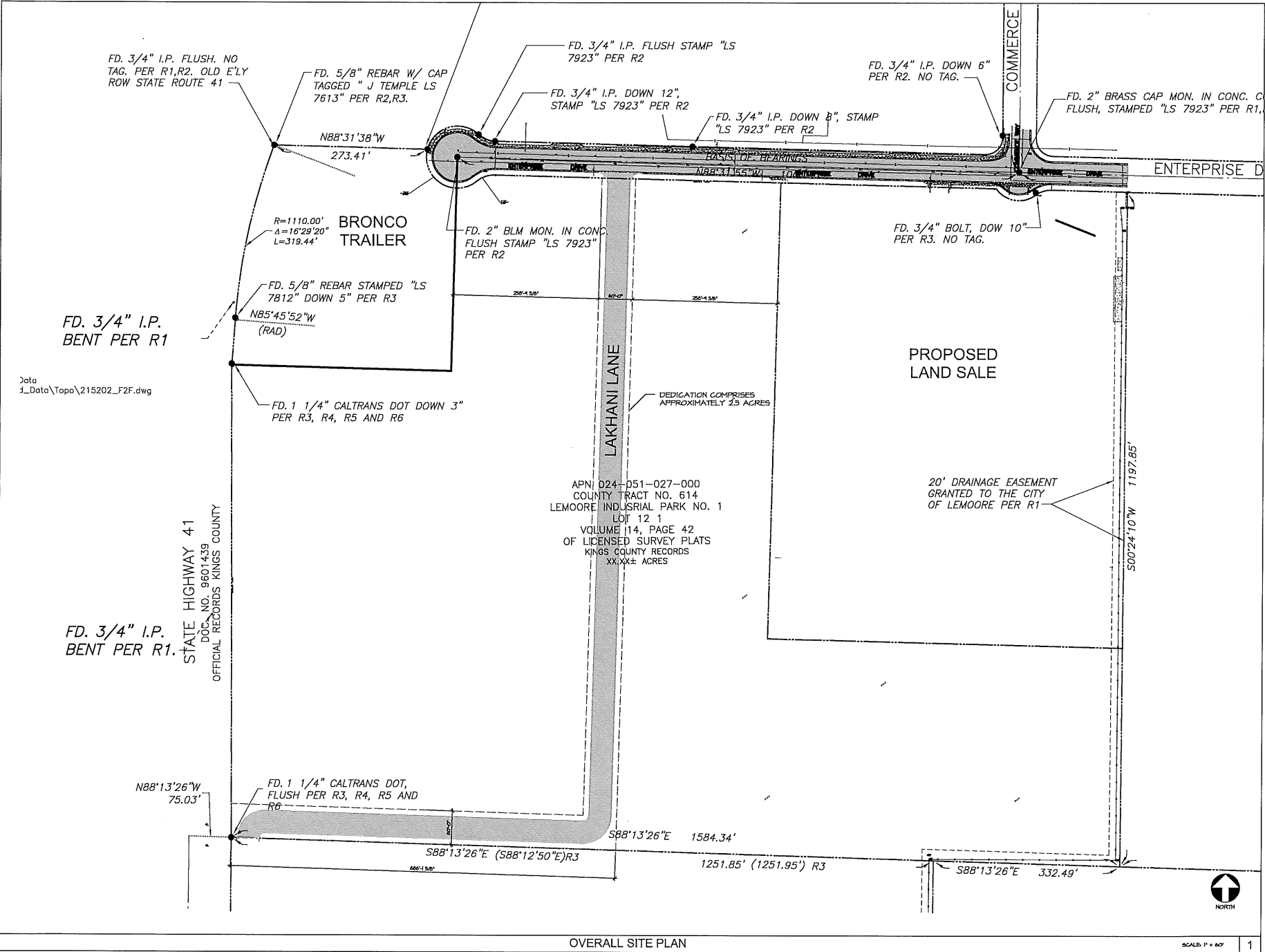
AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ron Meade, Chairperson

ATTEST:

Planning Commission Secretary



DATE	DESCRIPTION

NOT FOR CONSTRUCTION

TETTER, LLP
ARCHITECTS ENGINEERS CONTRACTORS

TETTER

PG&E CONSOLIDATED SERVICE CENTER
LEMOORE, CA

PROJECT NO. 15-4111

DRAWING IRREVOCABLE OFFER PLAN

A101

OVERALL SITE PLAN

SCALE: 1" = 60'



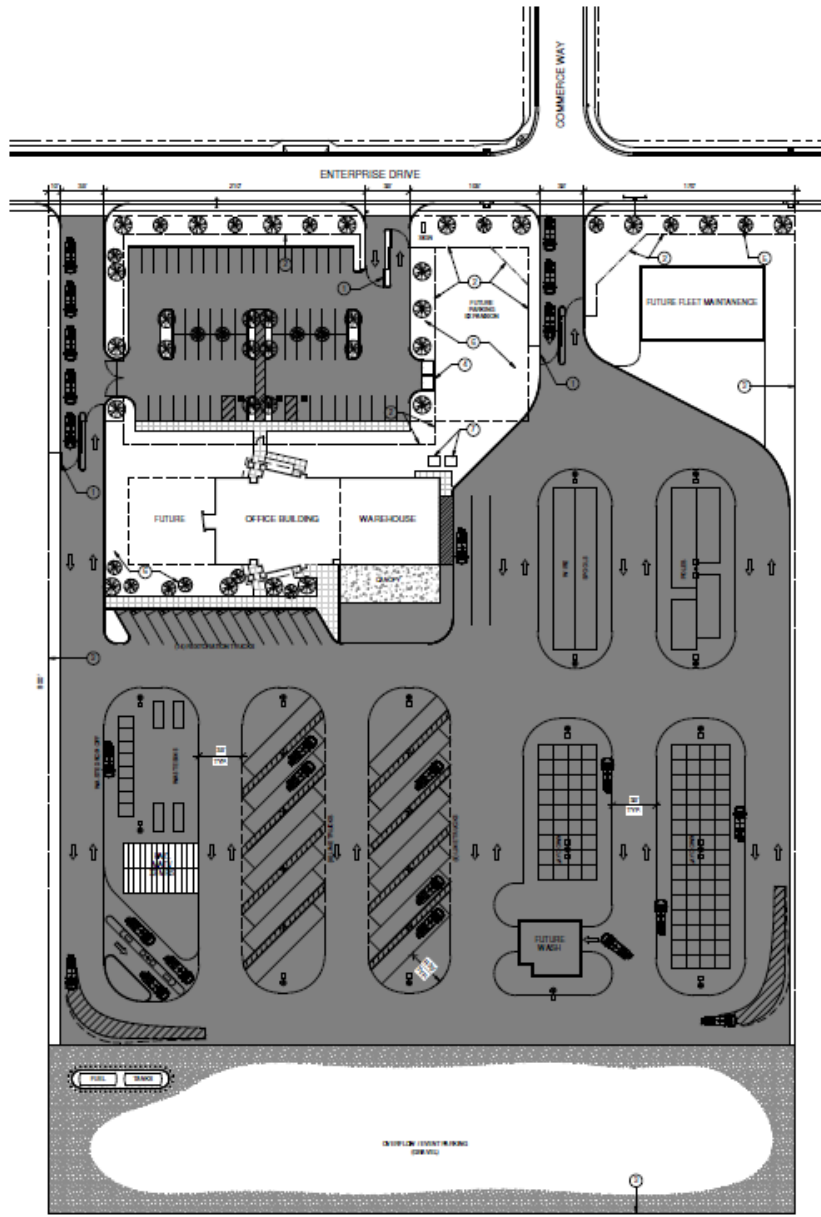
NEW SERVICE CENTER | FRONT VIEW
PG&E Lemoore





NEW SERVICE CENTER | REAR VIEW
PG&E Lemoore





SITE PLAN

KEYNOTES

- 1 GARDENYARD ACCESS AUTOMATIC GATE.
- 2 6" HIGH CHAIN LINK FENCE.
- 3 8" HIGH CHAIN LINK FENCE.
- 4 TWIN BIN TRASH ENCLOSURE.
- 5 STREET TREES PER CITY OF LEMMORE STANDARDS.
- 6 LANDSCAPING.
- 7 ELECTRICAL TRANSFORMER AND SWITCHGEAR.

SITE INFORMATION

SITELINE: APPROX. 11.5 ACRES
 ZONING: M. S. LIGHT INDUSTRIAL
 PROPOSED LANDSCAPE DATA: 62,000 S.F.

PARKING	TYPE	REQUIREMENT	PROVIDED
AUTOMOBILE	3.5 / 1000 S.F. 10'	60 TOTAL	
ACCESSIBLE	1 / 250 20'	2 - VAN ACCESS	
TRUCKS			
TRUCK/SLIPDRUM	NA	16	
LONGPOLE	NA	10	

FOOTNOTES: (1) PER CITY OF LEMMORE ZONING STANDARDS TABLE 55-4-1 FOR UTILITY.
 (2) PER CEC CHAPTER 110, TABLE 110-202 AND SECTION 110-202.2.4

LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE WALK
- GRAVEL SURFACE
- POLE MOUNTED LIGHT
- TRAFFIC DIRECTIONAL ARROW - PAINTED STRIPS ON PAVEMENT
- 4" WIDE PAINTED STRIPES ON PAVEMENT
- 6" CONCRETE CURB
- ELECTRICAL CHARGING STATION



1" = 40' 0"

DATE	DESCRIPTION

DATE	DESCRIPTION

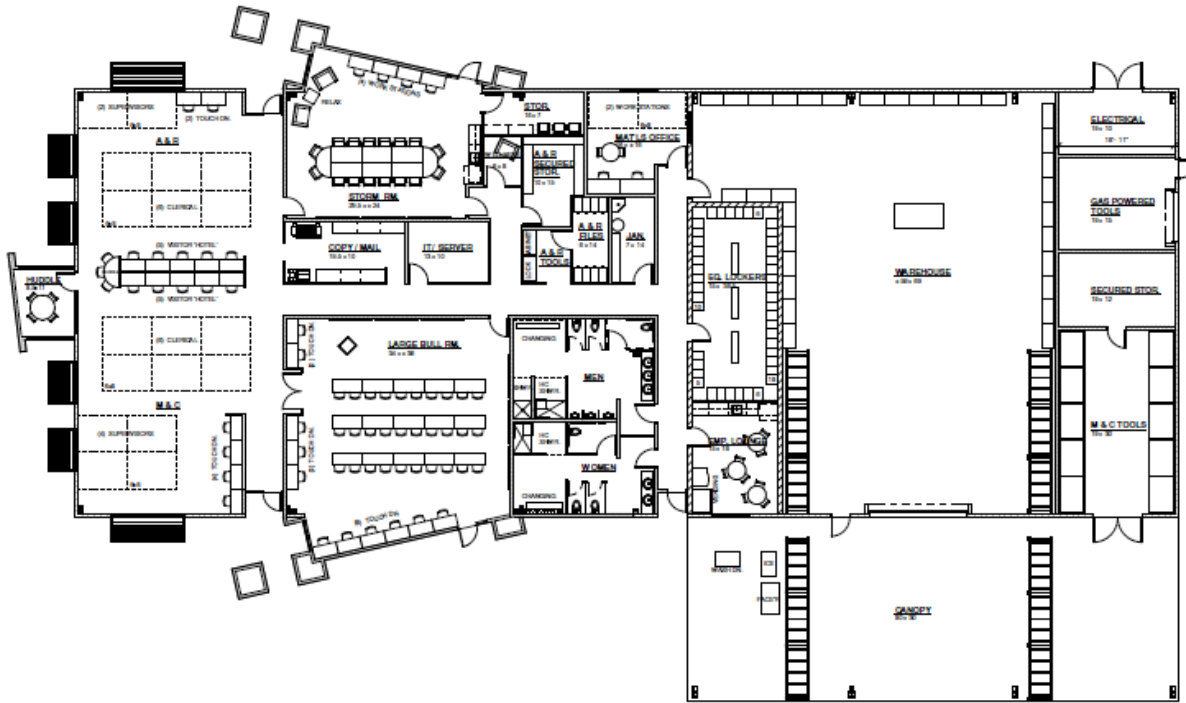
NOT FOR CONSTRUCTION

YETER, LLP
 1000 W. 10TH STREET, SUITE 100
 LEMMORE, CA 93241
 ARCHITECTS ENGINEERS CONTRACTORS



PACIFIC GAS & ELECTRIC
 LEMMORE SERVICE CENTER
 ENTERPRISE DRIVE
 LEMMORE, CA
 PROJECT NO.
 15-9711
 DRAWING
A100

10



FIRST FLOOR PLAN

KEYNOTES O

GENERAL NOTES

- A. ADD NOTES
- B. ADD MORE NOTES

LEGEND

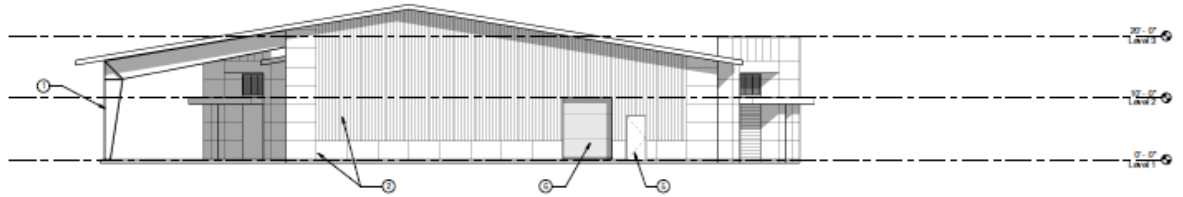


1/8" = 1'-0" 10

DATE: 1/28/2016
 TIME: 11:24:52 AM
 PLOT: 15-9711-A200
 1/8" = 1'-0"

CONVENTION 11 TEMPLE USA_P&E_15050101.dwg

PROJECT: ANDRÉ 2016-11-10



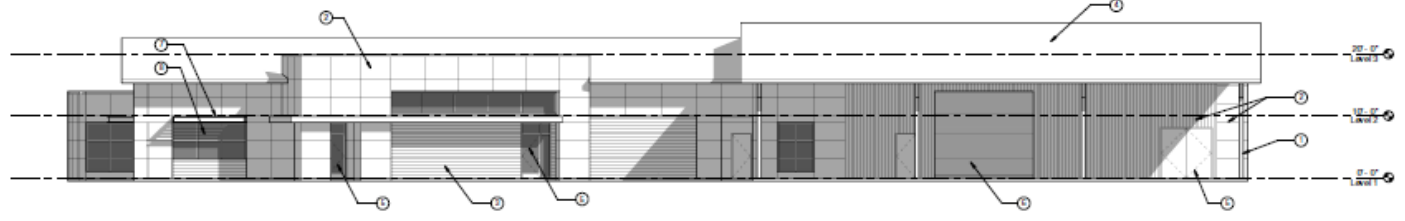
EAST

1/8" = 1'-0" 6



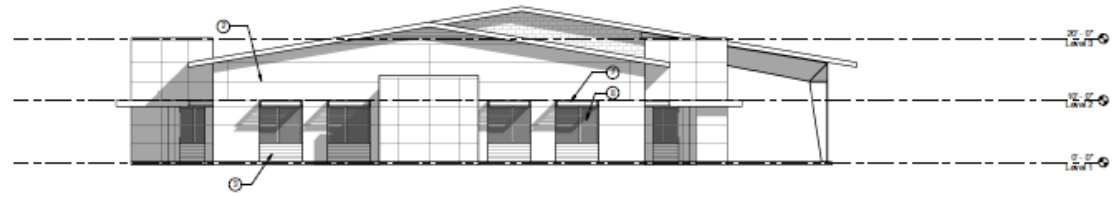
NORTH

1/8" = 1'-0" 7



SOUTH

1/8" = 1'-0" 8



WEST

1/8" = 1'-0" 9

KEYNOTES O

- 1 METAL BUILDING FRAME, PAINTED WHERE EXPOSED.
- 2 PRE-FINISHED METAL PANELS, TYP.
- 3 PRE-FINISHED METAL, HORIZONTAL METAL PANELS.
- 4 STANDING SEAM METAL ROOF.
- 5 MAIN DOOR, TYP.
- 6 OVERHANG COILING DOOR.
- 7 SUNSHADES, TYP.
- 8 ALUMINUM WINDOW SYSTEM, TYP.

DATE: 11/10/16
DRAWN BY: J. ANDRÉ
CHECKED BY: J. ANDRÉ
PROJECT: ANDRÉ 2016-11-10

NO.	DATE	DESCRIPTION

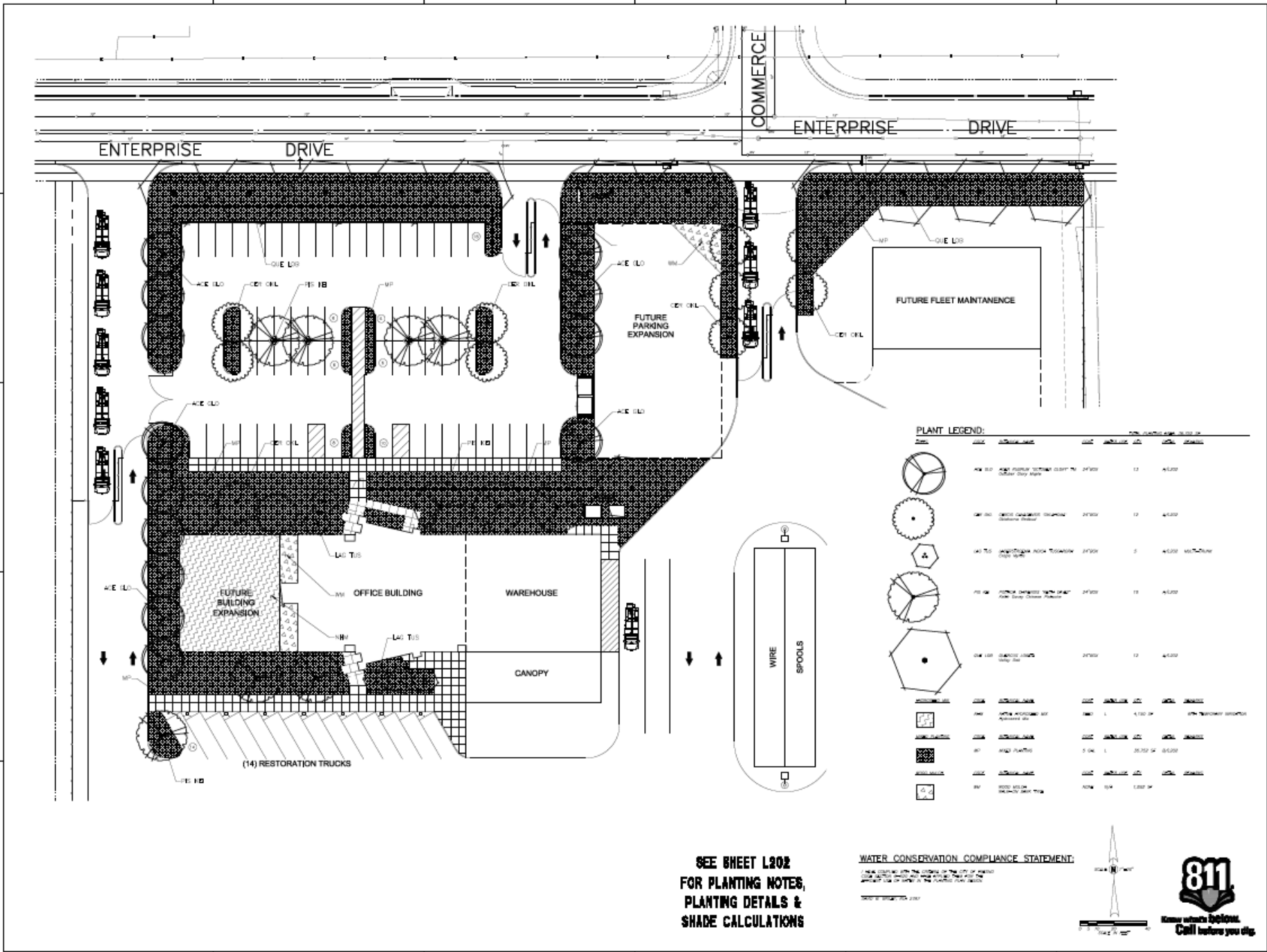
NOT FOR CONSTRUCTION

TETER, LLP
ARCHITECTS ENGINEERS CONTRACTORS



PACIFIC GAS & ELECTRIC
LEMOORE SERVICE CENTER
ENTERPRISE DRIVE
LEMOORE, CA
EXTERIOR ELEVATIONS

15-9711
A300



PLANT LEGEND:



Code	Plant Name	Quantity	Size	Notes
44 01	44' 01" PALM TREE (CROWN CUT) 'N'	2	4.00'	Clear City Edge
44 02	44' 02" PALM TREE (CROWN CUT) 'S'	2	4.00'	Clear City Edge
44 03	44' 03" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 04	44' 04" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 05	44' 05" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 06	44' 06" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 07	44' 07" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 08	44' 08" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 09	44' 09" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 10	44' 10" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 11	44' 11" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 12	44' 12" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 13	44' 13" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 14	44' 14" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 15	44' 15" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 16	44' 16" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 17	44' 17" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 18	44' 18" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 19	44' 19" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 20	44' 20" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 21	44' 21" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 22	44' 22" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 23	44' 23" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 24	44' 24" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 25	44' 25" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 26	44' 26" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 27	44' 27" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 28	44' 28" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 29	44' 29" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 30	44' 30" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 31	44' 31" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 32	44' 32" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 33	44' 33" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 34	44' 34" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 35	44' 35" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 36	44' 36" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 37	44' 37" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 38	44' 38" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 39	44' 39" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 40	44' 40" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 41	44' 41" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 42	44' 42" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 43	44' 43" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 44	44' 44" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge
44 45	44' 45" PALM TREE (CROWN CUT) 'W'	2	4.00'	Clear City Edge
44 46	44' 46" PALM TREE (CROWN CUT) 'E'	2	4.00'	Clear City Edge
44 47	44' 47" PALM TREE (CROWN CUT) 'NW'	2	4.00'	Clear City Edge
44 48	44' 48" PALM TREE (CROWN CUT) 'NE'	2	4.00'	Clear City Edge
44 49	44' 49" PALM TREE (CROWN CUT) 'SW'	2	4.00'	Clear City Edge
44 50	44' 50" PALM TREE (CROWN CUT) 'SE'	2	4.00'	Clear City Edge

SEE SHEET L202 FOR PLANTING NOTES, PLANTING DETAILS & SHADE CALCULATIONS

WATER CONSERVATION COMPLIANCE STATEMENT:

ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF HENNETTA WATER CONSERVATION ORDINANCE AND THE CITY OF HENNETTA WATER CONSERVATION PLAN.



NO.	DATE	DESCRIPTION

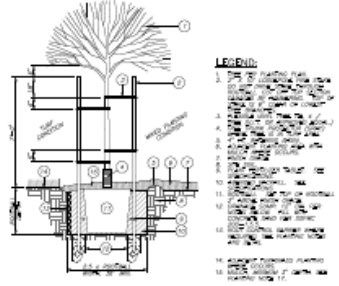


TATEL, LLP
 REGISTERED PROFESSIONAL ENGINEERS
 REGISTERED ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 200
 HENNETTA, CALIFORNIA 95324
 (916) 433-1111
 WWW.TATEL.COM



PG&E LEMOORE-COALINGA SERVICE CENTER CONSOLIDATION HENNETTA SUBSTATION LEMOORE, CA
 DRAWN BY: TATEL
PLANTING PLAN

PROJECT NO: 00-000
 DATE: L201



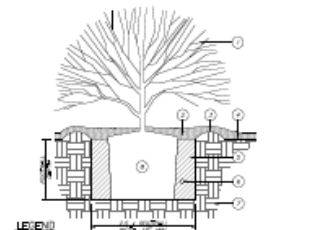
LEGEND:

1. TREE TRUNK
2. STAKE
3. STRAP
4. DRAINAGE PIPE
5. FILTER FABRIC
6. GRAVEL
7. SOIL
8. CONCRETE CURB
9. ASPHALT DRIVE
10. ASPHALT SIDEWALK
11. ASPHALT DRIVE
12. ASPHALT SIDEWALK
13. ASPHALT DRIVE
14. ASPHALT SIDEWALK
15. ASPHALT DRIVE
16. ASPHALT SIDEWALK

DRAINAGE SLUMP NOTES:

1. DRAINAGE SLUMP SHALL BE INSTALLED UNDER THE TREE TRUNK AND SHALL BE INSTALLED UNDER THE TREE TRUNK AND SHALL BE INSTALLED UNDER THE TREE TRUNK.
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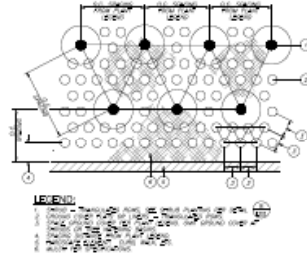
A DOUBLE STAKE TREE PLANTING
NOT TO SCALE



LEGEND:

1. SHRUB
2. STAKE
3. STRAP
4. DRAINAGE PIPE
5. FILTER FABRIC
6. GRAVEL
7. SOIL
8. CONCRETE CURB
9. ASPHALT DRIVE
10. ASPHALT SIDEWALK
11. ASPHALT DRIVE
12. ASPHALT SIDEWALK
13. ASPHALT DRIVE
14. ASPHALT SIDEWALK
15. ASPHALT DRIVE
16. ASPHALT SIDEWALK

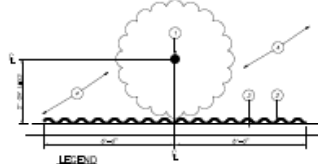
B SHRUB PLANTING
NOT TO SCALE



LEGEND:

1. SHRUB
2. GROUND COVER

C SHRUB AND GROUND COVER SPACING
NOT TO SCALE



LEGEND:

1. TREE TRUNK
2. ROOT CONTROL BARRIER
3. SOIL
4. ASPHALT DRIVE
5. ASPHALT SIDEWALK
6. ASPHALT DRIVE
7. ASPHALT SIDEWALK
8. ASPHALT DRIVE
9. ASPHALT SIDEWALK
10. ASPHALT DRIVE
11. ASPHALT SIDEWALK
12. ASPHALT DRIVE
13. ASPHALT SIDEWALK
14. ASPHALT DRIVE
15. ASPHALT SIDEWALK
16. ASPHALT DRIVE
17. ASPHALT SIDEWALK
18. ASPHALT DRIVE
19. ASPHALT SIDEWALK
20. ASPHALT DRIVE
21. ASPHALT SIDEWALK

D ROOT CONTROL BARRIER
NOT TO SCALE

PLANTING NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PLEASANTON PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PLEASANTON PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PLEASANTON PLANTING SPECIFICATIONS.
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21. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PLEASANTON PLANTING SPECIFICATIONS.

PARKING LOT SHADING CALCULATIONS		
City of Pleasanton		
PG&E LEMOORE-COALINGA		
PARKING LOTS	PLANTED AREA	PROPOSED SHADED AREA
PLANTED AREA	34,170	17,085
TOTAL OF PARKED STALLS	14	
PROPOSED PARKED SHADED TREES	TOTAL TREES	PROPOSED SHADED AREA
LARGE TREE (8")	1	4,274
MEDIUM TREE (6")	12	16,814
SMALL TREE (4")	1	2
TOTAL	14	21,090
NON-PARKING TREES (GARAGE)	0	
TOTAL TREES (2 PER STALL)	14	
SHADED GARAGE	0	0,000
PERCENT PARKED AREA SHADED (MIN)		60.2%

PG&E LEMOORE-COALINGA
SERVICE CENTER CONSOLIDATION
HENRIETTA SUBSTATION
HENRIETTA, CA

PROJECT TITLE
PLANTING DETAILS

PROJECT NO.
00-000

DRAWING
L202

DATE
11/11/2024

SCALE
AS SHOWN

DESIGNED BY
CHECKED BY
APPROVED BY

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Development
Services
Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

To: Asky Properties, LLC
From: Steve Brandt, City Planner
Date: August 8, 2016
Subject: Major Site Plan Review 2016-01 – PG&E Service Center

Site Plan 2016-01 is being reviewed under the current Zoning Ordinance requirements for Major Site Plan Review. These are City staff's site plan comments. The Planning Commission reviews and approves the comments at their hearing on August 8, 2016. This is a ministerial approval, and is therefore statutorily exempt from CEQA.

SITE PLAN DESCRIPTION

The site is located on Parcel 1 of Parcel Map 2016-01, on the southwest corner of Enterprise Drive and Commerce Way. The site plan proposes a new service center for PG&E that would replace the service center on 19th Avenue. The site is 11.59 acres. The main building of the service center would be a 12,600 sq.ft. office building and warehouse that could later be expanded an additional 490 sq.ft. There would also be a 6,000 sq.ft. maintenance building. A paved surface area with gated access would hold trucks, waste drop-off areas, a pole yard, and future truck wash.

USE

The site is zoned Light Industrial (ML). The proposed use is consistent with this zone.

The project requires submittal of a Tentative Parcel Map application that will be processed by City staff and taken to the City Planning Commission for discretionary approval.

RIGHT OF WAY AND ACCESS

Two new access drives would be built on the south side of Enterprise Drive. One of them lines up with Commerce Way. No additional right of way is required to be dedicated.

AREA, SETBACK, HEIGHT AND COVERAGE STANDARDS

9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS

The project, as shown, meets all standards in Table 9-5A-4B.

DRAINAGE

The site shall be designed so that all stormwater is retained on site.

DESIGN STANDARDS

9-5B-2: NOISE, ODOR, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS

The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.

9-5B-3: PROPERTY AND UTILITY IMPROVEMENTS:

Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.

9-5B-4: OUTDOOR LIGHTING:

The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.

9-5B-6: SCREENING:

All exterior roof and ground mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets. Screening of mechanical equipment shall be compatible with other on site development in terms of colors, materials, and/or architectural styles.

9-5C-5: DESIGN STANDARDS FOR INDUSTRIAL PROJECTS

See section 9-5C-5 of the Zoning Ordinance for standards pertaining to the industrial building design and architecture. The site plan meets the standards in this section, except as noted below. Final check of standards will be made at the building permit stage. The site is designed so that the storage yard is not easily visible from Enterprise Drive.

A pedestrian path shall be added that connects the main building to Enterprise Drive.

9-5D1-2: LANDSCAPE STANDARDS

See Article 9-5D for Zoning Ordinance standards for landscaping. MWELo requirements for landscape irrigation shall be met. Final check of standards will be made at the building permit stage

PARKING

9-5E-3: GENERAL PARKING REGULATIONS:

Parking space standards will be calculated based on the standard for a research and development facility, which is 3.5 spaces per 1,000 sq.ft. The 1st phase of the building would require 44 spaces, and 60 are being provided. Full build-out would require 67 spaces, but there is a location of the site reserved for future parking. Therefore, the City's parking standard is met

COMMENTS FROM BUILDING DEPARTMENT

Handicapped parking space access and path of travel shall be defined in more detail in the building plans, along with curb heights and cuts.

ADA curb cuts shall be added at the drive approaches.

Show the ADA path of travel from the public sidewalk to the main building entrance.

Show location of existing streets lights and fire hydrants on building plans for reference.

COMMENTS FROM FIRE DEPARTMENT

Knox boxes shall be installed on office building.

Knox box key switch to allow access shall be installed on the automatic gates, with 'click to entry' on motorized gates.

An FDC and fire hydrant shall be installed on the site near the southeast corner of the main building canopy.