



City of
Los Banos
At the Crossroads of California

www.losbanos.org

AGENDA

PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS
520 J Street
Los Banos, California

WEDNESDAY, MAY 27, 2020

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health, in order to minimize the spread of the COVID-19 virus, the City Hall Council Chambers will be closed to the public during this Planning Commission Meeting. The following alternatives are available to members of the public who wish to watch the meeting and/or provide comments to the Commission before and during the meeting.

Audio/Video Broadcast: This Planning Commission meeting can be accessed in real time from your computer, tablet, or smartphone using GoToMeeting at the following link: <https://global.gotomeeting.com/join/719650541>. Get the free GoToMeeting application now and be ready when the meeting starts: <https://global.gotomeeting.com/install/292250869>. You can also dial in to listen to the meeting using your phone by calling (571) 317-3122 and using Access Code: 719-650-541.

Public Comment: If you wish to make either a general public comment for items not on the agenda and under the jurisdiction of the Commission or to comment on a specific agenda item, please submit your comments via email, preferably in advance of the meeting, by 4:00 p.m. on the day of the meeting. Please reference the agenda item you are commenting on and submit your comments to the Planning Commission Secretary at planningcommission@losbanos.org. Your comments will be placed into the record for the meeting. To be read into the record, your email subject line must include "Public Comment – Not on the Agenda" or "Public Comment – Agenda item #[insert item #]".

Public Hearings: Public comment during public hearings will be taken in real time via email. Once the public hearing is opened, the Commission will pause the meeting for five minutes in order to receive emails directed at the public hearing and will read comments into the record after resuming the meeting. Please indicate that comments are for a particular public hearing by including "Public Comment – Agenda item #[insert item #]" in the subject line of the email and the title of the public hearing. Emails during the meeting must be sent to the Planning Commission Secretary at planningcommission@losbanos.org.

If you require special assistance to attend or participate in this meeting, please contact the Planning Commission Secretary @ (209) 827-7000 ext. 2431 or by email at planningcommission@losbanos.org at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

* * * * *

Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Comisión de Planificación al (209) 827-7000 ext. 2431 o mandar un email al planningcommission@losbanos.org a lo menos de 48 horas previas de la junta.

La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

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 meeting and in the Community & Economic Development Department's office located at City Hall, 520 J Street, Los Banos, California during normal business hours.

In addition, such writings and documents may be posted on the City's website at www.losbanos.org.

* * * * *

Cualquier escritura o los documentos proporcionaron a una mayoría del Comisión de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Departamento de Comunidad y Desarrollo Economico del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales.

Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en www.losbanos.org.

1. CALL TO ORDER **4:00 PM**
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL: (Planning Commission Members)
Cates __, Higby __, Robinson __, Toscano __, Uhley __
4. APPROVAL OF AGENDA
Recommendation: Approve the agenda as submitted.
5. CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF APRIL 22, 2020
Recommendation: Approve the minutes as submitted.
6. PUBLIC FORUM: Members of the public may address the Commission on any item of public interest that is within the jurisdiction of the Commission, including agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation.
7. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF ONE (1) COMMERCIAL STRUCTURE FOR A GAS STATION/CONVENIENCE STORE WITH AN ATTACHED CARWASH TOTALING 4,244 SQUARE FEET WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT AT 2027 E. PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 083-140-031

Recommendation: Receive staff analysis and provide initial feedback to the applicant.

- 8. DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF AN UNMANNED, PUBLIC UTILITY USE BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT ON THE WEST SIDE OF MERCEY SPRINGS ROAD, NORTH OF OVERLAND AVE. AND SOUTH OF SANTA BARBARA DR., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 082-072-027

Recommendation: Receive staff analysis and provide initial feedback to the applicant.

- 9. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT

- 10. COMMISSIONER REPORTS

- A. Cates
- B. Higby
- C. Robinson
- D. Toscano
- E. Uhley

- 11. ADJOURNMENT

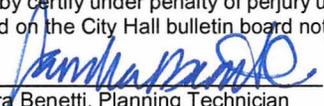
APPEAL RIGHTS AND FILING PROCEDURES

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by filing written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission’s decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2326)

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the Los Banos Municipal Code “Subdivisions”, if a subdivider or other affected property owner is dissatisfied with any action of the Commission with respect to a tentative map or the nature and extent of improvements recommended or required he/she may within fifteen (15) days after such action appeal to the Planning Commission Secretary for a public hearing on the matter. An appeal must state the action being appealed, identify the agenda item by agency number or project title, and set forth in concise statement(s) the reasons for the appeal. (Los Banos Municipal Code Sections 9-2.807)

Appeals must be in writing and include the appellant’s name and address and original signature. A filing fee of \$150.00 must accompany the notice of appeal.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.


Sandra Benetti, Planning Technician

Dated this 21st day of May 2020

**CITY OF LOS BANOS
PLANNING COMMISSION MEETING MINUTES
APRIL 22, 2020**

ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the Planning Commission. For greater detail of this meeting refer to the electronic media (CD and/or audio) kept as a permanent record.

CALL TO ORDER: Chairperson Cates called the Planning Commission Meeting to order at the hour of 4:01 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Commissioner Higby.

ROLL CALL – MEMBERS OF THE PLANNING COMMISSION PRESENT: Planning Commission Members John Cates, Thomas Higby III, Rob Robinson, Susan Toscano (microphone malfunction), and Katherine Uhley were present remotely via the GoToMeeting web based application.

STAFF MEMBERS PRESENT: City Attorney William A. Vaughn, Community & Economic Development Director Stacy Elms, Planning Commission Secretary Sandra Benetti, and Associate Planner Rudy Luquin were present remotely via the GoToMeeting web based application.

CONSIDERATION OF APPROVAL OF AGENDA. Motion by Uhley, seconded by Higby to approve the agenda as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 26, 2020. Motion by Uhley, seconded by Higby to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF MARCH 11, 2020. Motion by Uhley, seconded by Higby to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE PLANNING COMMISSION MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE CITY; INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION. DETAILED GUIDELINES ARE POSTED ON THE COUNCIL CHAMBER INFORMATIONAL TABLE.

Chairperson Cates opened the public forum. Secretary Benetti confirmed that no public comments were received, and Chairperson Cates closed the public forum.

PUBLIC HEARING – TO CONSIDER A NEGATIVE DECLARATION (SCH #2020020445) FOR OA HOLDINGS NO. 1, LLC & MMCG DBR LOS BANOS, LLC FOR TENTATIVE PARCEL MAP #2020-01 TO DIVIDE A 1.22 ACRE PARCEL INTO TWO (2) PARCELS WITH PARCEL A TOTALING 0.69 ACRES AND PARCEL B TOTALING 0.53 ACRES; SITE PLAN REVIEW #2016-06 FOR THE DEVELOPMENT OF TWO (2) COMMERCIAL RETAIL STRUCTURES: A 2,500 SQUARE FOOT COMMERCIAL STRUCTURE TO SERVE AS A QUICK SERVE RESTAURANT WITH A DRIVE THROUGH WINDOW (PARCEL A) AND AN 800 SQUARE FOOT STRUCTURE TO SERVE AS A QUICK SERVE RESTAURANT WITH A DRIVE-THROUGH WINDOW (PARCEL B); AND CONDITIONAL USE PERMIT #2020-01 FOR THE ALLOWANCE OF THE ON-SALE AND ON-SITE CONSUMPTION OF ALCOHOL THROUGH A TYPE 41 BEER AND WINE ABC LICENSE IN CONJUNCTION WITH A BONA-FIDE EATING ESTABLISHMENT AND FOR A PROPOSED FREESTANDING SIGN TO BE TWENTY-FIVE (25') FEET TALL LOCATED WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT (H-C) AT 1420 E. PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR PARCEL NUMBER: 428-140-030. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation, noting that Resolution No. 2020-09 was revised at the request of the applicant and distributed today.

There was discussion among Commissioners and staff regarding the purpose of signage being reviewed by the Planning Commission for approval, current sign standards, and other instances of increase of signage approved by Conditional Use Permit.

Community & Economic Development Director Elms commended Dutch Bros and Chipotle for working with staff and the Planning Commission to implement the suggestions made at the Design Review Study Session.

Chairperson Cates echoed the commendation to the applicant, spoke of his appreciation for the Dutch Bros and Chipotle representatives meeting the Commission halfway, and inquired about the difference between the traffic study that was done and the comment letter that was included with staff report.

Community & Economic Development Director Elms stated that the comment letter from Caltrans was in response to part of the CEQA process for the 30 day review period, how it is a non-issue letter which is what staff likes to receive, and stated that an encroachment permit is required regardless and as a Condition of Approval as well.

Chairperson Cates inquired if lighting will be a nuisance for the residential neighborhood in the rear along the north facing elevation.

Associate Planner Luquin stated that a concrete masonry wall will extend along northern property line which will mitigate potential glare and noise.

Dan Dover, representing Dutch Bros, stated that he and Matt Nohr, representing Chipotle, are on the call to answer any questions, thanked Community & Economic Development Director Elms for her guidance for the project, commented that they look forward to being part of the community.

Matt Nohr, The Orosco Group, commented on the pleasure it has been to work with staff, the prior design review meeting, there has been a great partnership and dialogue to work thru design matters, how they had previously obtained Conditional Use Permit #2017-27 for increase in maximum signage size but the approval lapsed since then and had to apply for new Conditional Use Permit, stated that the lighting photometric plan ensures no light pollution will affect the residential neighborhood and adheres to the Los Banos Municipal Code, and thanked staff and the Planning Commission for their consideration.

Chairperson Cates recessed the meeting at the hour of 4:35 p.m. for five minutes to receive public comment via email.

The meeting resumed at 4:42 p.m.

Chairperson Cates opened the public hearing.

Secretary Benetti confirmed that one public comment was received for this public hearing item. MICHAEL AMABILE, adjacent property owner, submitted the following written comment: *Hello Commissioners and city staff, I am Michael Amabile, adjacent land owner to the east. Is there still a plan to connect parking lots between Espana's and the new project? I am not seeing the connection on the new plan.*

Mr. Nohr responded to the comment confirming that the connection was incorporated and the site plan was modified accordingly.

Community & Economic Development Director Elms stated that staff was pleased that the applicant was able to work this out.

No other comments were received, and Chairperson Cates closed the public hearing.

Commissioner Robinson stated that he was impressed to see the applicant bring it all together and thanked them.

Commissioner Uhley spoke of being pleased that the applicant took the Planning Commission's suggestions and commented that the buildings look very nice.

Motion by Uhley, seconded by Higby to adopt Planning Commission Resolution No. 2020-08 – Recommending to the Los Banos City Council Certification of Negative Declaration (SCH#2020020445) for Commercial Project for OA Holdings No. 1, LLC and MMCG DBR Los Banos, LLC Located at 1420 E. Pacheco Blvd., More Specifically Identified as Assessor's Parcel Number: 428-140-030. The motion carried by the following roll call

vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

Motion by Uhley, seconded by Higby to adopt Planning Commission Resolution No. 2020-09 – Approving Tentative Parcel Map #2020-01 for the Minor Subdivision of a 1.22 Acre Parcel into Two Parcels for OA Holdings No. 1, LLC and MMCG DBR Los Banos, LLC Located within the Highway-Commercial Zoning District at 1420 E. Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 428-140-030. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

Motion by Higby, seconded by Uhley to adopt Planning Commission Resolution No. 2020-10 – Approving Site Plan Review #2016-06 for the Development of Two Commercial Structures Totaling 3,300 Square Feet for OA Holdings No. 1, LLC and MMCG DBR Los Banos, LLC Located at 1420 E. Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 428-140-030. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

Motion by Uhley, seconded by Higby to adopt Planning Commission Resolution No. 2020-11 – Approving Conditional Use Permit #2020-01 to Allow the Variation of the Highway-Commercial Zoning District Sign Standards for a Freestanding Sign for OA Holdings No. 1, LLC and MMCG DBR Los Banos, LLC Located within the Highway-Commercial Zoning District at 1420 E. Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 428-140-030. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

Motion by Higby, seconded by Uhley to adopt Planning Commission Resolution No. 2020-12 – Recommending Approval of Conditional Use Permit #2020-02 to the Los Banos City Council to Allow for the Sale of Alcohol Under a Type 41 On-Sale of Beer and Wine License for a Restaurant to Be Located at 1420 E. Pacheco Blvd., More Specifically Identified as Assessor’s Parcel Number: 428-140-030. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

PUBLIC HEARING – TO CONSIDER A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND MOBILE FOOD VENDOR PERMIT #2020-02 TO ALLOW THE OPERATION OF A MOBILE FOOD VENDING VEHICLE ON PRIVATE PROPERTY FOR SERGIO BUENROSTRO SOSA DBA TACOS Y BIRRIA LA PERLA LOCATED WITHIN THE HIGHWAY-COMMERCIAL ZONING DISTRICT AT 849 W. PACHECO BLVD., MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 027-181-011. Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

Chairperson Cates recessed the meeting at the hour of 5:01 p.m. for five minutes to receive public comment via email.

The meeting resumed at 5:07 p.m.

Chairperson Cates opened the public hearing. No comments were received, and the public hearing was closed.

Motion by Higby, seconded by Uhley to adopt Planning Commission Resolution No. 2020-13 – Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311, Accessory Structures, and Approving Mobile Food Vendor Permit #2020-02 for the Operation of a Mobile Food Vending Unit to Vend on Private Property Located at 849 W. Pacheco Blvd., More Specifically Identified as Assessor's Parcel Number: 027-181-011. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano (microphone malfunction), Uhley; NOES: none; ABSENT: none.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.

Community & Economic Development Director Elms thanked the Commissioners for participating virtually in this unusual time and for their patience and cooperation, spoke of how our department is working full-time and maintaining social distancing, and encouraged folks to reach out to staff if anything is needed.

PLANNING COMMISSION MEMBER REPORTS.

CATES: Thanked staff for their work, spoke of how he is really encouraged to see Chipotle and Dutch Bros coming to our community, how this virtual meeting worked out really well, his wishes that everyone stays well and continues with social distancing, and is looking forward to seeing all in person sooner rather than later.

HIGBY: Thanked staff for putting this virtual meeting together, encouraged everyone to stay safe, and commented about looking forward to when this pandemic is over.

ROBINSON: Thanked staff for hard work, spoke of how it was his first time going thru project documents electronically, thanked fellow commissioners, and commented that this first virtual meeting went pretty smoothly.

TOSCANO: No report.

UHLEY: Thanked staff for getting this meeting going virtually and commended everyone on doing a great job.

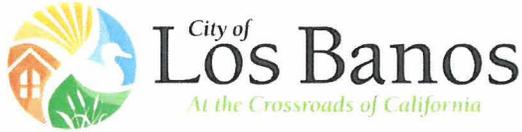
ADJOURNMENT: The meeting was adjourned at the hour of 5:14 p.m.

APPROVED:

John Cates, Chairperson

ATTEST:

Sandra Benetti, Planning Commission Secretary



Community & Economic
Development Department
520 J Street
Los Banos, CA 93635

Phone: (209) 827-7000
www.losbanos.org

DESIGN REVIEW STUDY SESSION

TO: Chairman Cates and Planning Commissioners

FROM: Rudy Luquin, Associate Planner 

DATE: May 27, 2020

SUBJECT: Project Study Session Review – AM/PM East Pacheco Center, 2027 E. Pacheco Blvd., APN: 083-140-031

Project Description

The City of Los Banos Community and Economic Development Department is in receipt of an application requesting a Site Plan Review entitlement. The applicant, Todd Real Estate Solutions, Inc., is proposing to develop one (1) commercial structure that will be utilized as gas station/ convenience store (AM/PM), with an attached carwash totaling to 4,244 square feet along with a fuel canopy with eight (8) dual fuel pumps. The project site is located on a vacant 4.18 acre parcel at 2027 E. Pacheco Blvd. The proposed project site is presently vacant with the ability to connect to utilities. The project site is surrounded by various commercial uses to the north and west, vacant commercial parcel to the south, and high density residential uses to the east. The proposed commercial development is a permitted use by right within the Highway Commercial Zoning District (H-C).

The applicant has also applied for a Tentative Parcel Map for the minor subdivision of the 4.18 acre parcel into two (2) parcels, (Parcel 1 totaling 2.21 acres and Parcel 2 totaling 1.97 acres) and a Conditional Use Permit for the allowance of alcohol sales (ABC Type 20) for off-site consumption as part of the complete project.

As previously mentioned, the proposed development will consist of one (1) commercial building serving as a fuel station/ convenience store totaling 4,244 including the attached car wash. Furthermore, the project includes various improvements to the project site such as grading, paving, landscaping, and lighting.



Planning Commission Project Study Session Review

The Community and Economic Development Department has referred the proposed project for a Design Review Study Session with the Planning Commission, in regards to the design of the proposed project in accordance with Los Banos Municipal Code, Section 9-3.2318(a), Planning Commission project study session review. Nonetheless, the proposed project will require final site plan approval by the Planning Commission through a public hearing at a later date.

The objective of the study session is to provide the applicants with analytical commentary from the Planning Commission in the forefront of the design process, prior to the applicants(s) becoming overly invested in a design that is inconsistent with the City of Los Banos Design Guidelines, in conformity with Los Banos Municipal Code Section 9-3.2318(a), Planning Commission project study sessions review. The design review study session is virtually a discussion between the Planning Commission and the applicants concerning the aesthetics of the proposed project, and does not constitute a final decision by the Planning Commission concerning the proposed development project.

In accordance with Los Banos Municipal Code Section 9-3.2318(b), Planning Commission project study session review, the Planning Commission's purview of the design review study session is to review, consider, and provide commentary on the following design aspects of the proposed project in light of the City's General Plan and applicable policies:

- Architecture
- Landscaping
- Lighting

Architecture

According to Los Banos Municipal Code Section 9-3.2318(c), Planning Commission project study session review, the Planning Commission shall evaluate and provide commentary on the following architectural elements:

- Architectural style and consistency
- Height
- Bulk
- Area
- Color of buildings
- Types of construction materials
- Physical and architectural relationships with existing and proposed structures
- Materials and variations of boundary walls
- Fences
- Exterior elevations of all sides of the buildings or structures
- Methods used to screen mechanical equipment from public view

The Los Banos Community Design Standards contains specific design guidelines for the development of commercial buildings on Pacheco Boulevard in which the preferred architectural theme is a Spanish/ Mission theme. The applicant has proposed a design that includes various elements that are consistent with the Spanish/ Mission theme. The proposed Spanish/ Mission architectural elements incorporated in the design are directly from the Los Banos Community Design Standards such as thick stucco walls, towers, tile roof, architectural recesses with decorative metal crosses, wood roof line, and faux wood siding along the top of the entrance tower.

The proposed color palatte consists of seven (7) colors for the proposed commercial structure. Six (6) of the proposed colors are consistent with the City of Los Banos preferred color palate and one (1) color which representative of the corporate color palate which will only be used along the awning roof line along the entrance of the building. The proposed color palatte consists of the following: great plains gold at the base, brandy cream in certain locations (poster areas and entrance and exit of the car wash), weathered brown along the roof line of the structure, white opulence on the majority of the body, elephant tusk for some trimming, orange for the awning roof line along the entrance, and rustic walnut for the faux wood along the top of the entrance tower. The proposed color palatte is consistent with the City of Los Banos preferred color palate and the surrounding commercial structures.

The complete design of the building will consist of the following: parapet roof, an awning along the entrance - one at the entrance and the other at the drive through area of the building, and the previously mentioned Spanish/ Mission theme aesthetics. The body of the structure will be composed of: stucco walls, four towers at the entrance, edges, and

carwash portion of the building, and some indentation markings in the stucco to moderate the monotony of the walls.

Landscaping

In consistency with Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review, the Planning Commission shall evaluate and provide commentary on the following landscaping and site treatment elements:

- Types of planting and vegetation;
- Rock groupings; and
- Topography and location of landscaping areas.

The applicant is proposing landscaping throughout the development, mainly along the street frontages, proposed parcel lines, and parking lot. The landscape plan consists of four (4) tree species totaling to twenty-four (24) planted trees, five (5) shrub species totaling to six hundred four (604) combined shrubs planted, one (1) vine species totaling two (2) vines planted, and three (3) ground cover species consisting of one (1) grasses and two (2) plant species totaling eight hundred thirty-nine (839) ground cover plants to be planted throughout the project site.

Lighting

In reference to Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review, the Planning Commission shall evaluate and provide commentary on the following lighting elements:

- Aesthetics of exterior lighting

The proposed exterior lightening for the project will consist of seventy-one (71) combined LED exterior parking lot light fixtures, wall light fixtures and light fixtures at the gas canopy. A photometric plan has been submitted by the applicant and can be found within the proposed plan set.

Project Review Board

The proposed project will be reviewed by the Project Review Board (PRB) in regards to the following elements:

- Building layout;
- Location;
- Orientation of all new and existing structures and the relationship to one another and surrounding properties
- Methods of landscape irrigation;
- Location and design of facilities for physically disabled persons;
- Location of fencing and other screening;
- Location and screening of refuse facilities;
- Traffic circulation on-site and off-site;
- Pedestrian and bicycle circulation and safety;
- Arrangement of off-street parking and loading facilities;
- Location and intensity of all onsite lighting; and
- Provision of municipal and public services.

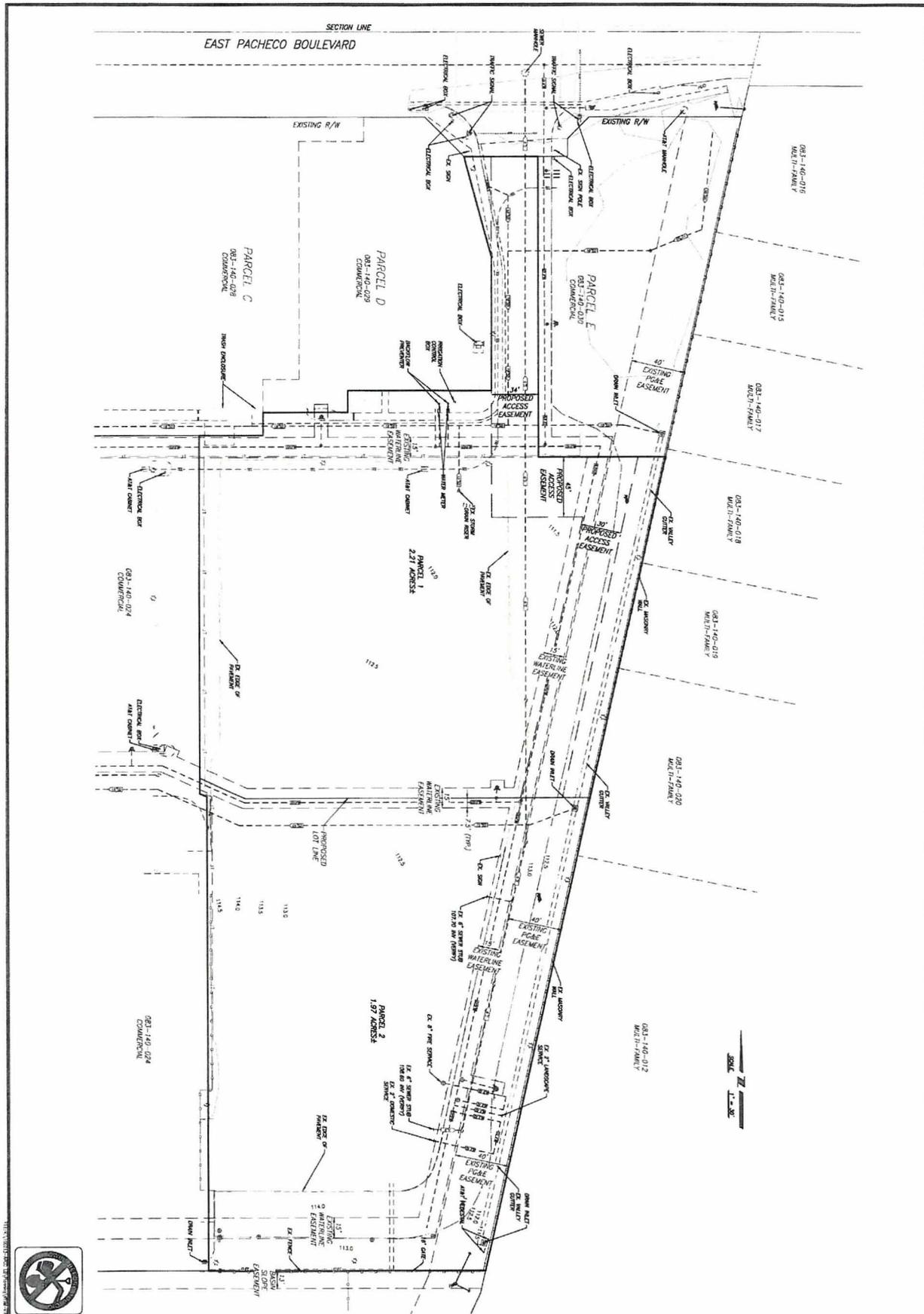
The Project Review Board has reviewed the proposed project and will be providing a formal recommendation to the Planning Commission concerning the scope of their review during the Site Plan Review process.

Recommendation

Staff is recommending that the Planning Commission evaluate the proposed projects architectural considerations, landscaping, site improvements and exterior lighting elements as described above and provide initial commentary to the applicants regarding the proposed design. No formal action will be taken at this juncture.

Attachments:

Plan Set
Site Photos



SHEET NUMBER
2
 OF 2 SHEETS

VESTING TENTATIVE PARCEL MAP
EAST PACHECO CENTER
 LOS BANOS, CALIFORNIA

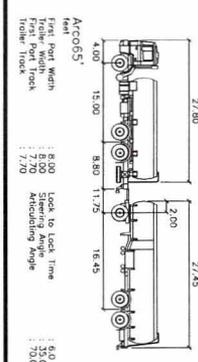
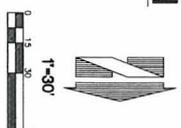
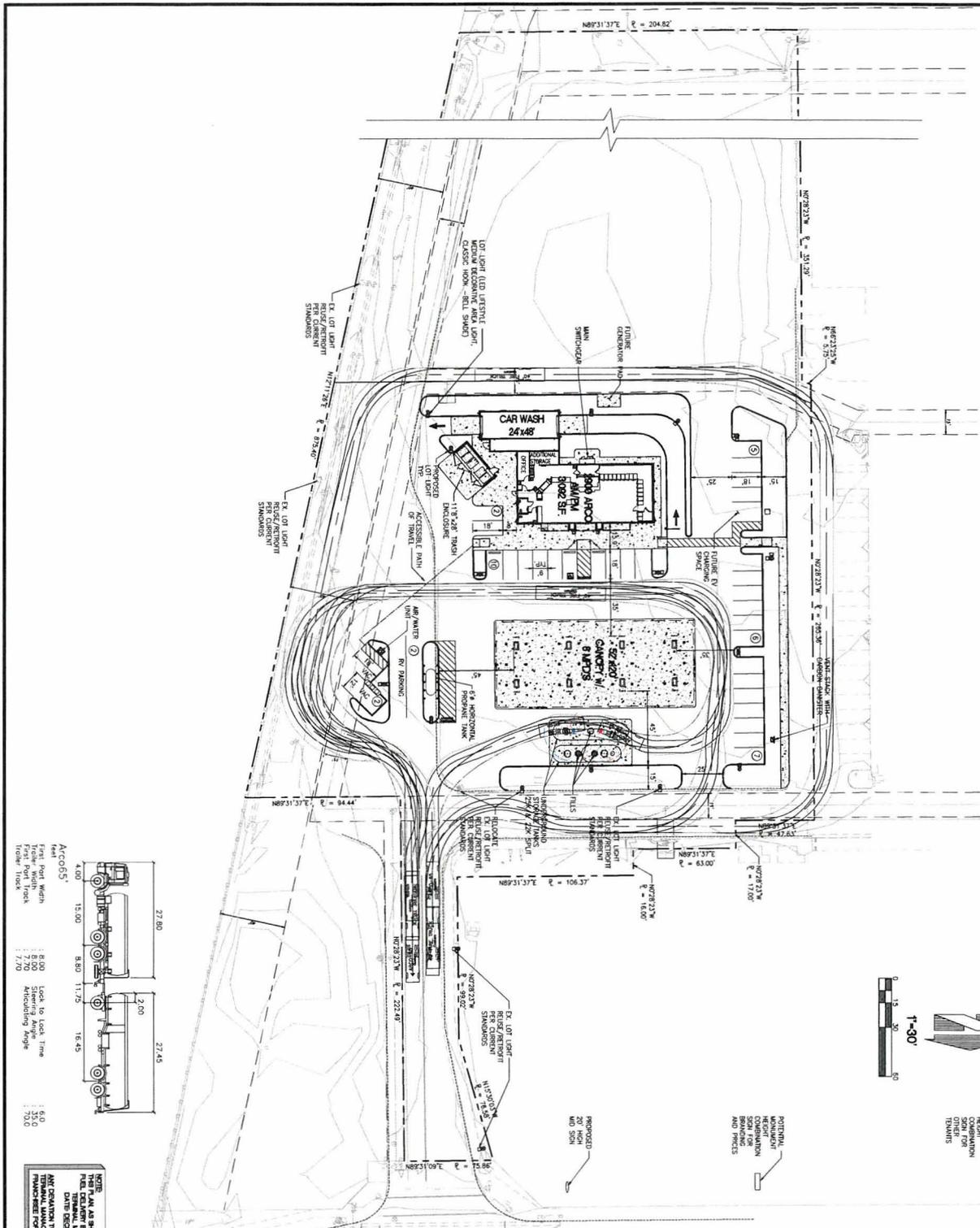

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93835
 (208) 737-0900 FAX: (208) 546-8305

PREPARED UNDER THE DIRECTION OF

NO.	REVISIONS	DATE	APPROVED



PRELIMINARY SITE PLAN



NOTES:
 THIS PLAN AS SHOWN HAS BEEN APPROVED BY TRANSPORTATION FOR APPROVAL OF
 THE CALIFORNIA HIGHWAYS DEPARTMENT. THIS PLAN IS THE PROPERTY OF THE ENGINEER.
 DATE: DECEMBER 16, 2020
 ANY CHANGES TO THIS PLAN MUST BE APPROVED THROUGH TRANSPORTATION
 ENGINEERING CONSULTANTS.



PROJECT DATA
 LOCATION: 2027 E PACHECO BLVD
 LOS BANOS, CALIFORNIA
 APN: 081140011000
 LOT AREA: 4.18 ACRES
 USABLE NORTH P.O.: 1.54 ACRES

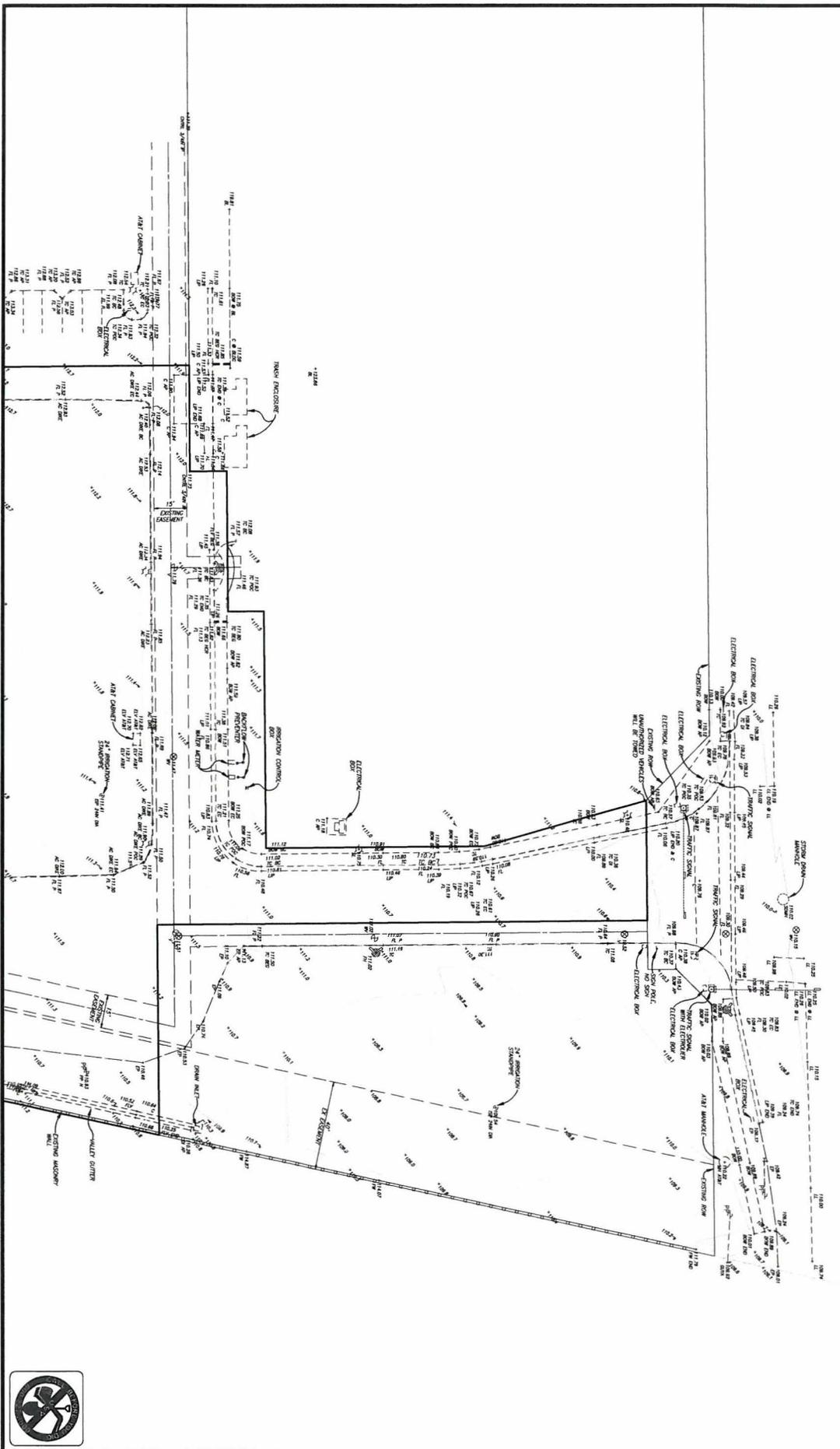
BUILDING SETBACKS:
 50 FEET FROM E. PACHECO
 FRONT SETBACK: NOT SPECIFIED
 SIDE SETBACK: 20 FEET
 REAR SETBACK: NOT SPECIFIED

LANDSCAPING:
 ALL TREES SHALL HAVE A LANDSCAPE AREA OF NOT
 LESS THAN FOUR (4%) PERCENT OF THE GROSS AREA
 AROUND EACH TREE. (SEE SCHEDULE 'A' FOR
 SPECIFICATIONS.)

PARKING:
 PARKING SPACE SIZE: 9'x17'
 LOADING ZONE: NOT SPECIFIED
 MINIMUM TWO-WAY 90-DEGREE PARKING ANGLES: 25 FEET
 REQUIRED PARKING SPACE CALCULATION:
 C-STORY 5.4 SPACES PER 1,000 S.F.A.
 FUEL 2 ADDITIONAL SPACES

REQUIRED PARKING:
 3,092 / 1,000 X 5.4 = 16.7 X 2 = 19 SPACES
 PARKING PROVIDED: 34 SPACES

NO.	DATE	BY	REVISION	DATE	BY
<p>2027 E PACHECO BLVD LOS BANOS, CALIFORNIA FACILITY #180 2900 sq/ft FUEL CANOPY w/ 8 BAYS 24'x48' CAR WASH PRELIMINARY SITE PLAN</p>					
<p>SP-1</p>					



EAST PACHECO BOULEVARD

SCALE 1" = 20'

DATE: 1/27/2009 12:51 FILE: C:\30023-ARCO\Drawings\topography\Plan\Topo_2.dwg



SHEET NUMBER
2
 OF 2 SHEETS

TOPOGRAPHY PLAN
 TOPOGRAPHY PLAN FOR:
LOS BANOS ARCO EAST
 LOS BANOS, CALIFORNIA

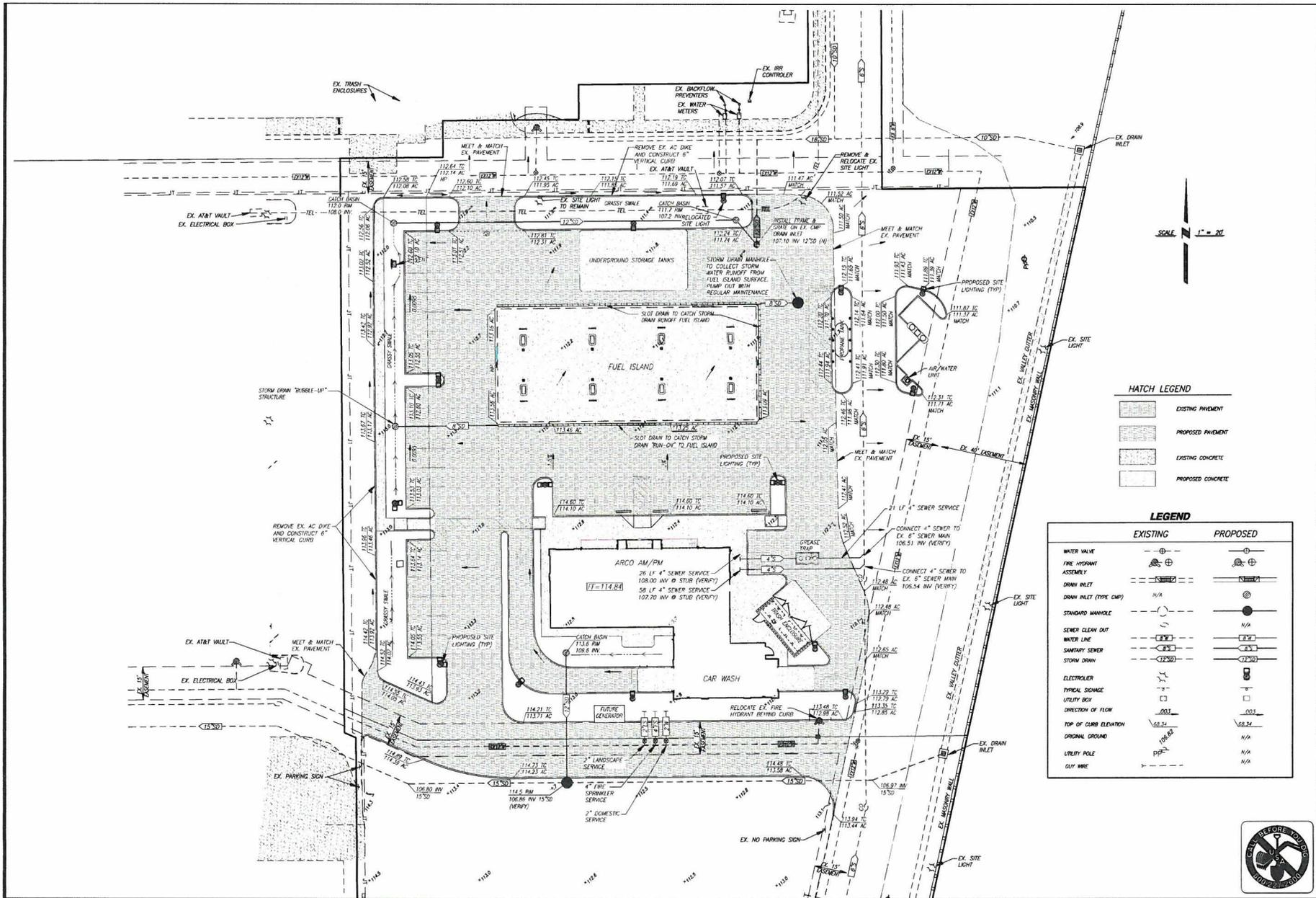


BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93835
 (209) 737-0500 FAX: (209) 548-8305

PREPARED UNDER THE DIRECTION OF: _____ DATE: _____

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____



HATCH LEGEND

	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT ASSEMBLY		
DRAIN INLET		
DRAIN INLET (TYPE CMP)	N/A	
STANDARD MANHOLE		N/A
SEWER CLEAN OUT		N/A
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
ELECTRICAL		
TYPICAL SDRANGE		
UTILITY BOX		
DIRECTION OF FLOW		
TOP OF CURB ELEVATION		
ORIGINAL GROUND	N/A	
UTILITY POLE	N/A	
CLAY WIRE		N/A



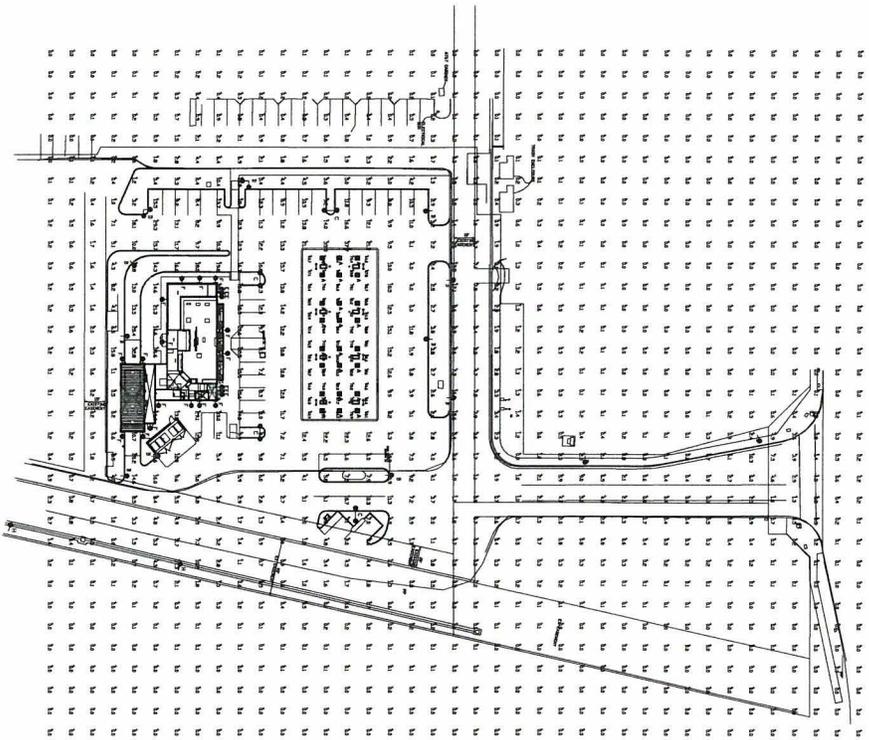
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 507 E. PACHECO BLVD., SUITE 200
 LOS ANGELES, CALIFORNIA 90014
 (818) 757-0800 FAX: (818) 754-8386



GRADING & UTILITY PLAN
ARCO NTT
 507 E. PACHECO BLVD.
 LOS ANGELES, CALIFORNIA

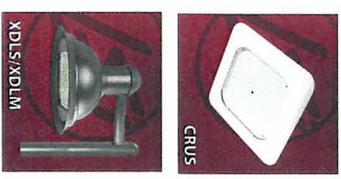
JOB NO. 100213
 DATE: 1/7/20
 DRN BY: TG / JP
 CK BY:
 SCALE: AS SHOWN
 SHEET NUMBER
1
 OF 1 SHEETS





Symbol	Qty	Label	Arrangement	Description
1	11	A	SINGLE	XRCS-CC-LEB-VAD-30 MTD R 15'
2	4	B	SINGLE	YDLM-F1-LEB-HD-CV-SINGL-C-18PRLC-2'BASL
3	2	C	DIAG	YDLM-F1-LEB-HD-CV-DIAG-18PRLC-2'BASL
4	2	D	2 @ 90 DEGREES	YDLM-F1-LEB-HD-CV-DIAG-18PRLC-2'BASL
5	2	E	SINGLE	XRCS-2-LEB-SS-CV VALL MTD R 15'
6	16	F	SINGLE	XRCS-2-LEB-SS-CV VALL MTD R 15'
7	16	G	SINGLE	YDLM-F1-LEB-HD-CV-SINGL-C-4' MTD R 15'
8	2	H	SINGLE	YDLM-F1-LEB-HD-CV-SINGL-C-4' MTD R 15'

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
RECALC PLANTS	ILLUMINANCE	FC	628	1046	N/A	N/A	N/A
INDIC CLER	ILLUMINANCE	FC	784	377	0.3	2613	12567



Click image to open Product Page

Based on the information provided, all dimensions and landscape conditions are assumed to be correct. The user is responsible for verifying the accuracy of the information provided. The user is responsible for verifying the accuracy of the information provided. The user is responsible for verifying the accuracy of the information provided.

LIGHTING PROPOSAL

 PROJECT: []

 DATE: []

 SCALE: 1"=40'

Proposed Trees



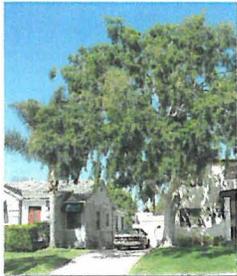
Armstrong Red Maple



Crape Myrtle



Chinese Pistache



Chinese Elm

Proposed Shrubs and Groundcovers



Feather Reed Grass



New Zealand Flax Lily



Waxleaf Privet



Gulf Stream Heavenly Bamboo



Yeddo Hawthorne



Twin Peaks Dwarf Coyote Brush



Cranberry Baby Day Lily



Breeze Mat Rush



LANDSCAPE ARCHITECTURE PLANNING
www.kla-ca.com

151 N. Norlin St., Sonoma, CA 95370
(209)532-2856



Revisions
 1. **Rev.**
 2. **Rev.**
 3. **Rev.**
 4. **Rev.**
 5. **Rev.**
 6. **Rev.**
 7. **Rev.**
 8. **Rev.**
 9. **Rev.**
 10. **Rev.**

ARCO
2027 E. Pacheco Blvd.
Los Banos, CA



Todd Real Estate Solutions
1402 Lake Tapps Pkwy.
SE Site: F104 8203
Autism, CA 98092
(209)743-2607

Preliminary Landscape Plan

Scale:
1" = 50'-0"

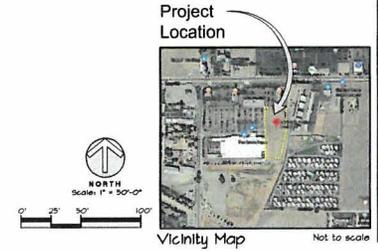
Date:
February 7, 2020

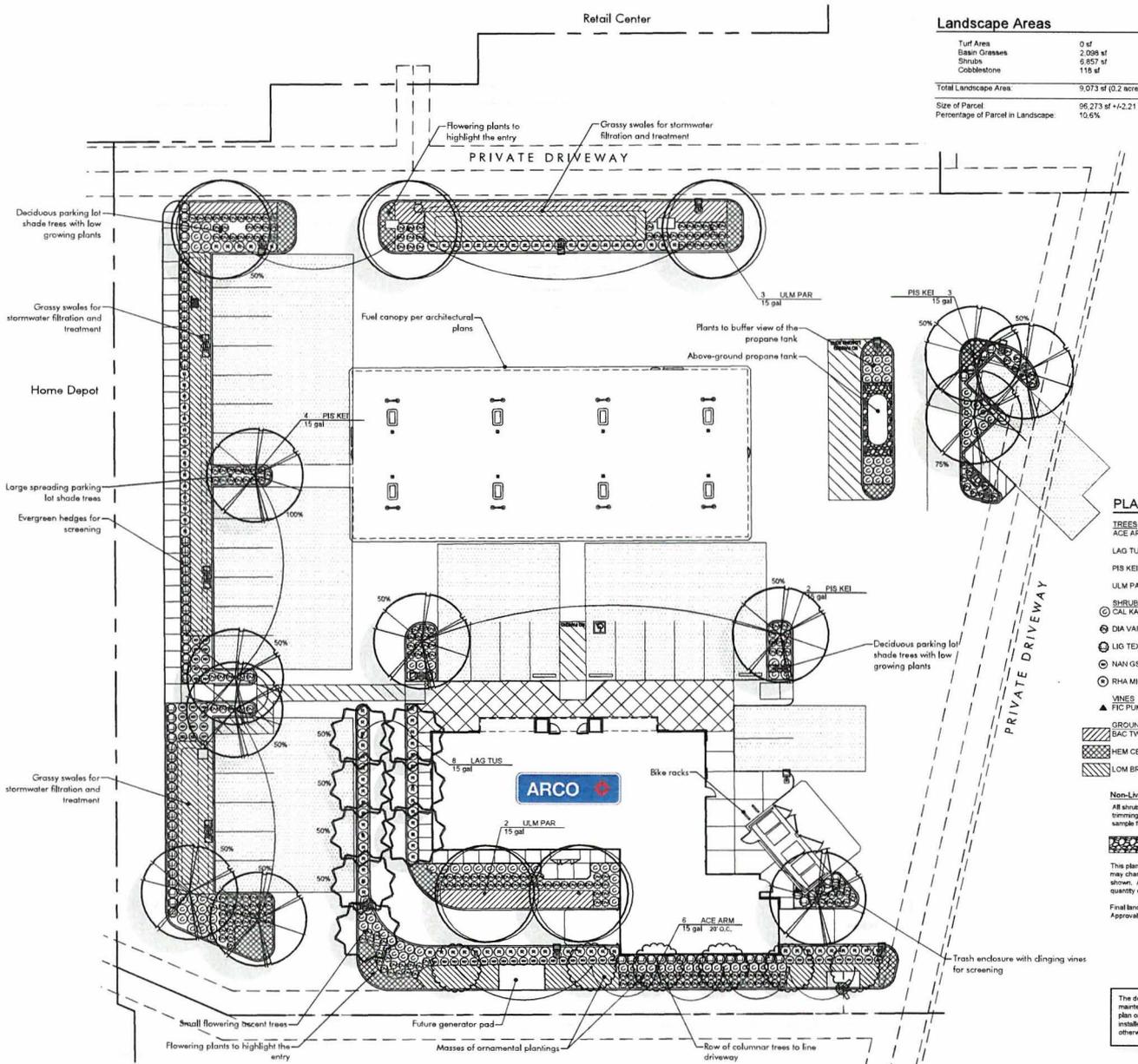
Drawn/Checked:
MKS / JKA

Project No.:
20-225

Sheet Number:

L0.1





Landscape Areas

Turf Area	0 sf
Basin Grasses	2,098 sf
Shrubs	6,857 sf
Cobblestone	118 sf
Total Landscape Area	9,073 sf (0.2 acres)
Size of Parcel	96,273 sf +/-2.21 acres
Percentage of Parcel in Landscape	10.6%

Landscape Design Concept

The landscape design concept for the ARCO station is to provide an inviting and picturesque space for visitors and employees to enjoy. A tapestry of colors and textures have been selected for the plant palette that will complement the building architecture and surrounding site. Contrasting color and texture characteristics in tandem with the repetitive massing of plant varieties provide a rich and striking visual appeal.

In addition to the aesthetic elements of the design, the landscape is comprised of predominantly low-water-use, hardy plant materials that perform well in the climate of the Central Valley, while meeting the City of Los Banos' Water Efficient Landscape Ordinance (WELCO). Special considerations have been provided in the selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Irrigation

The site will be irrigated using a fully automatic system designed to meet the Los Banos Water Efficient Landscape Ordinance (WELCO). The system will be on a dedicated irrigation water service and meter with a backflow prevention device to meet local building codes. The irrigation system will be comprised of point-source drip irrigation for the shrub and groundcover areas, with separately-zoned deep root bubblers for the trees. A 'Smart' controller will operate the system in tandem with a weather sensor that will automatically adjust run times based on actual daily weather conditions.

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the construction documents.

Parking Lot Shade Calculations

Radius of trees was provided by the City of Los Banos referenced standards and guidelines as well as information contained in the Sunset Western Garden Book. Calculated tree canopies are those that shade parking lot spaces as well as associated drive aisles.

Tree Type	Symbol	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
Lagerstroemia indica	LAG IND	0	0	4 @ 157x638	0
Pistacia chinensis 'Keith Davy'	PIS KEI	1 @ 962x942	1 @ 721x721	8 @ 481x3,648	0
Ulmus parvifolia	ULM PAR	0	0	1 @ 481x481	0

Total Parking Area	13,167 Sq. Ft.
50% Shade Requirement	6,584 Sq. Ft.
Total Shaded	6,640 Sq. Ft.
Percent Shaded	50.4%

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACE ARM	Acer rubrum 'Armstrong'	Armstrong Red Maple	15 gal	6	Medium	
LAG TUS	Lagerstroemia x 'Tuscarnia'	Crape Myrtle Coral Pink	15 gal	5	Low	
PIS KEI	Pistacia chinensis 'Keith Davy'	Keith Davy Chinese Pistache	15 gal	8	Low	
ULM PAR	Ulmus parvifolia	Chinese Elm	15 gal	5	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
CAL KAR	Calamagrostis x arctostylis 'Karl Foerster'	Feather Reed Grass	5 gal	108	Low	
DIA VAR	Dianella variegata	Dianella	5 gal	266	Low	
LAG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	82	Low	
NAN GS	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	50	Low	
RHA MIN	Rhaphidepis umbellata 'Minor'	Yedda Hawthorn	5 gal	98	Low	
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
FIC PUM	Ficus pumila	Creeping Fig	1 gal	2	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	1 gal	48" o.c.	52	Low
HEM CB	Hemerocallis 'Cranberry Baby'	Dwarf Red Daylily	1 gal	24" o.c.	163	Low
LOM BRE	Lomandra longifolia 'Breeze'	Breeze Mat Rush	1 gal	24" o.c.	624	Low

Non-Living Groundcover
All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Goldilocks") is not acceptable.

4" to 6" layer of 2"-4" diameter No.6 cobblestone. Cobble edging to be Dura-Edge 31/2" x 4" brown steel edging by JD Russell Co.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally, some new plant species may be used in the final design. This plan does, however, indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Los Banos codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown on the approved site plan or landscape plan on file in the Planning Department. All landscaping will be installed as delineated on the plan prior to issuance of certificates of occupancy unless otherwise approved by the Planning Commission and/or City Council.

Project Location

Vicinity Map
Not to scale

Scale:
1" = 1'-0"

Date: February 7, 2020

Drawn/Checked: NAB / JKA

Project No.: 20-2215

Sheet Number: L0.2

KLA
LANDSCAPE
ARCHITECTURE
PLANNING
www.kla-ca.com

151 N. Norfin St., Sonoma, CA 95370
(209)532-2856



Revisions
Date: _____
By: _____

© 2020

ARCO
2027 E. Pacheco Blvd.
Los Banos, CA

Todd Real Estate Solutions
1462 Lavo Tapps Pkwy.
SE Side #104 #203
Auburn, CA 98902
(209)43-2907

Preliminary Planting Plan

EQUIPMENT SCHEDULE

EQUIPMENT		ELECTRICAL		PLUMBING		REMARKS																																																																																																																																												
NO.	QTY	PH	AMP	HP	CFM																																																																																																																																													
<p>COOLER</p> <tr> <td>101</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>102</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>103</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>104</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>105</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>106</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>107</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>108</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>109</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>110</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>111</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>112</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>113</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>114</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>115</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>116</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>117</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>118</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>119</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr> <tr> <td>120</td> <td>1</td> <td>1</td> <td>15</td> <td>1.5</td> <td>1/2"</td> <td>UNIT WITH COOL & HEAT 5-15 FLUE</td> </tr>							101	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	102	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	103	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	104	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	105	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	106	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	107	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	108	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	109	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	110	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	111	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	112	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	113	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	114	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	115	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	116	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	117	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	118	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	119	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE	120	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE
101	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
102	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
103	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
104	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
105	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
106	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
107	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
108	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
109	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
110	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
111	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
112	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
113	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
114	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
115	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
116	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
117	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
118	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
119	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												
120	1	1	15	1.5	1/2"	UNIT WITH COOL & HEAT 5-15 FLUE																																																																																																																																												

DATE: 11/15/2017 10:58:52 AM

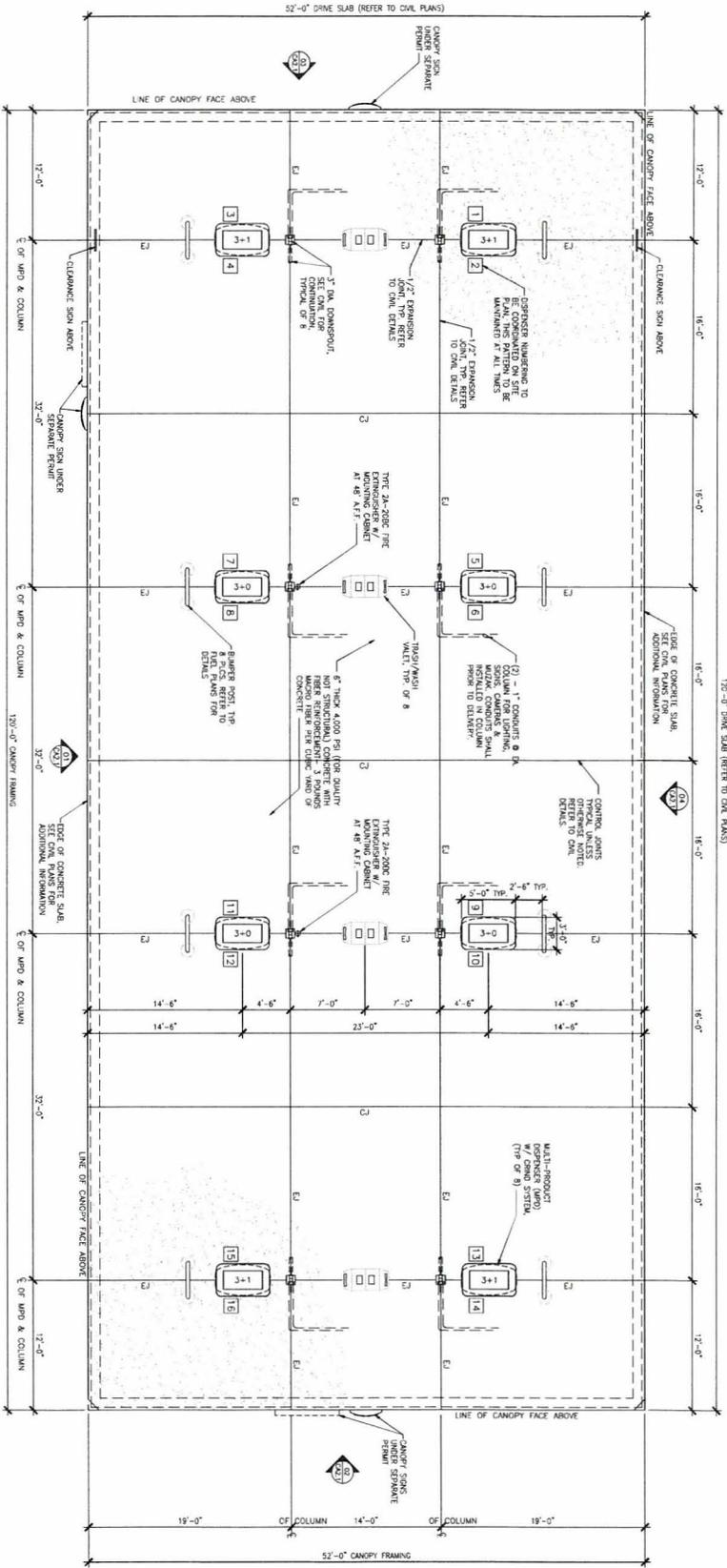
2007 E PACIFIC BLVD
LAKELAND, CA 91502

ARCO
W/ COOL REFRIG. UNITS

Consulting Engineers, Inc.
1825 7th Avenue South
Kent, WA 98002
bentgroup.com

2007 E PACIFIC BLVD
LAKELAND, CA 91502

BUILDING SIDE



CANOPY SLAB PLAN
SCALE: 1/8"=1'-0"

- NOTES**
1. DIMENSIONS ARE SHOWN TO THE CENTER UNLESS OTHERWISE SPECIFIED.
 2. REFERENCED CONCRETE DRIVE SLAB SHALL BE CAST IN CONCRETE FORM ON A REINFORCED CONCRETE CONTROL JOINTS AS SHOWN. VERIFY REINFORCEMENT TO MATCH LAYOUT 1/2" EXPANSION AND CONTROL JOINTS.
 3. CANOPY FABRICATION SHALL PROVIDE DOWNROPS AND CONDUITS FOR LIGHTING, SIGN, MUSIC SYSTEM, COORDINATION OF CANOPY WITH EXISTING AND PROPOSED ELECTRICAL SYSTEMS. VERIFY ALL ELECTRICAL SYSTEMS WITH THE ELECTRICAL ENGINEER.
 4. ISLAND TIE SHALL BE HANGED GRAY.
 5. SEE SHEET 201-2 FOR ELECTRICAL SYMBOLS FOR ADDITIONAL NOTES AND IN COLUMN ELECTRICAL.
 6. CANOPY BRACKETS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN SPACING OF CANOPY. SEE DRIVING PLAN FOR SLAB BRACKET LOCATION AND DIMENSION SEPARATION.
 7. TRASH/RAIN WALET CREDS-- BIG RED HOODS/FLOW 847-866-0761.

2930 ant/jm FEL CANOPY #16/24 24348 CASH WASH		1825 7th Avenue South Kent, VA 98022 425.251.5222 berghman.com		2027 E PALOCCO BLVD LAMAR CAMPUS FACILITY #7BD	
2930 ant/jm 24348 CASH WASH		1825 7th Avenue South Kent, VA 98022 425.251.5222 berghman.com		2027 E PALOCCO BLVD LAMAR CAMPUS FACILITY #7BD	
2930 ant/jm 24348 CASH WASH		1825 7th Avenue South Kent, VA 98022 425.251.5222 berghman.com		2027 E PALOCCO BLVD LAMAR CAMPUS FACILITY #7BD	
2930 ant/jm 24348 CASH WASH		1825 7th Avenue South Kent, VA 98022 425.251.5222 berghman.com		2027 E PALOCCO BLVD LAMAR CAMPUS FACILITY #7BD	











City of
Los Banos
At the Crossroads of California

Community & Economic
Development Department
520 J Street
Los Banos, CA 93635

Phone: (209) 827-7000
www.losbanos.org

DESIGN REVIEW STUDY SESSION

TO: Chairman Cates and Planning Commissioners

FROM: Rudy Luquin, Associate Planner 

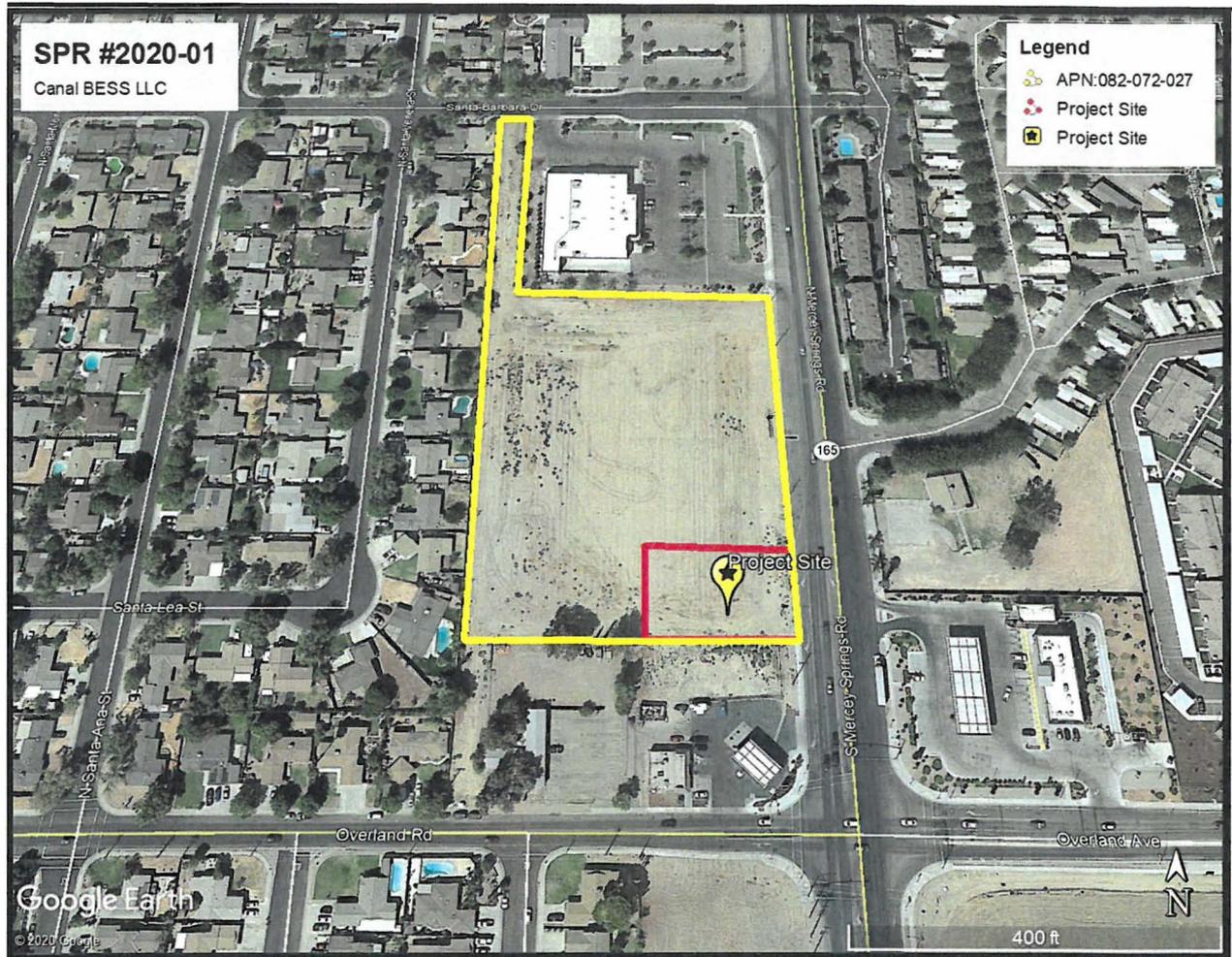
DATE: May 27, 2020

SUBJECT: Project Study Session Review – Canal BESS LLC Mercey Springs Road APN: 082-072-027

Project Description

The City of Los Banos Community and Economic Development Department is in receipt of an application requesting a Site Plan Review entitlement. The applicant, Canal BESS LLC, is proposing to develop an unmanned, public utility use battery energy storage system facility which will be used to store excess electricity from the power grid for use by PG&E when demand for power is high. The battery storage system facility will consist of battery storage units, transformers, and other electrical equipment and is proposed to have a chain link fence perimeter with screening. Some paving and utility work will be performed as part of this project. No lighting or landscape was submitted for the project. The battery storage facility will connect to the power grid via an existing overhead power line located along Mercey Springs Road. The project site will be located on a 0.49 acre site on the southeast portion of a 4.78 acre parcel which will be subdivided located west of Mercey Springs Road, APN: 082-072-027. The proposed project site is vacant and has existing commercial uses to the south, north, and east as well as existing low density residential uses to the west. The proposed unmanned public utility use battery energy storage system facility use is a permitted use by right within the Highway Commercial Zoning District, however any new non-residential development must proceed as a Site Plan Review entitlement prior to submittal for a Building Permit pursuant to Los Banos Municipal Code Section 9.2316.

Canal BESS LLC has also applied for a Tentative Parcel Map for the minor subdivision of the vacant 4.78 acre parcel into one (1) .49 acre parcel (project site) and a 4.24 acre remainder as part of the project.



Planning Commission Project Study Session Review

The Community and Economic Development Department has referred the proposed project for a Design Review Study Session with the Planning Commission, in regards to the design of the proposed project in accordance with Los Banos Municipal Code, Section 9-3.2318(a), Planning Commission project study session review. Nonetheless, the proposed project will require final site plan approval by the Planning Commission through a public hearing at a later date.

The objective of the study session is to provide the applicant with analytical commentary from the Planning Commission in the forefront of the design process, prior to the applicant(s) becoming overly invested in a design that is inconsistent with the City of Los Banos Design Guidelines, in conformity with Los Banos Municipal Code Section 9-3.2318(a), Planning Commission project study sessions review. The design review study session is virtually a discussion between the Planning Commission and the applicant concerning the aesthetics of the proposed project, and does not constitute a final decision by the Planning Commission concerning the proposed development project.

In accordance with Los Banos Municipal Code Section 9-3.2318(b), Planning Commission project study session review, the Planning Commission's purview of the

design review study session is to review, consider, and provide commentary on the following design aspects of the proposed project in light of the City's General Plan and applicable policies:

- Architecture
- Landscaping
- Lighting

Architecture

According to Los Banos Municipal Code Section 9-3.2318(c), Planning Commission project study session review, the Planning Commission shall evaluate and provide commentary on the following architectural elements:

- Architectural style and consistency
- Height
- Bulk
- Area
- Color of buildings
- Types of construction materials
- Physical and architectural relationships with existing and proposed structures
- Materials and variations of boundary walls
- Fences
- Exterior elevations of all sides of the buildings or structures
- Methods used to screen mechanical equipment from public view

The Los Banos Community Design Standards does not contain specific design guidelines for these types of projects, nonetheless staff is suggesting that the unmanned battery energy storage system facility be screened from view of the public right of way. The applicant has provided elevations of the proposed batter storage units.

The applicant is proposing eight (8') foot tall perimeter fencing with screening to securing the battery energy storage system facility.

Landscaping

In consistency with Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review,, the Planning Commission shall evaluate and provide commentary on the following landscaping and site treatment elements:

- Types of planting and vegetation;
- Rock groupings; and
- Topography and location of landscaping areas.

The applicant is not proposing landscaping as the project area will be paved as part of the project.

Lighting

In reference to Los Banos Municipal Code, Section 9-3.2318(c), Planning Commission project study review, the Planning Commission shall evaluate and provide commentary on the following lighting elements:

- Aesthetics of exterior lighting

There is no exterior lighting proposed for the project as an unmanned battery energy storage system facility. However, staff recommends the applicant provide exterior lighting for security purposes.

Project Review Board

The proposed project will be reviewed by the Project Review Board (PRB) in regards to the following elements:

- Building layout;
- Location;
- Orientation of all new and existing structures and the relationship to one another and surrounding properties
- Methods of landscape irrigation;
- Location and design of facilities for physically disabled persons;
- Location of fencing and other screening;
- Location and screening of refuse facilities;
- Traffic circulation on-site and off-site;
- Pedestrian and bicycle circulation and safety;
- Arrangement of off-street parking and loading facilities;
- Location and intensity of all onsite lighting; and
- Provision of municipal and public services.

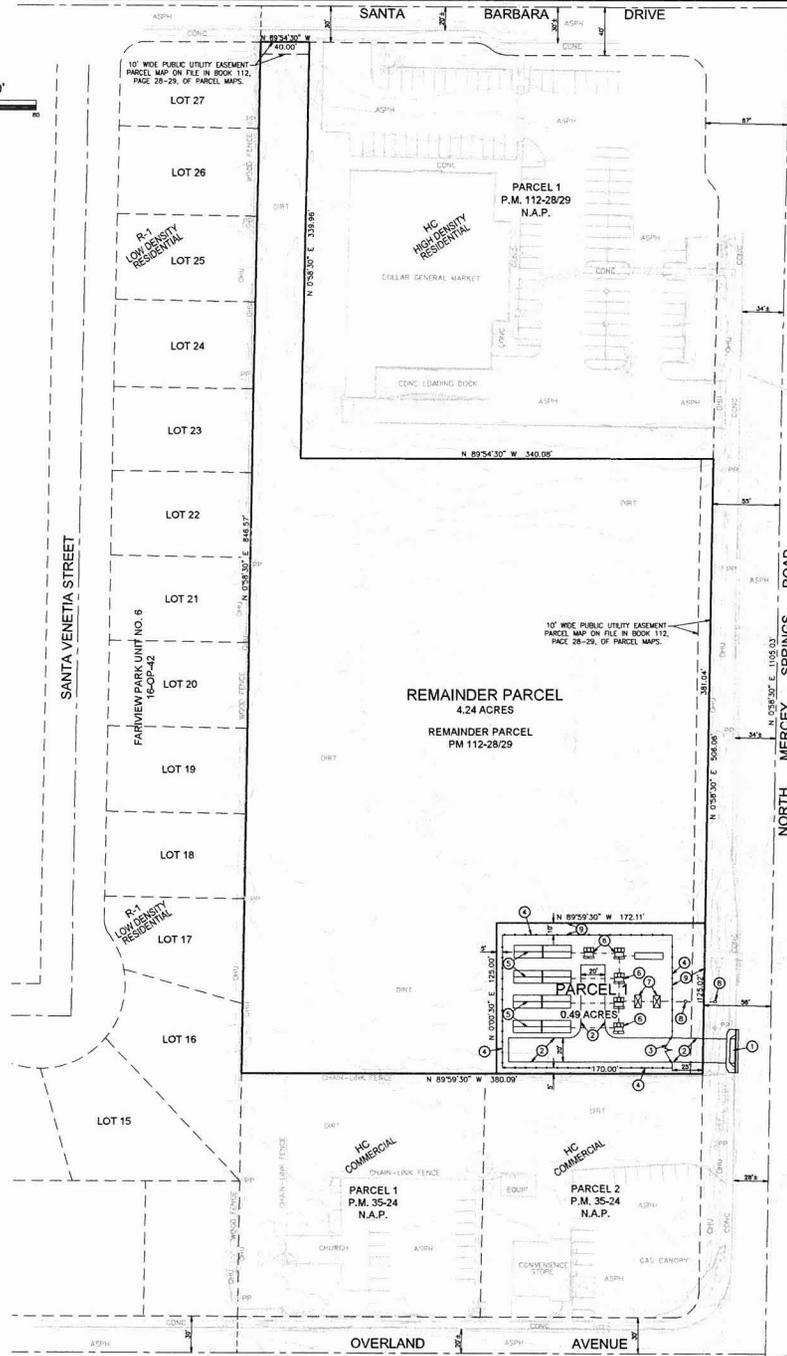
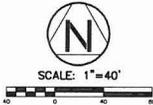
The Project Review Board has reviewed the proposed project and will be providing a formal recommendation to the Planning Commission concerning the scope of their review during the Site Plan Review process.

Recommendation

Staff is recommending that the Planning Commission evaluate the proposed projects architectural considerations, landscaping, site improvements and exterior lighting elements as described above and provide initial commentary to the applicant regarding the proposed design. No formal action will be taken at this juncture.

Attachments:

Plan Set
Site Photos



NE COR. SECTION 11,
T 10 S, R 10 E, M.D.B.64



SITE MAP
SCALE: 1"=400'

- CONSTRUCTION NOTES:**
- ① COMMERCIAL DRIVEWAY PER CITY STD. ST-10
 - ② 20' WIDE ACCESS ROAD WITH COMPACTED NATIVE SOIL
 - ③ 24" WIDE 7' HIGH CHAIN LINK ACCESS GATE
 - ④ 7' HIGH CHAIN LINK FENCE
 - ⑤ TESLA MEGAPACK BATTERY STORAGE SYSTEM
 - ⑥ PAD MOUNTED TRANSFORMER
 - ⑦ PAD MOUNTED METER
 - ⑧ NEW ELECTRICAL POLE
 - ⑨ LANDSCAPING

- LEGEND:**
- - - - - INDICATES EXISTING CONTOUR
 - - - - - INDICATES STREET CENTERLINE
 - - - - - INDICATES CURB LINE
 - - - - - INDICATES BOUNDARY LINE
 - - - - - INDICATES LOT LINE
 - - - - - INDICATES OVERHEAD MV CABLE
 - - - - - INDICATES UNDERGROUND MV CABLE
 - - - - - INDICATES 7' HIGH CHAIN-LINK FENCE
 - - - - - INDICATES OVERHEAD UTILITY LINE
 - - - - - INDICATES FENCE AS NOTED

IN THE CITY OF LOS BANOS
TENTATIVE
PARCEL MAP NO. 2020-02

REMAINDER PARCEL, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MERCED, STATE OF CALIFORNIA ON DECEMBER 03, 2012, IN BOOK 112 OF MAPS PAGE(S) 28 AND 29.

SITETECH, INC. APRIL, 2020

OWNER:	APPLICANT:	ENGINEER/MAP PREPARER:
DMH PROPERTIES, LLC 5122 N. PALM AVENUE STE 139 FRESNO, CA 93704	RAFIK ALBERT EPD SOLUTIONS 2 PARK PLAZA, STE 1120 IRVINE, CA 92614 PH: (949) 794-1182	SITETECH, INC. 8041 CHURCH ST. PO BOX 592 HIGHLAND CA 92346 PH: (909) 864-3180

NOTES:

1. ASSESSOR'S PARCEL NUMBERS: 082-072-027
2. EXISTING ZONING: HC, HIGHWAY COMMERCIAL
3. EXISTING GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
4. PROPOSED USE: BATTERY ENERGY STORAGE FACILITY
5. THERE IS 1 NUMBERED PARCEL AND 1 REMAINDER PARCEL WITHIN THIS DEVELOPMENT THAT CONTAINS APPROXIMATELY 4.73 GROSS ACRES FOR AN OVERALL COMMERCIAL LOT DENSITY OF 2.365 ACRES PER PARCEL.
6. NO NEW STREETS ARE PROPOSED WITHIN THIS DEVELOPMENT.
7. THERE ARE NO HERITAGE TREES TO BE REMOVED AS PART OF THIS DEVELOPMENT.

PROPERTY ACREAGE

205,993 SQ. FT. (4.73 AC)

LEGAL DESCRIPTION

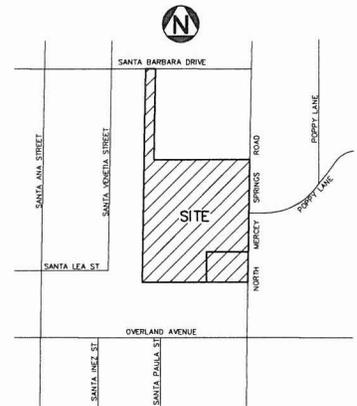
REMAINDER PARCEL, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MERCED, STATE OF CALIFORNIA ON DECEMBER 03, 2012, IN BOOK 112 OF MAPS PAGE(S) 28 AND 29.

FLOOD ZONE DESIGNATION

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X (AREAS OF 0.2% CHANCE FLOOD) OF MAP INDEX COMMUNITY PANEL NOS. 06047C1050G DATED 12-01-2008.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE REMAINDER PARCEL, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MERCED, STATE OF CALIFORNIA ON DECEMBER 03, 2012, IN BOOK 112 OF MAPS PAGE(S) 28 AND 29.
BEARING BEING: N 0'58'30" E



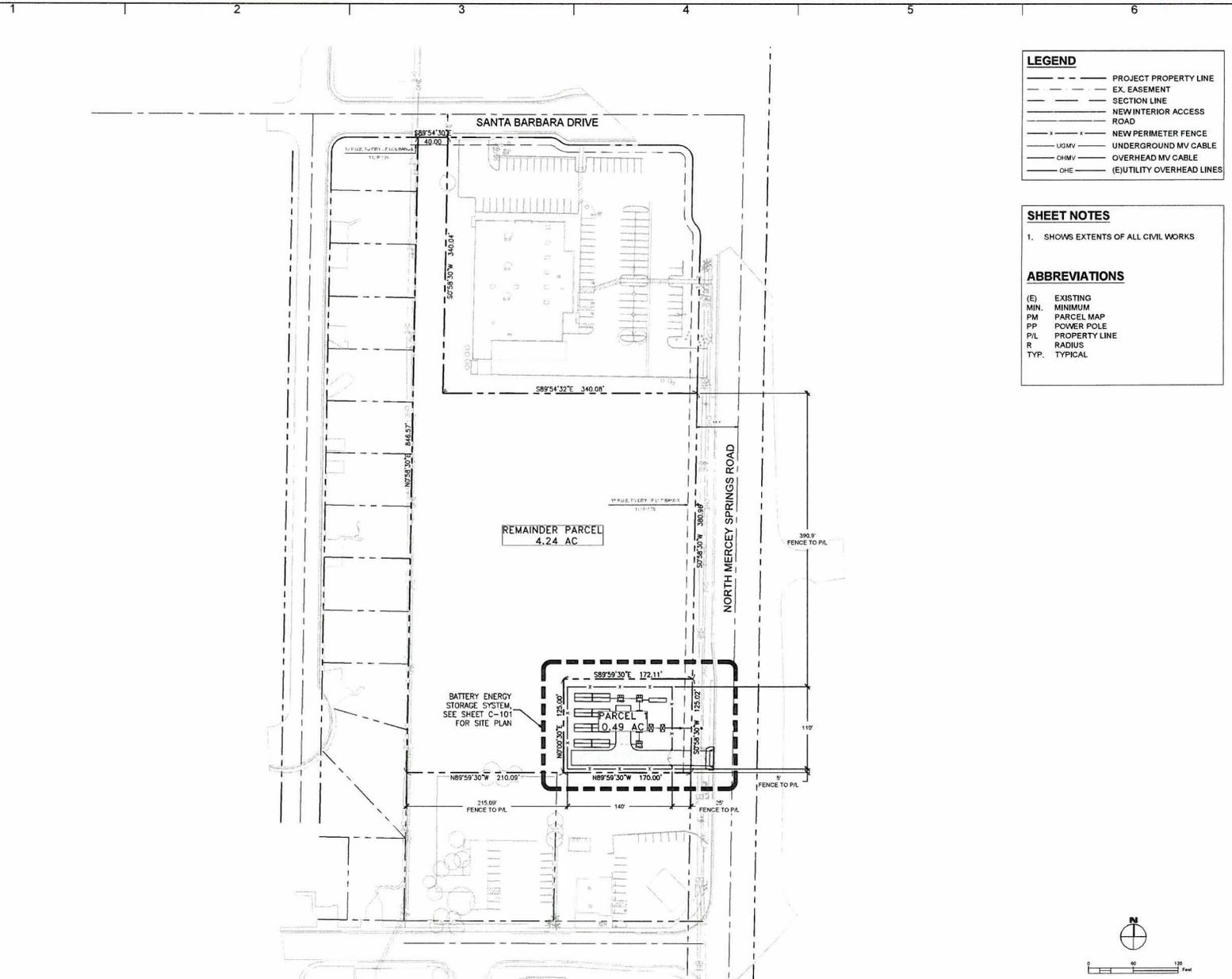
VICINITY MAP
SCALE: 1"=200'



SITETECH INC.
3848 POTATO CANYON RD., DAK GLEN, CALIFORNIA 92399
TELEPHONE (909) 864-3180

R. E. Mayer
BERNARD K. MAYER R.E. 36866 DATE 04/15/20
L.S. 7318

Printed: 1/30/2020 10:37 AM s:\projects\j0101_spd_enn_properties\merced\5_production\1_drawings\2_sheets\C-101 SITE PLAN.dwg



LEGEND

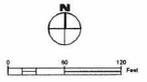
- PROJECT PROPERTY LINE
- - - EX. EASEMENT
- SECTION LINE
- - - NEW INTERIOR ACCESS
- ROAD
- x - x NEW PERIMETER FENCE
- - - UGMV UNDERGROUND MV CABLE
- - - OHMV OVERHEAD MV CABLE
- - - OHE (E)UTILITY OVERHEAD LINES

SHEET NOTES

1. SHOWS EXTENTS OF ALL CIVIL WORKS

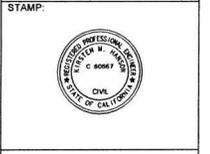
ABBREVIATIONS

- (E) EXISTING
- MIN. MINIMUM
- PM PARCEL MAP
- PP POWER POLE
- P/L PROPERTY LINE
- R RADIUS
- TYP. TYPICAL



DIMENSION RENEWABLE ENERGY
 600 CALIFORNIA ST. 11TH FLOOR
 SAN FRANCISCO, CA 94108
 (866) 777-7969
 www.DIMENSIONENERGY.com

SAGE
 Consulting Engineers, Inc.
 12 Geary Street, Suite 407
 San Francisco, CA 94108
 (415) 890-3350
 www.sagece.com



**CANAL BESS LLC
 MEGAPACK SYSTEM**
 N MERCY SPRINGS ROAD
 LOS BANOS, CA 93635

PROJECT NUMBER: / J0101

SHEET TITLE: OVERALL SITE LAYOUT

SHEET SIZE: ARCH "D"
 24" X 36" (610 x 914)

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

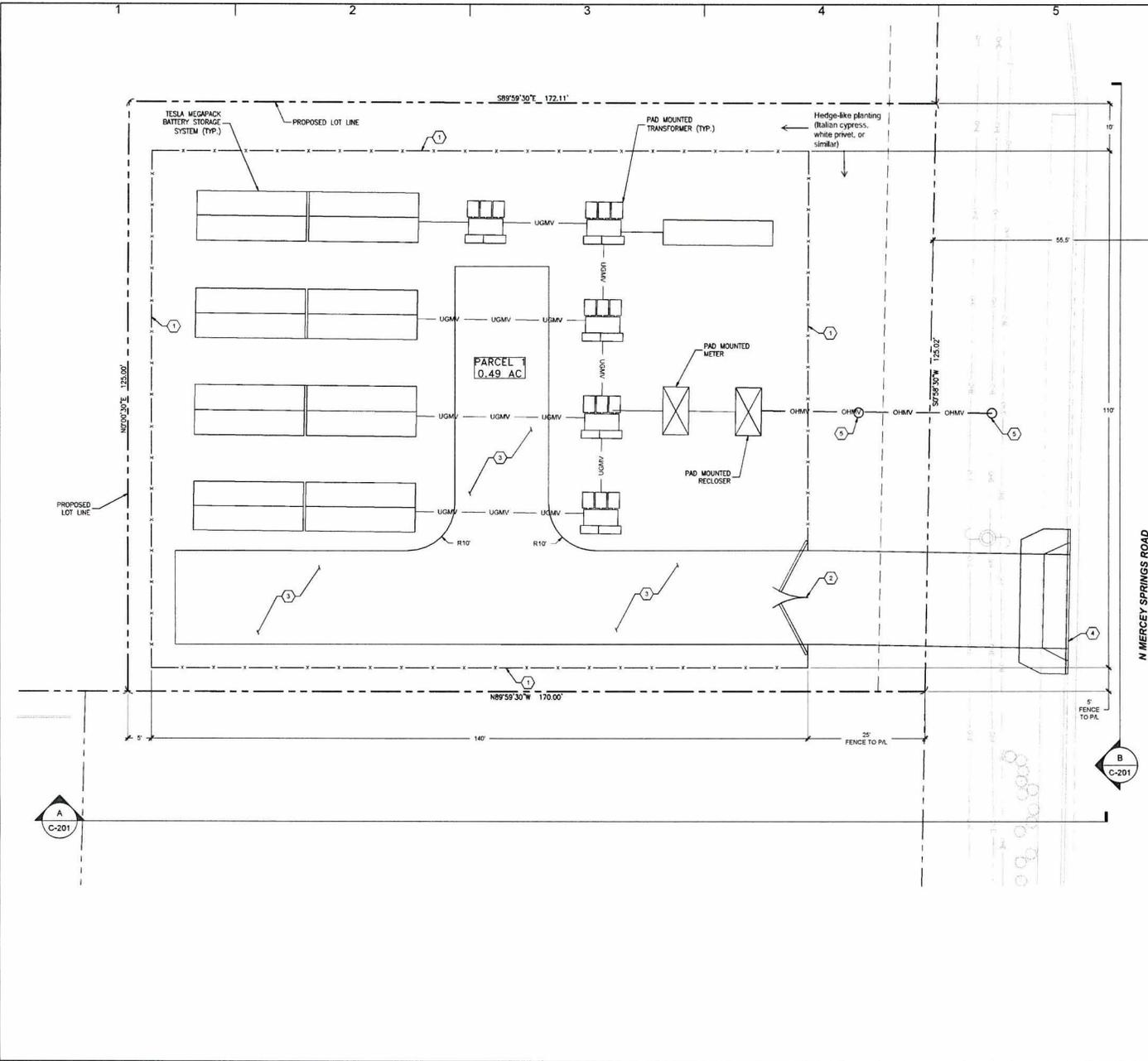
NO.	REVISION	DATE	INIT.

DATE: 01/10/2020
 DRAWN BY: RCS
 ENGINEER: KMH
 APPROVED BY: --

PROJECT PHASE: PLANNING SUBMITTAL
 SCALE: 1" = 60'

SHEET NO.: C-100

Printed: 1/30/2020 10:37 AM s:\3-projects\j0101_epd_emh_properties (merced)\5_production\1_drawing\2_sheets\C-101 SITE PLAN.dwg



LEGEND

---	PROJECT PROPERTY LINE
- - - -	EX. EASEMENT
---	SECTION LINE
---	NEW INTERIOR ACCESS ROAD
---	ROAD
x x	NEW PERIMETER FENCE
---	UGMV UNDERGROUND MV CABLE
---	OHMV OVERHEAD MV CABLE
---	OHE (E)UTILITY OVERHEAD LINES

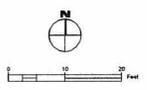
SHEET NOTES

1. SHOWS EXTENTS OF ALL CIVIL WORKS.
2. SEE ELECTRICAL PLANS FOR EQUIPMENT AND LAYOUT.

ABBREVIATIONS

(E) EXISTING
 MIN. MINIMUM
 PM PARCEL MAP
 PP POWER POLE
 P/L PROPERTY LINE
 R RADIUS
 TYP. TYPICAL

- KEY NOTES**
- ① CONSTRUCT 7-HIGH CHAIN LINK SECURITY FENCING (6' FENCE W/ 1' BARBED WIRE) C-202
 - ② ACCESS GATE WITH CLEAR OPENING WIDTH OF 24' C-202
 - ③ 20' WIDE ACCESS ROAD WITH COMPACTED NATIVE SOIL C-201
 - ④ DRIVEWAY ENTRANCE TO N MERCY SPRING ROAD PER MERCED COUNTY STANDARD PLANS DRAWING DW-01A.
 - ⑤ NEW ELECTRICAL POLE SEE ELECTRICAL PLANS



DIMENSION
 RENEWABLE ENERGY

800 CALIFORNIA ST., 11TH FLOOR
 SAN FRANCISCO, CA 94108
 (866) 777-7869
 www.dimensionalenergy.com

SAGE
 Consulting Engineers, Inc.

12 Geary Street, Suite 407
 San Francisco, CA 94108
 (415) 870-3250
 www.sagece.com



CANAL BESS LLC
MEGAPACK SYSTEM

N MERCY SPRINGS ROAD
 LOS BANOS, CA 93635

PROJECT NUMBER: / J0101

SHEET TITLE: SITE PLAN

SHEET SIZE: ARCH "D"
 24" X 36" (610 x 914)
 0 1"

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK OBSERVED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

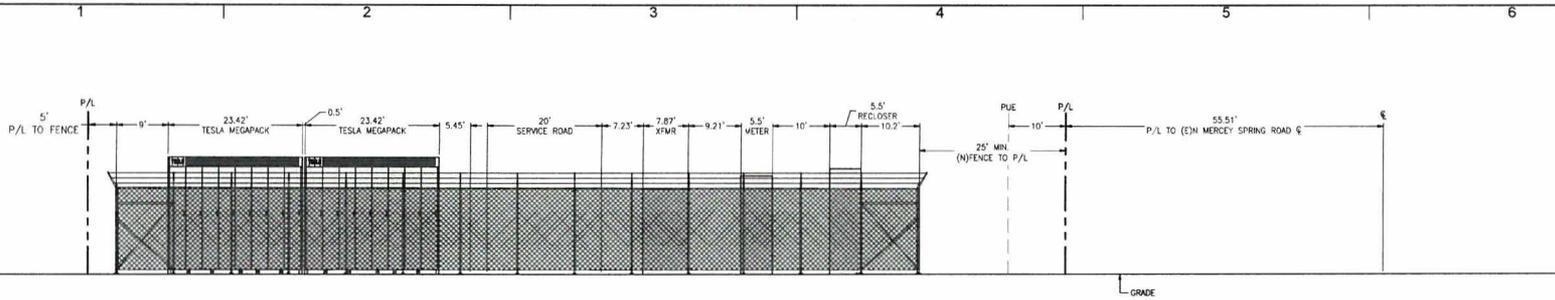
NO.	REVISION	DATE	INIT.

DATE: 01/31/2020
 DRAWN BY: RCS
 ENGINEER: KMH
 APPROVED BY: ---

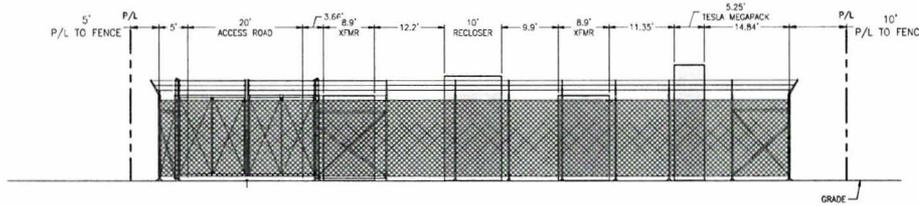
PROJECT PHASE: PLANNING SUBMITTAL
 SCALE: 1" = 10'

SHEET NO.: C-101

Printed: 1/30/2020 10:37 AM e:\3--projects\10101_and_enn_properties (merged)\3_production\1_drawings\2_Sheets\C-201_SECTIONS & DETAILS.dwg

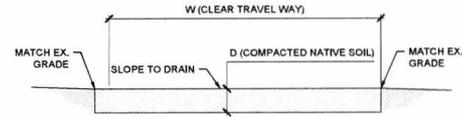


A NORTH ELEVATION
SCALE: H: 1"=10', V: 1"=4'



B WEST ELEVATION
SCALE: H: 1"=10', V: 1"=4'

- DETAIL NOTE:**
1. SCARIFY AND RE-COMPACT NATIVE MATERIAL TO 95% RELATIVE COMPACTION.
 2. DEPTH TO BE 12" BASED ON MATERIAL STRENGTH & SOILS REPORT.
 3. SEE SPECIFICATIONS SHEET FOR COMPACTION REQUIREMENTS.
 4. REFER TO GEO-TECHNICAL REPORT.



1 INTERNAL ACCESS ROAD
SCALE: 1/4" = 1'-0"

SHEET NOTES

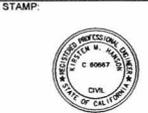
1. SEE SHEET C-202 FOR FENCE AND GATE DETAILS.



600 CALIFORNIA ST., 11TH FLOOR
SAN FRANCISCO, CA 94108
(415) 777-7869
WWW.DIMENSIONRENEWABLEENERGY.COM



12 Geary Street, Suite 407
San Francisco, CA 94108
(415) 890-5250
WWW.SAGE-C.E. INC.



CANAL BESS LLC
MEGAPACK SYSTEM
N MERCY SPRINGS ROAD
LOS BANOS, CA 93635

PROJECT NUMBER:
/ J0101

SHEET TITLE:
SECTIONS & DETAILS

SHEET SIZE:
ARCH "D"
24" X 36" (610 X 914)

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

NO.	REVISION	DATE	INIT.

DATE: 01/12/2020
DRAWN BY: RCS
ENGINEER: KMH
APPROVED BY: --

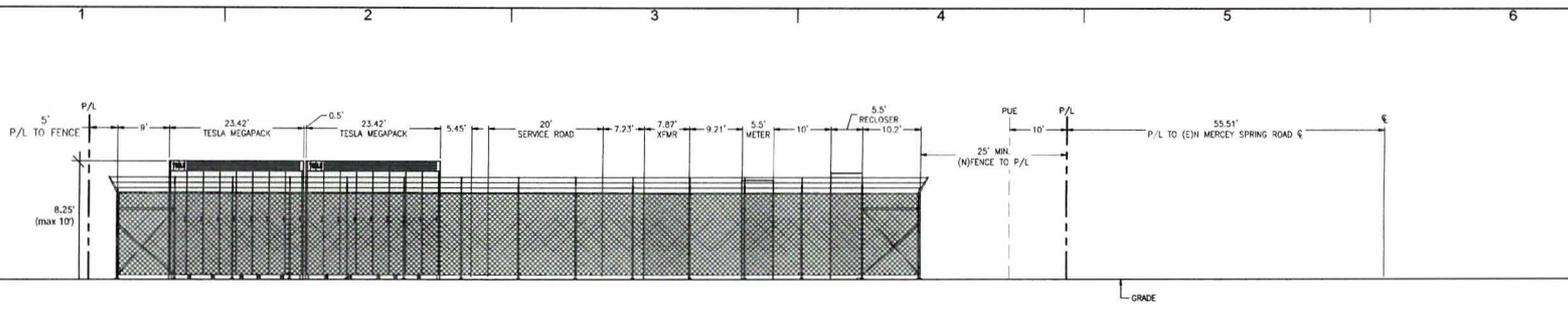
PROJECT PHASE:
PLANNING SUBMITTAL

SCALE:
NO SCALE

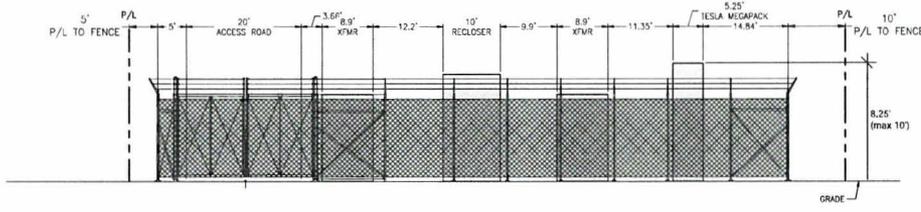
SHEET NO.:

C-201

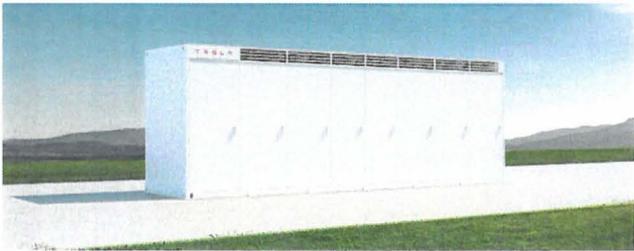
Printed: 1/30/2020 10:37 AM s:\3-projects\J0101_and_enn_properties (mrcsd)\3_production\1_drawing\2_sheets\C-201_SECTIONS & DETAILS.dwg



A NORTH ELEVATION
SCALE: H: 1"=10', V: 1"=4'

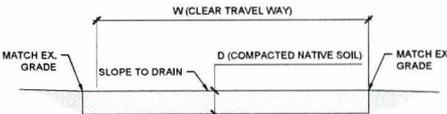


B WEST ELEVATION
SCALE: H: 1"=10', V: 1"=4'



TESLA MEGAPACK

- DETAIL NOTE:**
1. SCARIFY AND RE-COMPACT NATIVE MATERIAL TO 95% RELATIVE COMPACTION.
 2. DEPTH TO BE 12" BASED ON MATERIAL STRENGTH & SOILS REPORT.
 3. SEE SPECIFICATIONS SHEET FOR COMPACTION REQUIREMENTS.
 4. REFER TO GEO-TECHNICAL REPORT.



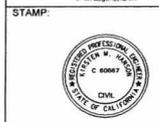
1 INTERNAL ACCESS ROAD
SCALE: 1/4" = 1'-0"



600 CALIFORNIA ST., 11TH FLOOR
SAN FRANCISCO, CA 94108
(855) 777-7969
WWW.DIMENSIONRENEWABLEENERGY.COM



12 Geary Street, Suite 407
San Francisco, CA 94108
(415) 890-3250
WWW.SAGEENGINEERS.COM



CANAL BESS LLC
MEGAPACK SYSTEM
N MERCY SPRINGS ROAD
LOS BANOS, CA 93635

PROJECT NUMBER: / J0101

SHEET TITLE: SECTIONS & DETAILS

SHEET SIZE: ARCH "D"
24" X 36" (610 X 914)

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

NO.	REVISION	DATE	INIT.

DATE: 01/11/2020
DRAWN BY: RCS
ENGINEER: KMH
APPROVED BY: ---

PROJECT PHASE: PLANNING SUBMITTAL
SCALE: NO SCALE

SHEET NO.: C-201







