



City of  
**Los Banos**  
*At the Crossroads of California*

[www.losbanos.org](http://www.losbanos.org)

## AGENDA

### PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**WEDNESDAY, JULY 22, 2020**

In accordance with Executive Orders N-25-20 and N-29-20, with guidance from the California Department of Public Health, and 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/576538493>. Get the free GoToMeeting application now and be ready when the meeting starts: <https://global.gotomeeting.com/install/576538493>. You can also dial in to listen to the meeting using your phone by calling (571) 317-3112 and using Access Code: 576-538-493.

**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](mailto: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](mailto: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](mailto: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](mailto:planningcommission@losbanos.org) a lo menos de 48 horas previas de la junta.

La Cuidad 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](http://www.losbanos.org).  
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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](http://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 JULY 8, 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. PUBLIC HEARINGS: If You Challenge the Proposed Action as Described herein in Court, You May Be Limited to Raising Only Those Issues You or Someone Else Raised at the Public Hearing Described herein, or in Written Correspondence, Delivered to the City at, or Prior to, the Public Hearing.

- A. Public Hearing – To Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and Site Plan Review #2020-03 for the Los Banos Fire Department Training Tower Located at 333 Seventh Street, More Specifically Identified as Assessor’s Parcel Number: 025-082-004.
  - 1) Planning Commission Resolution No. 2020-20 – Approving a Categorical Exemption from the California Environmental Quality Act (CEQA) Pursuant to Section 15311 (Accessory Structures) and Approving Site Plan Review #2020-03 for the Development of a 43.5 Foot Tall Training Tower for the Los Banos Fire Department Located at 333 Seventh Street, More Specifically Identified as Assessor’s Parcel Number: 025-082-004.

*Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.*

- 8. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT
- 9. COMMISSIONER REPORTS
  - A. Cates
  - B. Higby
  - C. Robinson
  - D. Toscano
  - E. Uhley
- 10. 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 filling 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.



Sara Blevins, HR Technician/Deputy City Clerk

Dated this 16<sup>th</sup> day of July 2020

**CITY OF LOS BANOS  
PLANNING COMMISSION MEETING MINUTES  
JULY 8, 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 4:00 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 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 Robinson, seconded by Uhley to approve the agenda as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, Uhley; NOES: None; ABSENT: None.

**CONSIDERATION OF APPROVAL OF THE ACTION MINUTES FOR THE REGULAR PLANNING COMMISSION MEETING OF JUNE 24, 2020.** Motion by Higby, seconded by Uhley to approve the minutes as submitted. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, 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 VESTING TENTATIVE TRACT MAP #2020-02 FOR MISSION VILLAGE SOUTH PHASE 5B CONSISTING OF THE SUBDIVISION OF APPROXIMATELY 7.81 ACRES INTO FORTY (40) MEDIUM-DENSITY RESIDENTIAL LOTS AND ONE (1) HIGH-DENSITY RESIDENTIAL LOT FOR SIXTEEN (16) MULTI-**

**FAMILY UNITS AND FINAL DEVELOPMENT PLAN #2020-01 FOR MISSION VILLAGE SOUTH PHASES 5A AND 5B LOCATED EAST OF MERCY SPRINGS ROAD, SOUTH OF MISSION DRIVE AND NORTH OF WILLMOTT AVENUE, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 428-280-012.**

Associate Planner Luquin presented the staff report, which included a PowerPoint presentation, and noted that the resolution numbers were incorrectly printed on the staff report under the recommendation but were correct throughout the remainder of the staff report.

Community & Economic Development Director Elms added that comments were received from the applicant regarding Conditions of Approval for the resolutions ahead of the agenda packet being distributed and were included in the staff report. Staff met with the applicant earlier this week regarding the Conditions of Approval and applicant still opposes several Conditions of Approval.

Associate Planner Luquin spoke to some conditions of approval that were either removed completely or revised. Community & Economic Development Director Elms stated that staff is recommending a trigger within the Conditions of Approval for when the multifamily units need to be built. An agreement has been reached with the applicant on majority of the Conditions of Approval, however there are still four conditions where middle ground needs to be reached. The Commission was assured that staff met with the applicant prior to the meeting in order to address their concerns. City Attorney Vaughn asked if revisions to the Conditions of Approval were physically made and are currently before the Planning Commissioners for which Associate Planner Luquin stated that the revisions were emailed to the applicant, Commissioners and City Attorney prior to the meeting.

Rick Mummert, Benchmark Engineering, spoke on behalf of the applicant. He has worked diligently on this project for the past year and a half and has worked closely with staff. The biggest issue is the medium density requirements as they had to add the multifamily units in order to meet the minimum requirements. He thanked City Attorney Vaughn for bringing up the Conditions of Approval revisions. Feels as though the amenities should have been incorporated into the larger projects and wants to make sure they have a project that is affordable. There are minimal number of lots and units to pay for these. He spoke to the reasoning behind not wanting sidewalks and how it will affect the parking situations. Additionally spoke to some of the other conditions and aspects of the project.

Tiffanie Marshall, Stonefield Home, thanked staff and spoke on behalf of applicant. Stated she has been working with staff over the past week regarding the Conditions of Approval and how she remains in opposition on a few of them. She spoke to her oppositions and some financial situations they are currently and could later face. This would be a small community project and they are not wanting to install a park, play and shade structures because the more amenities that are added, the more the HOA assessment per month will increase for each homeowner. If that happens, these houses would be unaffordable and they will not sell. She does not feel the sidewalks are necessary for this community and spoke to how it would restrict street parking.

There was a lengthy discussion amongst the Commission, staff and the applicant's representatives regarding concerns surround the multifamily units, financial concerns, and deadlines that need to be met in the development process. There was further discussion about other Conditions of Approval still in discussion such as the applicant's desire to not have sidewalks in the development and the possibility of adding a small park facility for the residents that would reside there.

Chairperson Cates recessed the meeting at the hour of 5:38 p.m. for five minutes to receive public comment via email.

The meeting resumed at 5:44 p.m. and Chairperson Cates opened the public hearing.

Secretary Benetti confirmed that two public comments were received for this public hearing item – both from Tiffanie Marshall, Stonefield Home. The first comment spoke to the applicant's opposition of Planning Commission Resolution 2020-18, line items #51, 52, 53 and 65. Her second comment spoke to corrections on prior email submitted stating opposition on conditions exist regarding Vesting Tentative Tract Map #2020-02, opposition of conditions #51, 52, 53 and 65.

Chairperson Cates closed the public hearing.

The issue of no sidewalks in the development was discussed and how a precedent would be set if this allowance was approved. It was noted that Public Works Director/City Engineer Fachin, Police Chief Brizzee and Fire Chief Hurley were all in favor of sidewalks due to safety concerns.

Motion by Uhley, seconded by Robinson to adopt Planning Commission Resolution No. 2020-18 – Approving Vesting Tentative Tract Map #2020-02 for Mission Village South Phase 5B for the Subdivision of Approximately 7.81 Acres into Forty (40) Medium-Density Residential Lots Ranging from 4,046 Square Feet to 12,135 Square Feet and a 43,036 Square Foot High-Density Residential Lot for Two (2) Multi-Family Structures Totaling Sixteen (16) Units Located East of Mercey Springs Road, South of Mission Drive and North of Willmott Avenue, More Specifically Identified as Assessor's Parcel Number: 428-280-012 with the Removal of Conditions of Approval #51, 52, 53, and 65. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, Uhley; NOES: None; ABSENT: None.

Motion by Uhley, seconded by Robinson to adopt Planning Commission Resolution No. 2020-19 – Recommending Approval to the Los Banos City Council of Final Development Plan #2020-01 for Mission Village South Phase 5 with the Addition of Conditions of Approval #51, 52, 53, and 65 that were Removed from Planning Commission Resolution No. 2020-18 with the Following Language Revisions: (Condition #51) "Construction Shall Commence for the First Multifamily Building After Occupancy of the 20<sup>th</sup> Building Permit for the Single-Family Dwelling Unit"; "Prior to Occupancy of the First Multifamily Dwelling Unit, a Private Park Shall be Constructed for the Gated Community"; "Proposed Park Shall Have, but Shall Not be Limited to a Play Structure, Shade Canopy, and Picnic

Tables to the Satisfaction of the Community & Economic Development Director in Accordance with the Adopted Final Development Plan”; (condition #65) “Sidewalks Shall be Designed and Constructed per City Standards”. The motion carried by the following roll call vote: AYES: Cates, Higby, Robinson, Toscano, Uhley; NOES: None; ABSENT: None.

**DESIGN REVIEW STUDY SESSION – DEVELOPMENT OF A TRAINING TOWER FOR THE LOS BANOS FIRE DEPARTMENT LOCATED AT 333 SEVENTH STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR’S PARCEL NUMBER: 025-082-004.**

Associate Planner Luquin presented the staff report, which included a PowerPoint presentation.

There was discussion among commissioners, staff, and the applicant regarding the tower’s intended architecture, how it would be made of prefabricated metal and how the major color of the structure will match the existing building.

Assistant Fire Chief Strauch spoke in greater detail about the tower and its intended use. There was a request brought forth about possibly adding shutters to the windows for which staff stated that it is something that can possibly be added if finances allow, however equipment used during trainings could be damaged by these shutters.

Feedback was given to applicant only; no action taken.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR REPORT.**

Community & Economic Development Director Elms stated that she will be out of the office the next two days but that she is always available by cell phone and email. The next Planning Commission meeting on July 22, 2020 will be held on a virtual platform once again.

**PLANNING COMMISSION MEMBER REPORTS.**

**CATES:** Chairperson Cates thanked the Community & Economic Development staff for their work.

**HIGBY:** Commissioner Higby thanked the Community & Economic Development staff for their work.

**ROBINSON:** Commissioner Robinson thanked the Community & Economic Development staff for their work.

**TOSCANO:** No report.

**UHLEY:** Commissioner Uhley spoke of her excitement for the new training facility for the Fire Department and commended staff.

**ADJOURNMENT:** The meeting was adjourned at the hour of 6:37 p.m.

APPROVED:

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John Cates, Chairperson

ATTEST:

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Sandra Benetti, Planning Commission Secretary



City of  
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**PLANNING COMMISSION STAFF REPORT**

**TO: CHAIRMAN CATES AND PLANNING COMMISSIONERS**

**FROM: RUDY LUQUIN, ASSOCIATE PLANNER** 

**FOR: JULY 22, 2020**

**SUBJECT: SITE PLAN REVIEW #2020-03 – CITY OF LOS BANOS FIRE DEPARTMENT**

**RECOMMENDATIONS:**

Staff requests that the Planning Commission open the public hearing, receive public comment, and consider the following actions:

1. Approve Resolution No. 2020-20, approving a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures) for Site Plan Review #2020-03 for the development of a 43.5 foot tall training tower for the Los Banos Fire Department located at 333 Seventh Street; more specifically identified as Assessor's Parcel Number: 025-082-004.

**PROJECT DESCRIPTION:**

The City of Los Banos Fire Department has requested a Site Plan Review entitlement for the development of a four (4) story, 22 foot wide by 46 foot long and 43.5 foot tall Training Tower within the Medium Density Zoning District and Civic/Institutional Land Use designation. The proposed project will consist of a prefabricated metal structure, grading, paving, drainage, seven (7) exterior lights, and the planting of seven (7) trees in a vacant at the rear of the property located at 333 Seventh Street (Fire Station No. 1).

**PROJECT LOCATION:**

The project site is located within the Medium Density Residential Zoning District and the Civic/Institutional land use designation at 333 Seventh Street, Assessor's Parcel Number: 025-082-004.



**LAND USE:**

| <u>Property</u> | <u>Land Use</u>            | <u>Zone</u> | <u>General Plan</u> |
|-----------------|----------------------------|-------------|---------------------|
| Project site    | Civic/ Institutional       | R-2         | C/I                 |
| North           | MDR/ C-N                   | R-2/ C-N    | MDR/C-N             |
| South           | Civic/ Institutional       | R-2         | C/I                 |
| East            | Medium Density Residential | R-2         | MDR                 |
| West            | Civic/ Institutional       | R-2         | C/I                 |

R-2= Medium Density Residential  
 C-N= Neighborhood/ Commercial

C/I = Civic/ Institutional  
 MDR = Medium Density Residential

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, an Initial Study was prepared to identify and assess potential environmental impacts as a result of this project. Through the Initial Study, staff determined that the project would not result in any significant adverse effects and the project can be categorically exempt pursuant to Section 15311, Accessory Structures, in which the project and the projects components qualify as an accessory structure.

## **PROJECT ANALYSIS:**

### **Existing Setting**

The proposed project site is located at the vacant rear portion of the City owned property located at 333 Seventh Street. The project sites existing use is a Municipal Fire Station. The project site is currently used for firefighting training, and parking/storage of two rescue trailers, and training props. The project site is surrounded by existing urban development consisting of residential development on the east and north, commercial development to the north and County owned property to the west and south. As previously mentioned the project site is developed with existing improvements and pavement.

## **SITE PLAN REVIEW ANALYSIS:**

### ***Code Requirements***

Pursuant to Section 9-3.2316(a) of the Los Banos Municipal Code, the Planning Commission shall review and evaluate a site plan for conformance with the applicable sections of the Code. Upon completion of the review and evaluation of a site plan review application, the Planning Commission shall either deny the site plan or shall grant or modify the site plan subject to reasonable conditions as may be imposed.

### ***Project Design***

The proposed project is for the development of a four (4) story training tower for the Los Banos Fire Department. The proposed structure will be constructed from prefabricated metal. The structure will be 22 feet wide and 46 feet long with a height of 43.5 feet. The east elevation will be the taller end of the structure measuring to 43.5 feet with no windows or doors. The western elevation will measure approximately twenty- four (24) feet tall and will have a door, windows, and exterior stairs. The northern elevation will have a door and four windows, and the south elevation will have five (5) doors and eight (8) windows. The proposed Training Tower will match in color to the main fire station on the property for consistency.

The project will also consist of various site improvements such as grading, paving, drainage, and the placement of seven (7) exterior lights proposed along the perimeter for safety purposes. Trees will be planted along the western perimeter of the project to serve as a visual buffer.

### ***Land Use***

The land use designation for the project site is Civic/ Institutional in accordance with the Los Banos 2030 General Plan and is zoned Medium Density Residential (R-2) per the Los Banos Municipal Code. The proposed use is a permitted use within the Medium Density Residential Zoning District. The proposed training tower structure is consistent with the Los Banos 2030 General Plan and Los Banos Municipal Code.

### ***Landscape and Lighting***

There will be seven (7) proposed exterior lights for safety and seven (7) trees will be planted on the western property line to provide a visual buffer.

### ***Circulation***

The proposed project will not have an impact on the existing circulation.

### ***Infrastructure/Services***

The proposed project will not have a necessity for the City provided utilities, although there are existing utilities at the site.

### ***Signage***

No signs are being proposed as part of the project.

### **DESIGN REVIEW:**

Pursuant to Section 9-3.2818(a) of the Los Banos Municipal Code, the Los Banos Planning Commission held a study session on Wednesday, July 8, 2020, to provide the applicant with feedback early on in the design process. The Commission evaluated architectural elements, landscape and site treatment, and lighting elements as described in Section 9-3.2818(c) of the Los Banos Municipal Code.

The Planning Commission provided positive feedback on the proposed design submittal.

### **FINDINGS FOR APPROVAL:**

The Planning Commission shall approve a Site Plan if it makes all of the following findings specified in the Municipal Code. The Planning Commission shall consider and evaluate those aspects of the project described in Section 9-3.2317(b) and 9-3.2318(c). In approving a site plan, the Planning Commission shall make the following findings before approving a site plan:

1. That the proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council.
  - a. The General Plan land use designation for the project site is Civic/Institutional, which is intended for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including, recycling centers, sewage treatment ponds, police and fire stations.

The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

**LAND USE POLICY LU-G-1:**

Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.

**LAND USE POLICY LU-G-14:**

Provide appropriate settings for a diverse range of civic, institutional and community land uses.

*Evidence/Analysis: The project is consistent with the General Plan Civic/Institutional land use designation. The proposed training tower would create a balanced land use pattern and fosters a use that complements the existing Fire Station No.1 at the project site.*

- b. *The zoning designation for the project site is Medium Density Residential (R-2). The purpose of the Medium Density Residential Zoning District is to stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density, with up to three (3) families to the building site, while maintaining individual privacy, open space, and facilities. Fire Station No.1 has been grandfathered in the existing location. Therefore, the proposed project will be consistent.*

*Evidence/Analysis: The proposed project is consistent with the Medium Density Residential Zoning District permitted uses.*

2. That the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion.

*Evidence/Analysis: The proposed training tower will not increase traffic in the project area.*

3. That the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the City.

*Evidence/Analysis: The proposed design of the development will be visible from the public right of way, however the training tower will be painted with colors exactly or similar to the existing Fire Station No.1, which will be aesthetically pleasing and in efforts to maintaining the existing character of the surrounding area and not to be detrimental to the harmonious, orderly, and attractive existing developments in the area.*

4. That the design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

*Evidence/Analysis: The design of the proposed training tower will not take away from the surrounding areas character as the structure will be located within an existing developed parcel. The training tower will be painted with colors exactly or similar to those of the existing Fire Station No.1, which will result in the project being aesthetically pleasing.*

5. That the proposed use complies with all applicable requirements of the zoning district in which it is located and all other applicable requirements.

*Evidence/Analysis: The proposed project and uses of the project are consistent with the Los Banos Municipal Code Title 9, Article 7, Medium Density Residential Zoning District, and the Los Banos 2030 General Plan Civic/ Institutional land use designation.*

6. That the overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare.

*Evidence/Analysis: The comprehensive design of the proposed training tower conforms to good planning in that the physical design elements complement the existing Fire Station and will not exacerbate the surrounding areas current character.*

#### **PUBLIC COMMENT:**

A public hearing notice was published in the Los Banos Enterprise and notices were mailed out to property owners within a 300' radius of the Project site on Friday, July 10, 2020. As of the date of this report no comments have been received.

#### **RECOMMENDATION:**

1. Approve Resolution No. 2020-20, approving a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures) for Site Plan Review #2020-03 for the development of a 43.5 foot tall training tower for the Los Banos Fire Department located at 333 Seventh Street; more specifically identified as Assessor's Parcel Number: 025-082-004.

**ATTACHMENTS:**

1. Resolution 2020-20
  - Exhibit A: CEQA Findings
  - Exhibit B: Findings for Approval
  - Exhibit C: Conditions of Approval
2. Site Photos
3. Site Plan/ Elevations
4. Public Hearing Notice – July 10, 2020

## **RESOLUTION #2020-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311 (ACCESSORY STRUCTURES) AND APPROVING SITE PLAN REVIEW #2020-03 FOR THE DEVELOPMENT OF A 43.5 FOOT TALL TRAINING TOWER FOR THE LOS BANOS FIRE DEPARTMENT LOCATED AT 333 SEVENTH STREET; MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 025-082-004**

WHEREAS, the Los Banos General Plan was adopted in July 2009, and is the guiding document for land use in the City of Los Banos; and

WHEREAS, the subject property has a land use designation of Civic/Institutional pursuant to the 2030 Los Banos General Plan and is zoned Medium Density Residential by the Los Banos Zoning Map; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, project was considered and adequately reviewed and evaluated in the initial study and was deemed to be categorically exempt pursuant to Section 15311, Accessory Structures; and

WHEREAS, a public hearing was duly noticed for Wednesday, July 22, 2020, in accordance with California Government Code Section 65091 by advertisement in the Los Banos Enterprise and by mail to property owners within 300 feet of the project boundaries on Friday, July 10, 2020 to consider and take testimony regarding Site Plan Review #2020-03; and

WHEREAS, at the Wednesday, July 22, 2020 Planning Commission meeting the Los Banos Planning Commission heard and considered testimony, if any, of all persons desiring to be heard; reviewed the Project Site Plan and staff report; studied the compatibility of the applicant's request with adjacent land uses; has considered the applicant's request in accordance with the Site Plan criteria established in Section 9-3.2320 of the Los Banos Municipal Code; and

BASED UPON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING, the Planning Commission of the City of Los Banos does hereby make the findings set forth in Exhibit A (CEQA Findings), and Exhibit B (Findings of Approval), attached hereto and incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Los Banos does hereby approve a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures) for Site Plan Review #2020-03 for the development of a 43.5 foot tall training tower for the Los Banos Fire Department located at 333 Seventh Street; more specifically identified as Assessor's Parcel Number: 025-082-004, subject to the Conditions of Approval set forth in Exhibit C attached hereto and incorporated herein by this reference.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 22<sup>nd</sup> day of July 2020, by Commissioner \_\_\_\_\_, who moved its adoption, which motion was duly seconded by Commissioner \_\_\_\_\_, and the Resolution is hereby adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

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John Cates, Planning Commission Chair

ATTEST:

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Sandra Benetti, Planning Commission Secretary

## EXHIBIT A

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR SITE PLAN REVIEW #2020-03 – LOS BANOS FIRE DEPARTMENT**

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. ("CEQA") and Title 14, California Code of Regulations Section 15000 et seq. (the "CEQA Guidelines"), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Quality Guidelines, Site Plan Review #2020-03 was evaluated and determined to be categorically exempt pursuant to Article 19, Class 11, Section 15311, Accessory Structures as the comprehensive project qualifies as an accessory structure, as determined in the Initial Study and further elaborated in the Notice of Exemption.
2. Site Plan Review #2020-03 was adequately noticed on Friday, July 10, 2020, for consideration at a public meeting on Wednesday, July 22, 2020.
3. No further environmental documentation is required as the Site Plan Review was contemplated and adequately analyzed in the initial review.
4. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption.

## EXHIBIT B

### FINDINGS FOR APPROVAL OF SITE PLAN #2020-03 – LOS BANOS FIRE DEPARTMENT

The City of Los Banos Planning Commission hereby finds as follows:

1. That the proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council.
  - a. The General Plan land use designation for the project site is Civic/Institutional, which is intended for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including, recycling centers, sewage treatment ponds, police and fire stations.

The following specific General Plan Goals, Objectives, and Policies are applicable to the proposed project:

#### **LAND USE POLICY LU-G-1:**

Promote a sustainable, balanced land use pattern that satisfies existing needs and safeguards future needs of the City.

#### **LAND USE POLICY LU-G-14:**

Provide appropriate settings for a diverse range of civic, institutional and community land uses.

*Evidence/Analysis: The project is consistent with the General Plan Civic/Institutional land use designation. The proposed training tower would create a balanced land use pattern and fosters a use that complements the existing Fire Station No.1 at the project site.*

- b. The zoning designation for the project site is Medium Density Residential (R-2). The purpose of the Medium Density Residential Zoning District is to stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density, with up to three (3) families to the building site, while maintaining individual privacy, open space, and facilities. Fire Station No.1 has been grandfathered in the existing location. Therefore the proposed project will be consistent.

*Evidence/Analysis: The proposed project is consistent with the Medium Density Residential Zoning District permitted uses.*

2. That the design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion.

*Evidence/Analysis: The proposed training tower will not increase traffic in the project area.*

3. That the design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the City.

*Evidence/Analysis: The proposed design of the development will be visible from the public right of way, however the training tower will be painted with colors exactly or similar to the existing Fire Station No.1, which will be aesthetically pleasing and in efforts to maintaining the existing character of the surrounding area and not to be detrimental to the harmonious, orderly, and attractive existing developments in the area.*

4. That the design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

*Evidence/Analysis: The design of the proposed training tower will not take away from the surrounding areas character, as the structure will be located within an existing developed parcel. The training tower will be painted with colors exactly or similar to those of the existing Fire Station No.1, which will result in the project being aesthetically pleasing.*

5. That the proposed use complies with all applicable requirements of the zoning district in which it is located and all other applicable requirements.

*Evidence/Analysis: The proposed project and uses of the project are consistent with the Los Banos Municipal Code Title 9, Article 7, Medium Density Residential Zoning District, and the Los Banos 2030 General Plan Civic/ Institutional land use designation.*

6. That the overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare.

*Evidence/Analysis: The comprehensive design of the proposed training tower conforms to good planning in that the physical design elements complement the existing Fire Station and will not exacerbate the surrounding areas current character.*

## EXHIBIT C

### CONDITIONS OF APPROVAL FOR SITE PLAN #2020-03 – LOS BANOS FIRE DEPARTMENT

#### Planning:

1. The followings Conditions of Approval shall apply to and be applicable to the applicant, property owner, and/or developer. Reference to applicant, property owner, and/or developer shall be interpreted to include all including the holder of a building permit or other permit issued by the city in connection with this project. These conditions shall run with the land and shall survive the issuance of an occupancy permit.
2. This Site Plan shall expire if an application for a building permit is not applied for within 24 months from date of approval. One six-month extension may be allowed by written request submitted to and approved by the Community and Economic Development Director.
3. Subject to and in addition to the conditions of approval set forth herein the development and construction of all improvements for the Project shall substantially conform to the conditionally approved Site Plan approved by the Planning Commission consisting of the site plan layout, exterior elevations, landscape plan, floor plan, and color renderings (herein after “site plan”). The applicant shall submit a revised Site Plan to the Community and Economic Development Department reflecting any modifications, additions, and conditions of approval approved by the Planning Commission within 30 days from Planning Commission approval. Said revised Site Plan shall be reviewed by the Community and Economic Development Department and stamped “conditionally approved” for purposes of providing a clear record of the approved Site Plan.
4. Full compliance with all conditions of approval shall be satisfied prior to issuance of any certificate of occupancy. Any proposed modifications to the approved Site Plan during construction and after issuance of occupancy permit shall require approval by the Community and Economic Development Director or Planning Commission as appropriate.
5. Any application for a building permit shall be reviewed by the Community and Economic Development Department for a determination as to whether such application conforms to the prior design and site development review approval by the Planning Commission.
6. Construction shall be limited to those hours specified in Section 9-3.2706 of the Los Banos Municipal Code: Monday through Friday from 7:00 am to 9:00 pm; Saturday and Sunday from 8:00 am to 5:00 pm.
7. The applicant shall comply with all requirements of other appropriate governmental agencies.

8. The applicant shall meet all requirements of the currently adopted edition of the California Building, Fire, and City of Los Banos Municipal Codes in effect at time of the building permit application.
9. The applicant shall comply with the Americans with Disabilities Act (ADA) requirements in the design, construction and maintenance of this project.
10. The applicant shall provide a copy of the conditions of approval to all contractors and subcontractors prior to commencement of construction.
11. During construction, and for safety purposes, the public right-of-way shall be kept clear of obstructions and shall be cleaned on a daily basis.
12. The applicant shall require and all contractors and subcontractors shall obtain a City of Los Banos Business License, prior to start of work on the project. All work performed on the project shall comply with the requirements of the California Business and Professions Code.
13. All structures, foundations, and footings for buildings on the project site shall be designed and constructed to conform to the current California Building Code, including amendments adopted by the City.
14. An engineering soils report shall be prepared in order to identify soil characteristics requiring special structural design. On-site and off-site structural design shall conform to the findings and recommendation of the engineering soils report. The report shall be prepared prior to issuance of a grading permit, subject to review and written approval by the City Engineer.
15. A minimum 200-foot separation shall be maintained between the public right-of way and material stockpiles, debris piles, or containers and equipment storage during the construction process. If such storage must be located within 200 feet of the public right-of-way, a six-foot high opaque fence shall shield the storage area from view when the storage area is inactive for more than eight hours. This requirement shall be incorporated into the specifications for all construction plans, subject to review and written approval by the Community and Economic Development Department.
16. During construction activities, all food-related trash items shall be enclosed in sealed containers and regularly removed from the project site to avoid attracting wildlife to the project site. Pets shall not be allowed on the construction site. The proper location of the trash containers shall be subject to the review and written approval of the Community and Economic Development Department.
17. Prior to placement of combustible materials on the site, two points of all-weather access, at least one paved, shall be provided, to the satisfaction and written approval of the Fire Chief.

18. Temporary construction trailers shall be permitted only in areas immediately adjacent to or within that portion of the Site Plan where active construction is taking place. Placement of said construction trailer is subject to the written approval of the Community and Economic Development Director and shall be removed in accordance with Title 9, Chapter 3, Article 39 Temporary Use Ordinance of the Los Banos Municipal Code. The Project site shall be controlled of weeds and free of debris and litter. The applicant shall provide protection against wind and water soil erosion.
19. The development site shall be controlled of weeds and free of debris and litter. The applicant shall provide protection against wind and water soil erosion.
20. Due to the possibility that significant buried cultural resources might be found during construction, the following language shall be included in any permits issued for the project site, including, but not limited to building permits for future development, subject to the review and approval of the Los Banos Community Development Department:

“If archaeological resources or human remains are discovered during construction, work shall be halted from the find and the area shall be staked off. The project developer shall notify a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.”

21. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall ensure that this language is included in all permits in accordance with CEQA Guidelines section 15064.5(e):

“If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the Los Banos Police Department contacts the coroner of Merced County to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the

landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

22. The Project site shall be kept in a dust-free condition during construction of the project in. Prior to issuance of a building permit, dust control requirements shall be included in all construction contract specifications to reduce significant levels of construction-related hazardous air emissions.

- a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.
- b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- c. All land clearing, grubbing, scraping, excavation, land leveling, grading, and cut and fill activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- d. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.
- e. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. The use of blower devices is expressly forbidden.)
- f. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

23. Prior to issuance of building permits, the developer/applicant shall include the following requirements in all construction bids and documents including contracts (and implemented during construction activities) for the purpose of reducing diesel particulate and acrolein emissions during construction of the project:

- a. All pre-1994 model year and older diesel equipment shall be retrofitted with EPA-certified diesel oxidation catalyst filters;
- b. Contractor shall maintain records of all purchases of diesel oxidation catalyst filters or biodiesel fuel until construction is complete; and

- c. The SJVAPCD shall have the right to inspect all construction and demolition equipment, as well as the contractor's records at any time during demolition and construction.

24. The Applicant will take reasonable steps to preserve all survey monuments. The Applicant is responsible for the preservation of survey monuments within the work area under this permit at Applicant's sole expense. If any monuments are disturbed, the Applicant is responsible for re-establishing the monuments upon completion of the permitted work. Re-establishing of monuments shall be performed by a duly licensed land surveyor and a corner record shall be filed in accordance with State law at Applicant's sole expense.

### **Design/Aesthetics**

25. The design of the improvements shall be conforming to the approved site plan. Any significant changes in color or architecture (i.e. paint, texture, material) shall require prior written approval by the Community and Economic Development Director or Planning Commission approval. The applicant shall maintain the color as presented in the site plan for the life of the project. Any changes to the site plan as to color or architecture shall require prior written approval by the Community and Economic Development Director or Planning Commission. This condition shall run with the land and be binding on successors in interest and shall be applicable beyond the issuance of an occupancy permit.





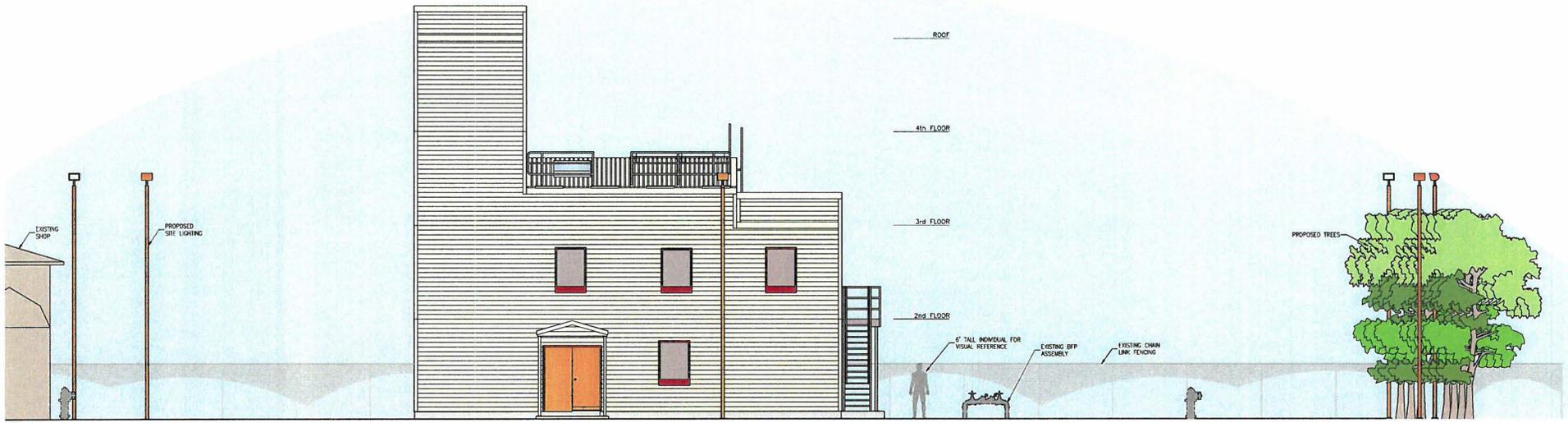


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**NORTH SIDE ELEVATION**  
 VIEW FROM C STREET  
 NOTE: THE ORNAMENTAL FENCE ALONG C STREET HAS BEEN OMITTED FOR CLARITY PURPOSES.



**EAST SIDE ELEVATION**  
 VIEW FROM FIRE STATION No. 1

## Fire Station Training Tower Elevations

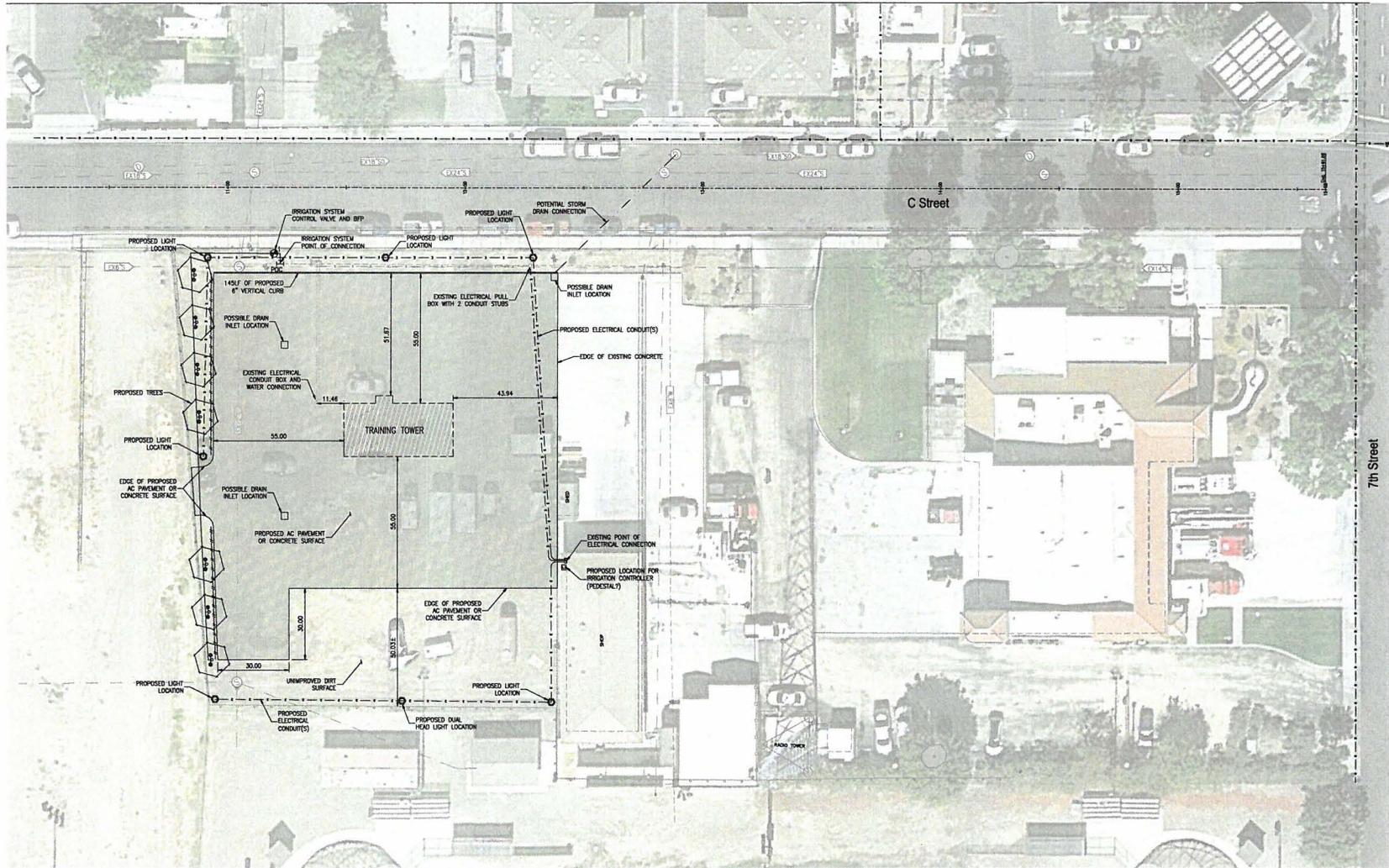
City of Los Banos, California  
 June, 2020

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Prepared By: DGR Project No.: 825.05




**FIRE STATION No.1**  
AERIAL IS NOT ORTHORECTIFIED

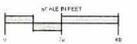
## Fire Station Training Tower Layout Review Exhibit

City of Los Banos, California  
 April, 2020

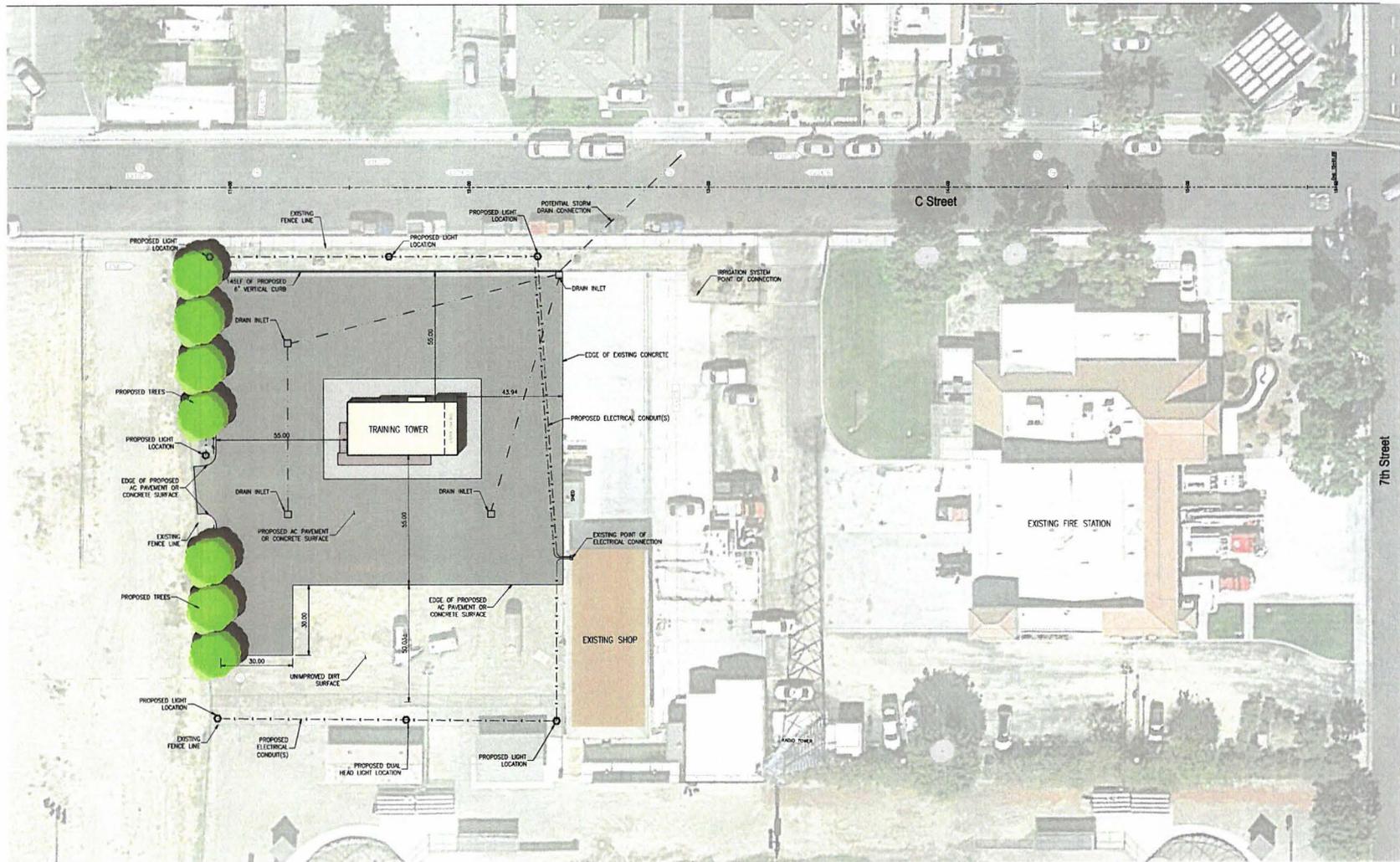
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Prepared By: DGR Project No.: 82545D




**FIRE STATION TOWER**  
AERIAL IS NOT ORTHORECTIFIED

## Fire Station Training Tower Layout Exhibit

City of Los Banos, California  
June, 2020

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Prepared By: DOR Project No.: 025.050

# PROJECT PLANS FOR CONSTRUCTION OF Fire Station Training Tower Improvements



CITY OF LOS BANOS



## BENCHMARK

### VERTICAL AND HORIZONTAL DATUM:

VERTICAL AND HORIZONTAL DATUM INFORMATION WAS TAKEN FROM THE NGS DATA SHEET FOR PID H55126.  
VERTICAL DATUM: NAVD83  
ELEVATION: 120.96'  
HORIZONTAL DATUM: NAD83-2011, CALIFORNIA SPCS, ZONE 3

DESCRIPTION: STATION IS LOCATED ON THE EAST SIDE OF LOS BANOS, AT THE LOS BANOS MUNICIPAL AIRPORT, IN THE MEDIAN OF THE RUNWAY AND THE PARALLEL TAXI, NEAR THE FRONT VASI FOR RUNWAY 32. TO REACH THE JUNCTION OF STATE HIGHWAY 152 AND WEST I STREET ON THE WEST SIDE OF LOS BANOS, GO NORTHEAST ON WEST I STREET FOR 0.06 MI TO A PAVED ROAD LEFT, TURN LEFT, SOUTHWEST, ON PAVED ROAD FOR 0.25 MI TO A LOCKED GATE ON THE RIGHT, TURN RIGHT, NORTHEAST, THROUGH GATE, PASSING TO RIGHT OF FUEL PUMPS, ACROSS APRON FOR 0.05 MI TO THE PARALLEL TAXI, TURN LEFT, NORTHWEST, ON TAXI FOR 0.06 MI TO THE STATION ON THE RIGHT. STATION MARK IS SET IN THE TOP OF A 30-CM ROUND CONCRETE POST FLUSH WITH THE GROUND ON A SLIGHT HUMP IN A BARE AREA. IT IS 142.1 FT SOUTHWEST OF THE RUNWAY CENTER, 103.3 FT NORTHEAST OF THE EDGE OF THE APRON/TAXI, 26.6 FT SOUTHWEST OF THE SOUTH CORNER OF THE CONCRETE PAD FOR THE OUTBOARD VASI, 73.8 FT NORTHWEST OF THE EXTENDED SOUTHEAST WALL OF A HANGAR AND 1.3 FT NORTHWEST OF A FIBERGLASS WITNESS POST.

## UTILITY CONTACTS

PG&E- STEVE MURPHY MAIN (209) 726-6338  
3185 M STREET CELL (209) 363-2216  
MERCED, CA 95348

AT&T- TROY BRANNIFF MAIN (209) 726-7137  
1850 W WARDROBE AVE  
MERCED, CA 95341

## INDEX OF DRAWINGS

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CONSULTING ENGINEERS  
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Telephone (209) 854-3300

City of Los Banos  
**Fire Station Training Tower Improvements**  
LOCATION MAP AND INDEX OF DRAWINGS

|                          |                  |                          |
|--------------------------|------------------|--------------------------|
| DESIGNED BY<br>DGR       | DATE<br>06/01/20 | DRAWING<br><b>C-101</b>  |
| DRAWN BY<br>DGR          | DATE<br>07/06/20 | SHEET<br><b>1</b>        |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Gouveia   | DATE<br>00/00/00 | PROJECT NUMBER<br>825.05 |

**GENERAL NOTES**

- PROJECT WORK HOURS ARE:  
MON - FRI 7AM - 5PM
- THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE TO BIDDERS".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM CALTRANS PRIOR TO PERFORMING ANY WORK.
- SURVEY MONUMENTS ARE NOT LOCATED AS PART OF THE USA CALL BEFORE YOU DIG PROCESS. THE PROJECT SURVEYOR SHALL LOCATE AND MARK THE MONUMENTS WITHIN THE PROJECT ENVELOPE FOR PRESERVATION.
- PURSUANT TO SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONALS CODE, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND PRESERVATION OF ANY MONUMENTATION FOUND WITHIN OR ADJACENT TO THE PROJECT IMPROVEMENTS. IF PROJECT IMPROVEMENTS ENDOUR UPON AN AREA WHERE MONUMENTATION IS PRESENT, THE ENGINEER OF RECORD MUST BE CONTACTED AND THE MONUMENT MUST BE PROTECTED AND REMAIN UNDISTURBED BY CONSTRUCTION ACTIVITIES. IF AN EXISTING MONUMENT IS DISTURBED DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS RELATED TO RESTORATION OF THE MONUMENT INCLUDING THE DOCUMENTATION, RECORDATION, AND RESETING OF THE MONUMENT (IF REQUIRED) BY THE ENGINEER OF RECORD.
- EXISTING UTILITY LOCATIONS ARE SHOWN BASED ON USA MARKINGS COLLECTED IN THE FIELD AND RECORD INFORMATION. ACTUAL BUILT LOCATIONS MAY VARY. THE ENGINEER DOES NOT GUARANTEE THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS TO BE EITHER TRUE OR EXACT. THE CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND EXACT LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION ACTIVITIES. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE EXCAVATING IN AREAS NEAR NATURAL GAS, TV, PHONE, AND OTHER EXISTING UTILITIES AND IS RESPONSIBLE FOR ALL COSTS RELATED TO DAMAGED LINES OR DISRUPTION OF SERVICE CAUSED BY ANY ACTIVITIES AS THEY RELATE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE AWARE OF EXISTING OVERHEAD UTILITY LINES AND SHALL EXERCISE CAUTION WHILE WORKING NEAR SUCH LINES. OVERHEAD UTILITY LINES HAVE BEEN OMITTED FROM PLANS FOR CLARITY PURPOSES.
- THE CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE DAMAGE TO FACILITIES ADJACENT TO PROJECT IMPROVEMENTS SUCH AS EQUIPMENT, FENCING, CONCRETE FLATWORK, LANDSCAPING, LANDSCAPE IRRIGATION, ECT., DESIGNATED TO REMAIN. ANY FACILITIES DAMAGED BY THE CONTRACTOR SHALL BE RESTORED IN KIND AT NO COST TO THE CITY TO THEIR ORIGINAL PRE-CONSTRUCTION CONDITION OR BETTER. DISTURBED AND DAMAGED SURFACES SHALL BE RESTORED AFTER ALL CONSTRUCTION IS COMPLETE AND PRIOR TO CITY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY OBJECTS, HARDSCAPE, IMPROVEMENTS, OR OTHER MATERIALS AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- EXISTING FENCES WITHIN THE PROJECT AREA WILL BE REMOVED AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS BY OTHERS.
- IN INSTANCES WHERE RESTORATION OF THE PAVEMENT IMPACTS ADJACENT FACILITIES SUCH AS EXISTING UTILITY FRAMES AND COVERS, THOSE FACILITIES SHALL BE RAISED TO GRADE AS PART OF THE PROJECT IMPROVEMENTS EVEN IF NOT SHOWN OR ACCOUNTED FOR IN THE PROJECT PLANS AND SPECIFICATIONS.
- CONSTRUCTION TRENCHES THAT ARE REQUIRED TO REMAIN OPEN OVERNIGHT MUST HAVE STEEL TRAFFIC PLATE(S) WITH A NON-SKID SURFACE SECURELY INSTALLED.
- STEEL PLATES GREATER THAN 5 FEET 3 INCHES WIDE SHALL BE DESIGNED BY A REGISTERED CALIFORNIA CIVIL ENGINEER.
- THE CONTRACTOR SHALL CONNECT AND CONCEAL WATERLINE IMPROVEMENTS AT THE END OF EACH WORKING DAY.
- EXISTING FIRE HYDRANTS AND VALVES TO BE REMOVED SHALL BE SALVAGED AND BECOME PROPERTY OF THE OWNER.

**GENERAL NOTES (Continued)**

- UTILITY CONFLICTS ARE TO BE WORKED OUT IN THE FIELD WITH THE PROJECT ENGINEER AND CITY REPRESENTATIVE.
- THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO BUSINESSES AND RESIDENTS AT ALL TIMES EXCEPT WHEN A SHUTDOWN IS REQUIRED FOR INSTALLATION OF THE NEW WATERLINE. SHUTDOWNS SHALL BE COORDINATED WITH THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE.
- ALL EXISTING WATER METER BOXES AND SEWER CLEANOUTS WITHIN THE PROJECT IMPROVEMENT AREA ARE TO BE ADJUSTED TO GRADE EVEN IF NOT SHOWN OR ACCOUNTED FOR IN THE PROJECT PLANS AND SPECIFICATIONS.
- MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 12 INCHES AT ALL UTILITY CROSSINGS. CONTRACTOR SHALL COMPLY WITH WATER AND SEWER SEPARATION REQUIREMENTS PER CITY OF LOS BANOS STANDARDS AND DEPARTMENT OF WATER RESOURCES, DRINKING WATER PROGRAM REGULATIONS UNLESS OTHERWISE NOTED ON THESE PLANS.
- AT THE END OF EACH DAY OR AS DIRECTED BY THE OWNER, THE CONTRACTOR SHALL SWEEP ROADWAYS OF ALL DEBRIS AND EXCESS MATERIAL ATTRIBUTED TO THE CONTRACTOR'S OPERATIONS. UNLESS OTHERWISE APPROVED BY THE OWNER, MECHANICAL STREET SWEEPERS WITHOUT DEBRIS STORAGE COMPARTMENTS WILL NOT BE ALLOWED.
- UNLESS OTHERWISE APPROVED BY THE OWNER, TARPS OR OTHER EFFECTIVE COVERS ARE REQUIRED ON ALL STOCKPILED MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST.

**TRAFFIC MANAGEMENT NOTES**

- THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL EFFORTS WITH THE PUBLIC WORKS DEPARTMENT, AND THE ENGINEER OF RECORD DURING THE CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN EMERGENCY VEHICLE ACCESS THROUGH THE PROJECT AREA AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN PROPERTY ACCESS AT ALL TIMES. CONSTRUCTION ACTIVITIES SHALL BE COORDINATED IN SUCH A MANNER TO ALLOW BUSINESSES ADJACENT TO THE PROJECT TO HAVE AT LEAST ONE POINT OF ACCESS DURING CONSTRUCTION.
- ALL SIGNS AND TRAFFIC CONTROL DEVICES BEING USED SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MUTCD. THE EXACT LOCATIONS OF SIGNS SHALL BE DETERMINED BY THE CITY OF LOS BANOS.
- THE CONTRACTOR SHALL HAVE ALL SIGNS, DELINEATORS, BARRICADES, ETC., PROPERLY PLACED PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE TRAFFIC CONTROL DEVICES BEING IMPLEMENTED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- REFLECTIVE TABS ARE NOT ACCEPTABLE TO BE USED AS TEMPORARY DELINEATION DEVICES.
- THE CONTRACTOR SHALL DIRECT PEDESTRIANS TO USE ALTERNATE ROUTES WHILE CONSTRUCTION IS TAKING PLACE WITHIN PEDESTRIAN ROUTES.
- THE CONTRACTOR SHALL NOTIFY ALL OWNERS WITHIN THE AFFECTED AREA AT LEAST 2 FULL BUSINESS DAYS PRIOR TO ANY ROAD CLOSURE.
- IN AREAS WHERE PARKING WILL BE RESTRICTED DURING CONSTRUCTION, TEMPORARY NO PARKING SIGNS WITH DATES OF RESTRICTION SHALL BE PUT INTO PLACE AT LEAST 2 FULL BUSINESS DAYS PRIOR TO THE IMPLEMENTATION OF RESTRICTED PARKING.

**LEGEND**

|                          | EXISTING | PROPOSED    |
|--------------------------|----------|-------------|
| COMMUNICATIONS LINE      | — COM —  | — COM —     |
| OVERHEAD UTILITY LINE    | — OHL —  | — OHL —     |
| POWER POLE               |          |             |
| SERVICE POLE             |          |             |
| STREET LIGHT             |          |             |
| GAS VALVE                |          |             |
| GAS LINE                 | — G —    | — G —       |
| WATER METER              |          |             |
| SEWER CLEAN OUT          |          |             |
| SANITARY SEWER MANHOLE   |          |             |
| STORM DRAIN MANHOLE      |          |             |
| DRAIN INLET              |          |             |
| STREET SIGN              |          |             |
| MONUMENT WELL            |          |             |
| CONTOUR ELEVATION        | 109.50   | 97.60<br>AC |
| SPOT ELEVATION           |          | 97.60<br>AC |
| SAWCUT LINE              |          |             |
| FIRE HYDRANT             |          |             |
| WATER VALVE              |          |             |
| AREA OF AC REMOVAL       |          |             |
| ASPHALT CONCRETE         |          |             |
| AREA OF CONCRETE REMOVAL |          |             |
| CONCRETE                 |          |             |
| TREE TO BE REMOVED       |          |             |

FOR CLARITY PURPOSES SYMBOLS SHOWN IN THE LEGEND MAY APPEAR SMALLER THAN SHOWN ON THE PLANS.



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Not for Construction

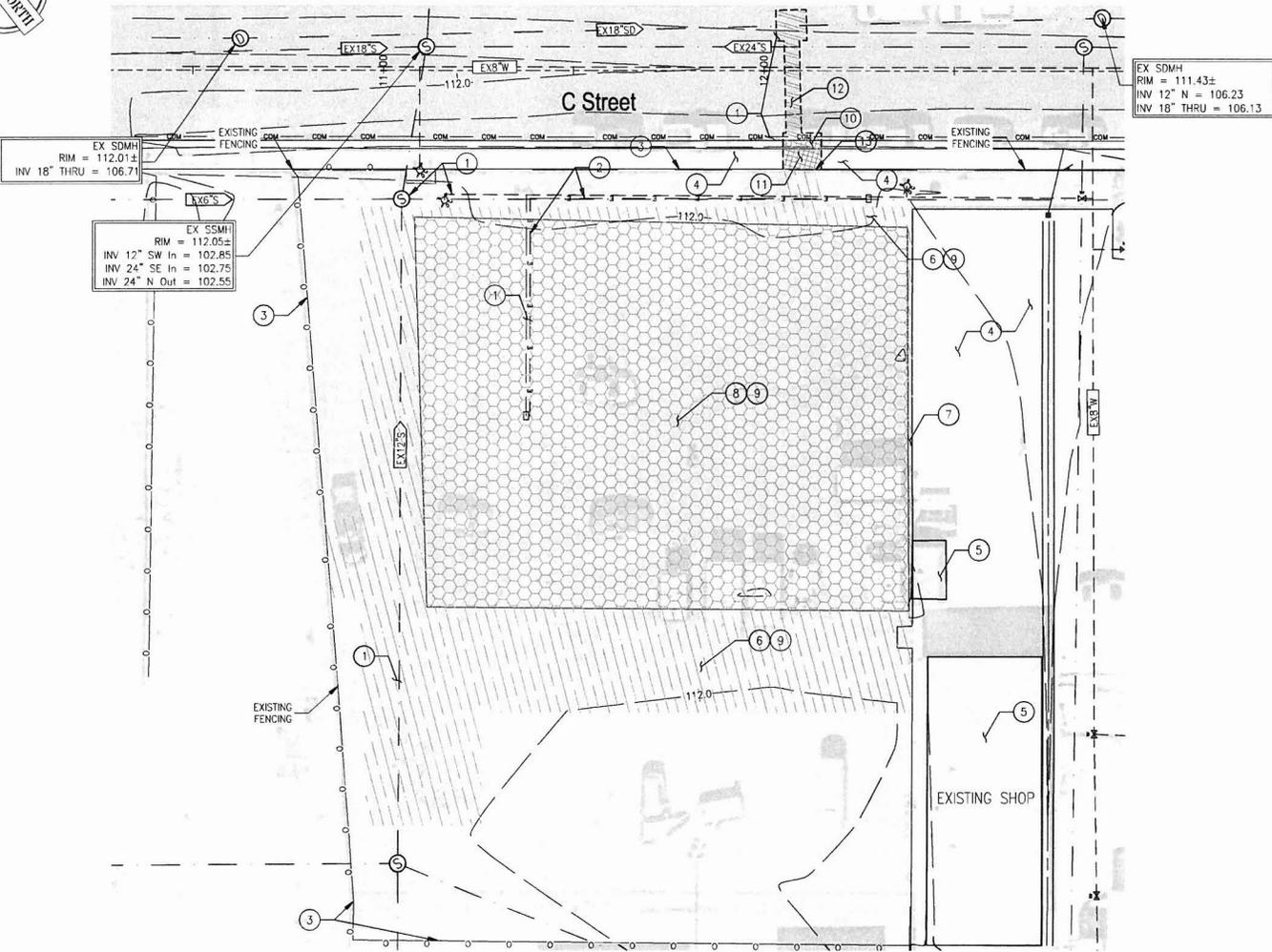
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Telephone (209) 854-3300

**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**PROJECT NOTES AND LEGEND**

|                          |                  |                          |
|--------------------------|------------------|--------------------------|
| DESIGNED BY<br>DGR       | DATE<br>06/01/20 | DRAWING<br><b>C-102</b>  |
| DRAWN BY<br>DGR          | DATE<br>07/06/20 | SHEET<br><b>2</b>        |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Gouveia   | DATE<br>00/00/00 | PROJECT NUMBER<br>829.06 |

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| CONSTRUCTION NOTES   | REFERENCE DETAIL |
|--|------------------|
| 1 EXISTING UNDERGROUND UTILITY LINES TO BE LOCATED AND PROTECTED IN PLACE.                                       |                  |
| 2 EXISTING UNDERGROUND ELECTRICAL CONDUITS TO BE PROTECTED IN PLACE.   |                  |
| 3 EXISTING FENCE TO BE PROTECTED IN PLACE.   |                  |
| 4 EXISTING SURFACE IMPROVEMENTS TO BE PROTECTED IN PLACE.  |                  |
| 5 EXISTING BUILDING TO REMAIN IN PLACE AND BE PROTECTED.   |                  |
| 6 CLEAR AND GRUB EXISTING SURFACE.   |                  |
| 7 EXISTING ABUTTING CONCRETE EDGE SHALL HAVE A CLEAN SAWCUT EDGE AND BE PREPARED FOR DOWELING.                   |                  |
| 8 REMOVE AND DISPOSE OF EXISTING GRINDINGS WITHIN THE PROJECT IMPROVEMENTS AREA.                                 |                  |
| 9 REMOVE AND DISPOSE OF EXISTING SUBBASE MATERIAL AS REQUIRED TO PREPARE THE SITE FOR THE PROPOSED IMPROVEMENTS. |                  |
| 10 SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER TO THE NEAREST CONTRACTION JOINT.                         |                  |
| 11 SAWCUT AND REMOVE CONCRETE TO THE NEAREST CONTRACTION JOINT AS REQUIRED FOR CONSTRUCTION.                     |                  |
| 12 SAWCUT AND REMOVE EXISTING AC AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS.                             |                  |
| 13 SECTION OF EXISTING FENCE TO BE REMOVED. FENCING SHALL BE REMOVED TO THE NEAREST FENCE POST.                  |                  |

| ESTIMATED QUANTITIES       |           |
|----------------------------|-----------|
| CONCRETE REMOVAL .....     | 80 SF     |
| AC REMOVAL .....           | 180 SF    |
| AC GRINDINGS REMOVAL ..... | 12,957 SF |

SCALE IN FEET

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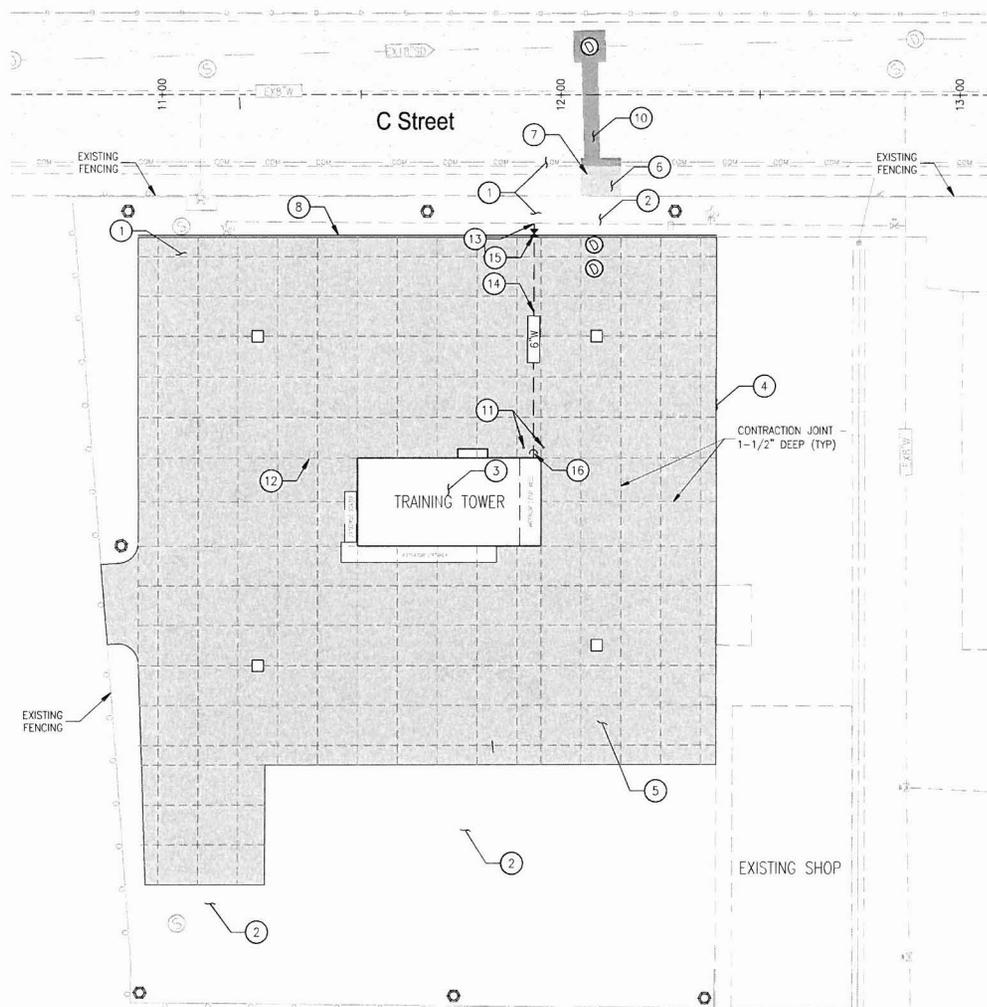
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**SITE DEMOLITION PLAN**

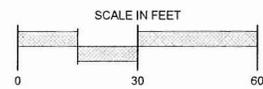
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| DRAWN BY<br>DGR          | DATE<br>07/06/20 | SHEET<br><b>3</b>        |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Gouveia   | DATE<br>00/00/00 | PROJECT NUMBER<br>825.05 |

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| CONSTRUCTION NOTES  | REFERENCE DETAIL |
|---|------------------|
| ① EXISTING UNDERGROUND UTILITY LINES TO BE LOCATED AND PROTECTED IN PLACE.  |                  |
| ② GRADE EXISTING TO CONFORM TO THE PROPOSED IMPROVEMENTS.   |                  |
| ③ CONSTRUCT CONCRETE BUILDING FOUNDATION.   |                  |
| ④ TRANSITION CONCRETE TO MATCH EXISTING PAVEMENT GRADE. TRANSITION SHALL PROVIDE A SMOOTH SURFACE BETWEEN THE NEW PAVEMENT AND THE EXISTING PAVEMENT. |                  |
| ⑤ CONSTRUCT 5.5" REINFORCED PCC OVER 6" CLASS II AB. REINFORCED WITH #4 REBAR 24" O.C. EACH WAY.  |                  |
| ⑥ CONSTRUCT 5' SIDEWALK.  |                  |
| ⑦ CONSTRUCT NEW CURB AND GUTTER, IF NECESSARY. CONSTRUCT 5' CURB TRANSITION TO MATCH EXISTING.  |                  |
| ⑧ CONSTRUCT NEW 6" CURB. IF NECESSARY, CONSTRUCT 5' CURB TRANSITION TO MATCH EXISTING.  |                  |
| ⑨ INSTALL #4 REBAR DOWELING @ 4' TO THE EXISTING CONCRETE AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.  |                  |
| ⑩ CONSTRUCT PAVEMENT REPAIR/TRENCH PATCH.   |                  |
| ⑪ INSTALL BOLLARD.  |                  |
| ⑫ EXISTING UTILITY BOX TO BE ADJUSTED TO GRADE.   |                  |
| ⑬ CUT IN AND CONNECT TO EXISTING FACILITIES.  |                  |
| ⑭ INSTALL 6" WATERLINE WITH 2'-6" MIN. OF COVER.  |                  |
| ⑮ INSTALL 6" WATER VALVE.   |                  |
| ⑯ INSTALL 6" VERTICAL WATERLINE RISER AND CONNECT TO BUILDING FACILITIES. REDUCE TO MATCH BUILDING CONNECTION.  |                  |

| ESTIMATED QUANTITIES                     |           |
|--|-----------|
| INSTALL 6" WATERLINE .....               | 61 LF     |
| INSTALL 6" VALVE .....                   | 1 EA      |
| 5" PCC PAVEMENT .....                    | 19,000 SF |
| CONSTRUCT CONCRETE SIDEWALK .....        | 75 SF     |
| CONSTRUCT CONCRETE CURB AND GUTTER ..... | 10 LF     |
| CONSTRUCT 6" CONCRETE CURB .....         | 145 LF    |
| INSTALL BOLLARD .....                    | 2 EA      |



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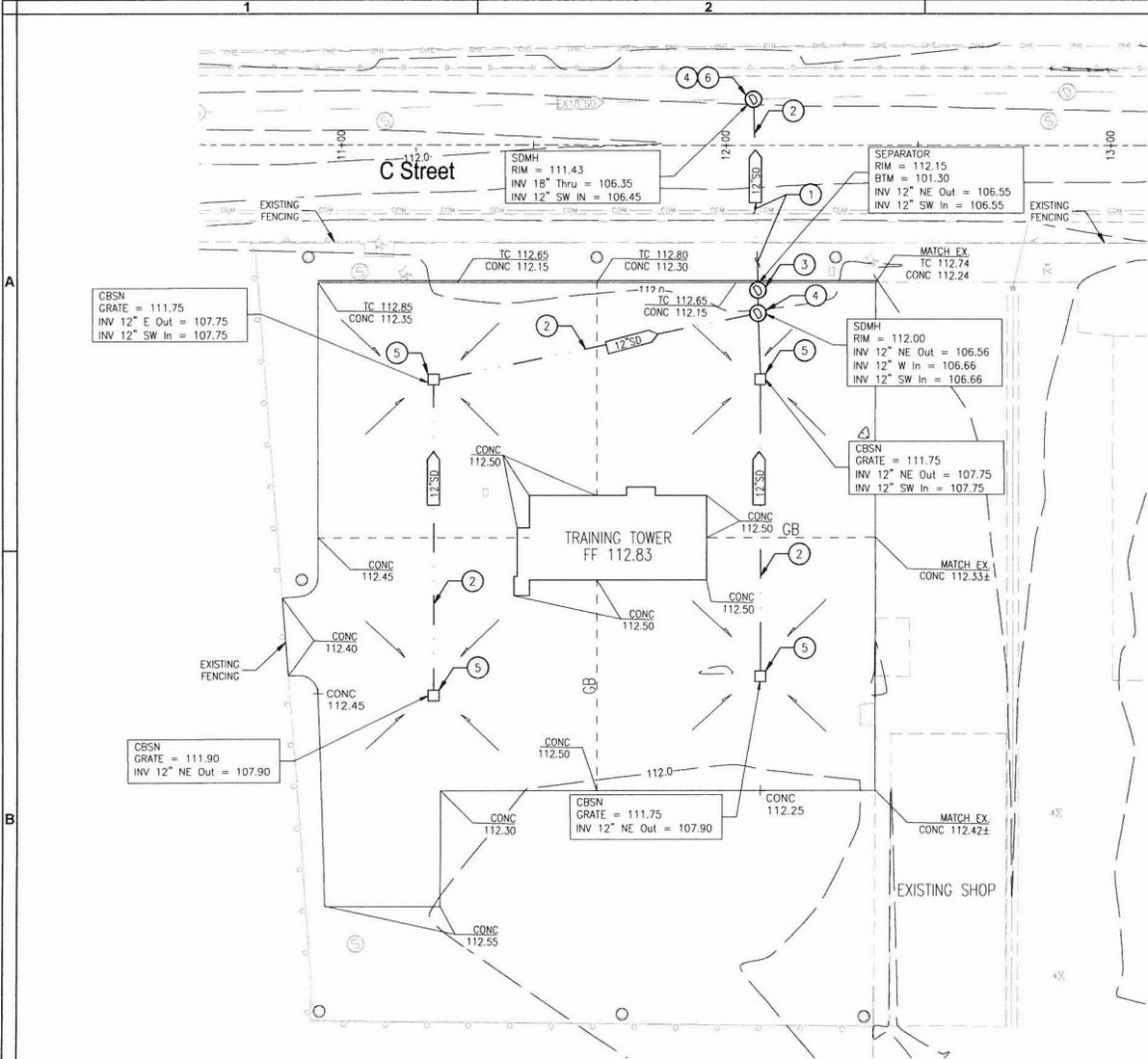
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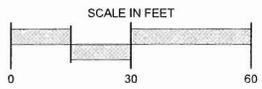
**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**SITE PLAN**

|                           |                  |                          |
|---------------------------|------------------|--------------------------|
| DESIGNED BY<br>DGR        | DATE<br>06/01/20 | DRAWING<br><b>L-101</b>  |
| CHECKED BY<br>DGR         | DATE<br>07/06/20 | SHEET                    |
| APPROVED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS<br><b>X</b> |
| APPROVED BY<br>M. Gouveia | DATE<br>00/00/00 | PROJECT NUMBER<br>825.05 |



| CONSTRUCTION NOTES |   | REFERENCE DETAIL |
|--------------------|---|------------------|
| 1                  | LOCATE AND PROTECT EXISTING UTILITY LINES IN PLACE. | (1)              |
| 2                  | INSTALL 12 INCH SDR-35 STORM DRAIN PIPE.            | (2)              |
| 3                  | CONSTRUCT SAND/OIL SEPARATOR.                       | (3)              |
| 4                  | CONSTRUCT STORM DRAIN MANHOLE.                      | (4)              |
| 5                  | CONSTRUCT STORM DRAIN CATCH BASIN.                  | (5)              |
| 6                  | CONNECT TO EXISTING.                                | (6)              |

| ESTIMATED QUANTITIES              |        |
|-----------------------------------|--------|
| INSTALL 12 INCH STORM DRAIN PIPE  | 362 LF |
| CONSTRUCT STORM DRAIN MANHOLE     | 2 EA   |
| CONSTRUCT STORM DRAIN CATCH BASIN | 4 EA   |
| CONSTRUCT SAND OIL SEPARATOR      | 1 EA   |



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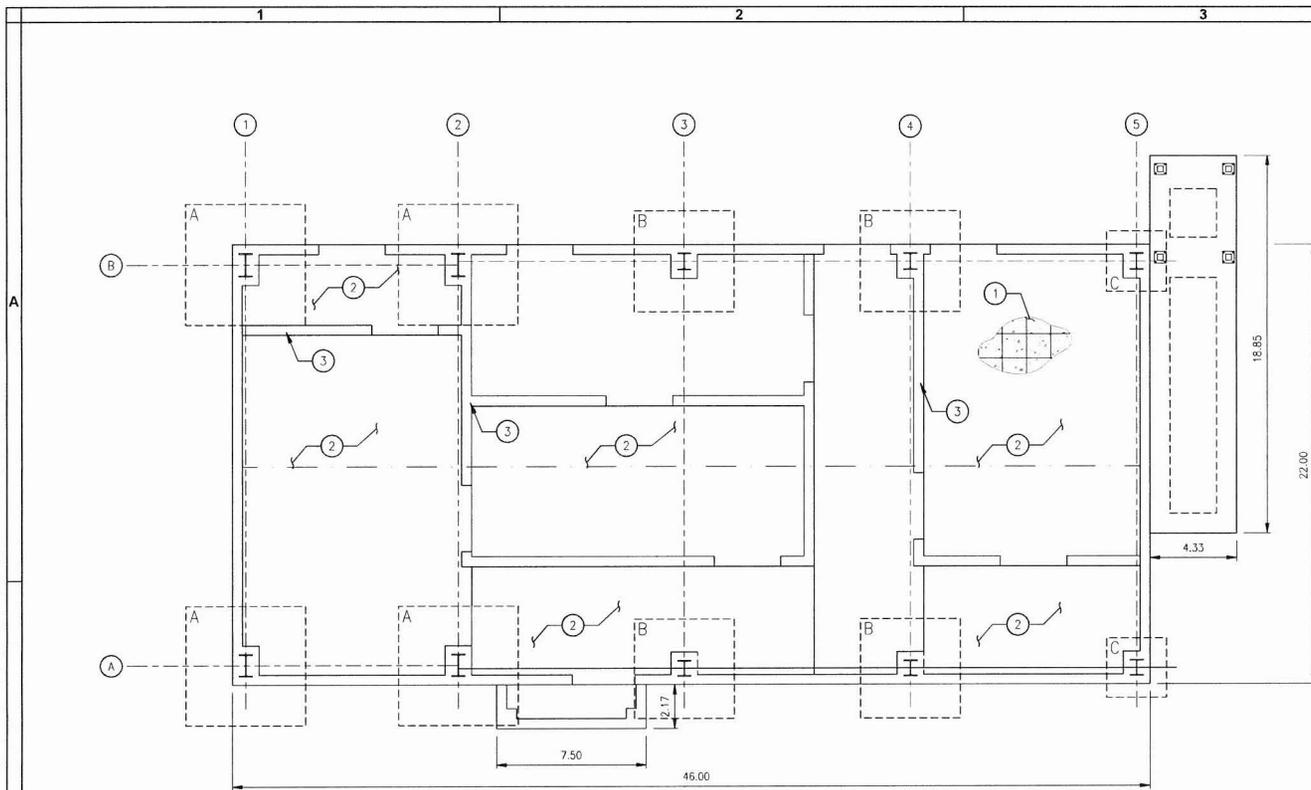
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**GRADING AND DRAINAGE PLAN**

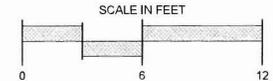
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| DGR         | 06/01/20 | <b>C-105</b>   |
| DRAWN BY    | DATE     | SHEET          |
| DGR         | 07/06/20 | <b>5</b>       |
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| M. Gouveia  | 00/00/00 |                |
| APPROVED    | DATE     | PROJECT NUMBER |
| M. Gouveia  | 00/00/00 | 825.05         |

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| CONSTRUCTION NOTES |   | REFERENCE DETAIL |
|--------------------|---|------------------|
| ①                  | CONSTRUCT 6" CONCRETE SLAB W/#5 BARS @ 16" O.C. E.W. AT CENTER OF SLAB. |                  |
| ②                  | SLOPE FLOOR TO FLOOR DRAIN.   |                  |
| ③                  | 6" RAISED CURB.   |                  |

| NOTES   |  |
|---|--|
| <b>CONCRETE</b>   |  |
| 1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,500 PSI.  |  |
| 2. ALL REINFORCING BAR BENDS SHALL HAVE A RADIUS OF FOUR (4) TIMES THE BAR DIAMETER.  |  |
| 3. ALL REINFORCING BAR SPLICES SHALL BE LAPPED FORTY (40) BAR DIAMETERS UNLESS OTHERWISE NOTED.   |  |
| 4. REINFORCING TO BE PLACED AS FOLLOWS:<br>PLACE AT CENTER WHERE ONE (1) MAT IS INDICATED; WHERE TWO (2) MATS OF STEEL ARE INDICATED, #5 BARS AND SMALLER SHALL HAVE 1-1/2" OF COVER AND #6 BARS AND LARGER SHALL HAVE 2" OF COVER. ALL BARS IN FLOORS SHALL HAVE 3" CLEAR BETWEEN THEM AND GROUND SURFACES UNLESS OTHERWISE SHOWN. |  |
| 5. REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A615 GRADE 60 BILLET STEEL BARS.   |  |
| 6. SLAB CONTROL JOINTS, INDICATED "CJ", SHALL BE FORMED WITH BURKE "ZIP STRIP" OR EQUIVALENT (1-1/2" DEPTH).  |  |



| FOOTING SCHEDULE |                       |                        |  |
|------------------|-----------------------|------------------------|--|
| MARK             | SIZE                  | ANCHOR BOLT (SIZE/QTY) |  |
| A                | 6'-0" x 6'-0" x 3'-0" | 1-1/4" (16)            |  |
| B                | 5'-0" x 5'-0" x 2'-0" | 3/4" (16)              |  |
| C                | 3'-0" x 3'-0" x 1'-6" | 3/4" (8)               |  |



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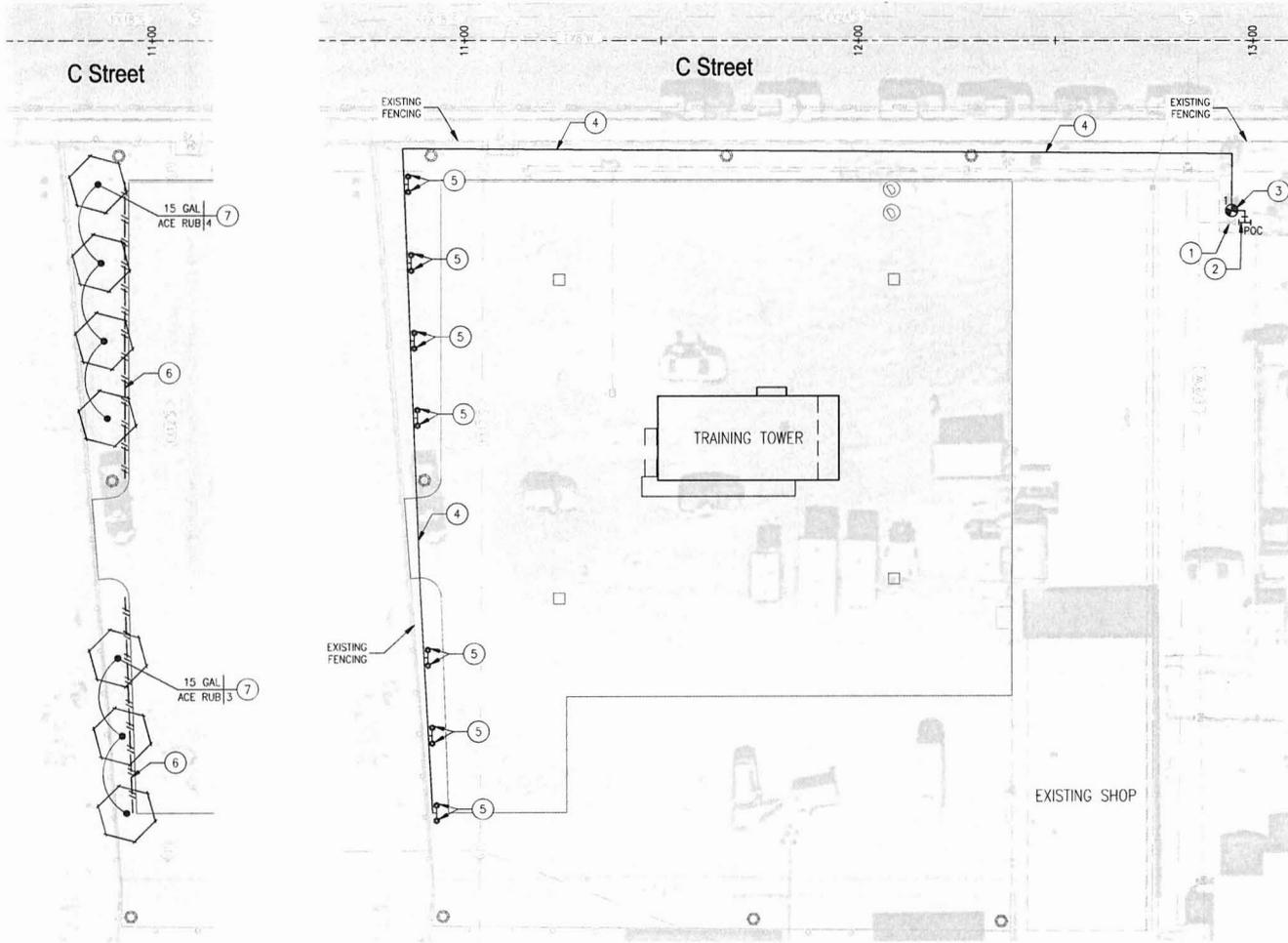
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**FOUNDATION PLAN**

| DESIGNED BY | DATE     | DRAWING        |
|-------------|----------|----------------|
| DDR         | 06/01/20 | <b>C-106</b>   |
| DRAWN BY    | DATE     | SHEET          |
| DDR         | 07/06/20 | <b>6</b>       |
| CHECKED BY  | DATE     | OF 20 SHEETS   |
| M. Gouveia  | 00/00/00 |                |
| APPROVED    | DATE     | PROJECT NUMBER |
| M. Gouveia  | 00/00/00 | 825.05         |



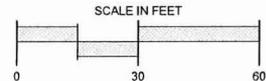
| IRRIGATION LEGEND   | REFERENCE SYMBOL |
|---|------------------|
| TREE BUBBLERS: RAIN BIRD RWS-B-C-1404 WHICH INCLUDES RETAINER, 3/8" TUBE, 1 GPM BUBBLER AND INTEGRATED CHECK VALVE, 4" GRATE, VERSATILE SWING ASSEMBLY WITH 1/2" M NPT INLET, AND RWS-SOCK. |                  |
| IRRIGATION CONTROL VALVE: RAINEBIRD PEB SERIES REMOTE CONTROL VALVE.  |                  |
| POINT OF CONNECTION   |                  |
| IRRIGATION LATERAL LINE: 1" CLASS 200 PVC   |                  |
| TYPICAL VALVE CALL OUT  |                  |
| FOR CLARITY PURPOSES SYMBOLS SHOWN IN THE LEGEND MAY APPEAR LARGER OR SMALLER THAN SHOWN ON THE PLANS.  |                  |

| PLANTING SCHEDULE  | QTY | DRAWING SYMBOL |
|--|-----|----------------|
| COMMON NAME: ARMSTRONG MAPLE<br>BOTANICAL NAME: ACER RUBRUM<br>SYMBOL: (ACE RUB) SIZE: 15 GALLON | 7   |                |

| CONSTRUCTION NOTES   | REFERENCE DETAIL |
|--|------------------|
| ① LOCATE EXISTING IRRIGATION SYSTEM AND PROTECT IN PLACE.  |                  |
| ② CONNECT TO THE EXISTING SYSTEM. EXISTING SYSTEM SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.                                       |                  |
| ③ INSTALL RAINEBIRD PEB SERIES REMOTE CONTROL VALVE AND BOX IN SERIES WITH THE EXISTING IRRIGATION VALVE. CONNECT CONTROL LEADS TO EXISTING VALVE CONTROL LEADS. |                  |
| ④ INSTALL 1" CLASS 200 PVC IRRIGATION LATERAL.   |                  |
| ⑤ INSTALL RAIN BIRD RWS-B-C-1404.  |                  |
| ⑥ INSTALL ROOT BARRIER.  |                  |
| ⑦ PLANT TREE, SPECIES AS SPECIFIED.  |                  |

**PLANTING PLAN**  
SCALE AS SHOWN

**IRRIGATION IMPROVEMENTS**  
SCALE AS SHOWN



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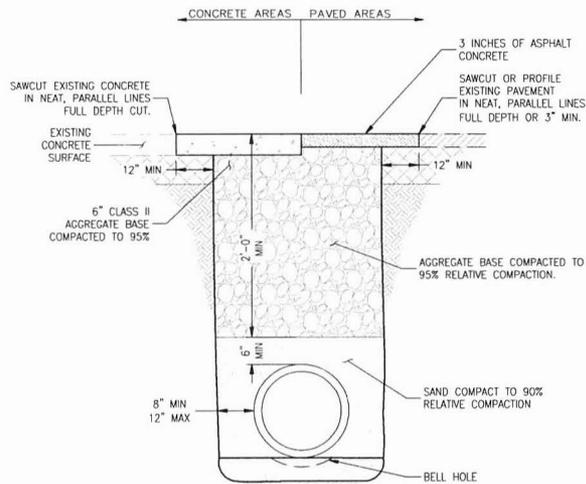
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**PLANTING AND IRRIGATION PLAN**

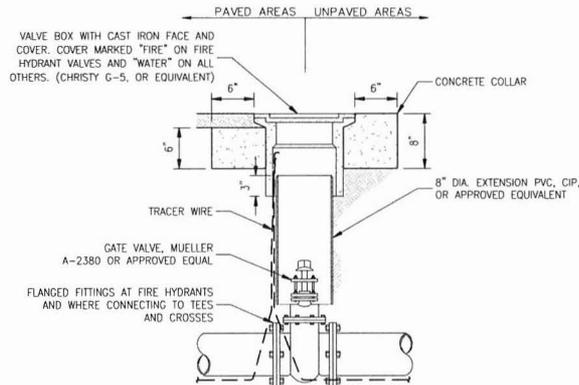
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| DRAWN BY    | DATE     | SHEET          |
| DGR         | 07/06/20 | <b>7</b>       |
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| M. Gouveia  | 00/00/00 |                |
| APPROVED    | DATE     | PROJECT NUMBER |
| M. Gouveia  | 00/00/00 | 825.05         |

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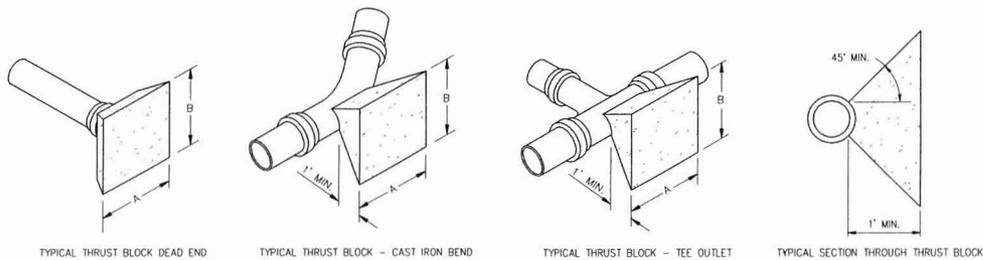




1 TRENCH BACKFILL  
NOT TO SCALE



2 VALVE BOX INSTALLATION  
NOT TO SCALE



3 THRUST BLOCKS  
NOT TO SCALE

| FITTINGS   | THRUST BLOCK AREA REQUIRED   |       |
|------------|------------------------------|-------|
|            | ALLOWABLE SOIL BEARING VALUE |       |
|            | 1,500 LBS. PER SQ. FT.       |       |
| 6" LINE    | "A"                          | "B"   |
| 22-1/2'    | 1'-6"                        | 1'-0" |
| 45'        | 2'-0"                        | 1'-3" |
| 90'        | 3'-0"                        | 1'-6" |
| TEE OUTLET | 2'-0"                        | 1'-6" |
| DEAD END   | 2'-0"                        | 1'-6" |
| 8" LINE    | "A"                          | "B"   |
| 22-1/2'    | 1'-6"                        | 1'-6" |
| 45'        | 2'-6"                        | 1'-6" |
| 90'        | 4'-0"                        | 2'-0" |
| TEE OUTLET | 2'-9"                        | 2'-0" |
| DEAD END   | 2'-9"                        | 2'-0" |
| 10" LINE   | "A"                          | "B"   |
| 22-1/2'    | 2'-3"                        | 1'-6" |
| 45'        | 3'-0"                        | 2'-0" |
| 90'        | 5'-0"                        | 2'-6" |
| TEE OUTLET | 3'-3"                        | 2'-6" |
| DEAD END   | 3'-3"                        | 2'-6" |

**DETAIL NOTES**

**TRENCHING, PIPE BEDDING, AND BACKFILL**

- TRENCH WALL SHOWN VERTICAL FOR CLARITY, EXCAVATE PER OSHA SAFETY REQUIREMENTS.
- SAND SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS
 

| SIEVE SIZE | PERCENTAGE PASSING |
|------------|--------------------|
| #4         | 100                |
| #16        | 0-70               |
| #30        | 0-15               |
| #200       | 0-5                |
- FOR PVC PRESSURE PIPE PROVIDE 4" OF MANUFACTURED SAND BEDDING.
- IF THE BOTTOM OF THE TRENCH IS SOFT OR UNSTABLE, IT SHALL BE OVER EXCAVATED A MINIMUM OF 1 FOOT BELOW GRADE AND BACKFILLED WITH APPROVED IMPORTED MATERIAL.
- RELATIVE COMPACTION IS EXPRESSED AS A PERCENTAGE OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
- WITHIN CALTRANS RIGHT OF WAY, RELATIVE COMPACTION IS EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY IN ACCORDANCE WITH CALTRANS METHOD 216-231.
- FOR PIPE BEDDING AND BACKFILL PURPOSES, AWWA C900 PIPE SHALL BE CONSIDERED RIGID WALLED.
- TRENCHES NOT IN PAVED AREA SHALL BE RESTORED TO MATCH EXISTING SURFACE CONDITIONS.

**THRUST BLOCKS**

- ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND SOIL RESISTANCE OF 1,500 LBS./SQ. FT. WITH A MINIMUM PIPELINE COVER OF 2'-6".
- REDUCTION OF THE THRUST BLOCK SURFACE AREA WILL BE CONSIDERED UPON SUBMITTAL OF APPROVED SOIL BEARING TEST RESULTS GREATER THAN 1,500 LBS./SQ. FT.
- ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
- THRUST BLOCKS SHOWN ARE FOR HORIZONTAL THRUST RESTRAINT. FOR VERTICAL THRUST RESTRAINT, DETAILS SHALL BE PROVIDED BY THE DESIGN ENGINEER.

**VALVES**

- IF VALVE OPERATING NUT IS INSTALLED DEEPER THAN 2'-6", ATTACH PERMANENT EXTENSION AS APPROVED BY PUBLIC WORKS DIRECTOR.



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City of Los Banos

Fire Station Training Tower Improvements  
TRENCH BACKFILL, VALVE, AND  
THRUST BLOCK DETAILS

|                           |                          |                  |
|---------------------------|--------------------------|------------------|
| DESIGNED BY<br>DGR        | DATE<br>06/01/20         | DRAWING<br>C-109 |
| CHECKED BY<br>DGR         | DATE<br>07/06/20         | SHEET            |
| APPROVED BY<br>M. Gouveia | DATE<br>00/00/00         | 9                |
| DATE<br>00/00/00          | PROJECT NUMBER<br>825-05 | OF 20 SHEETS     |

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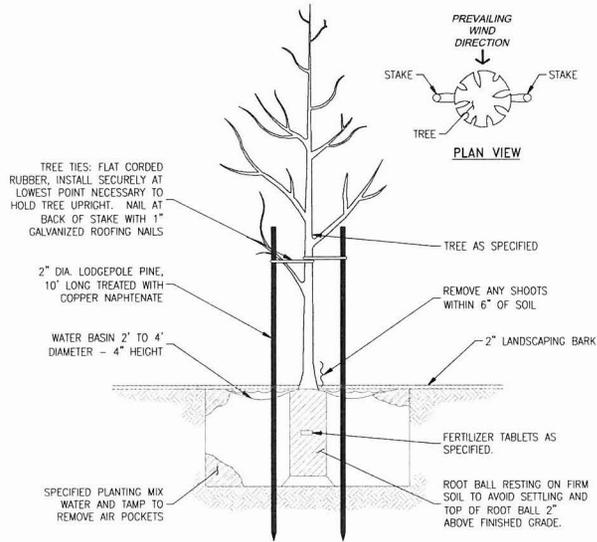


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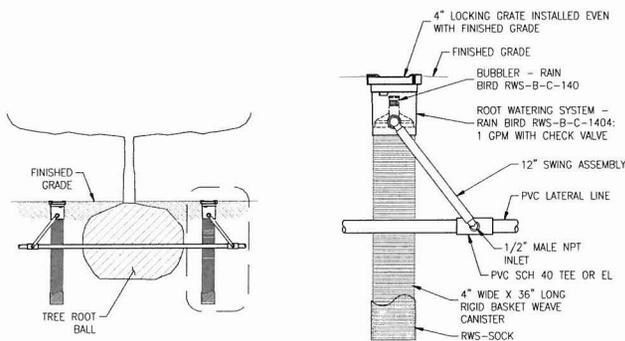
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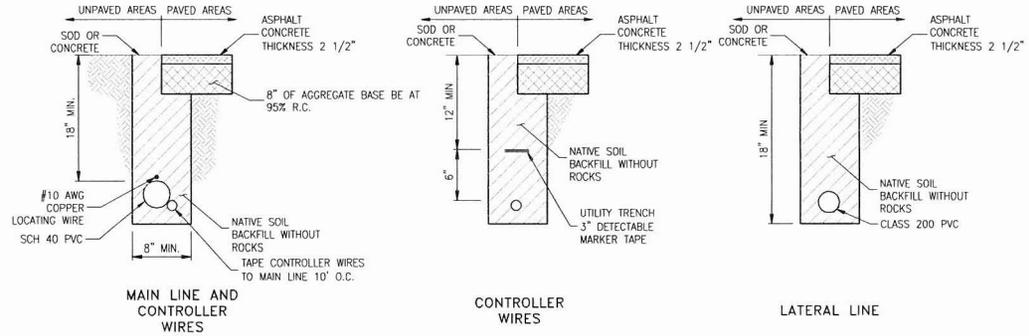




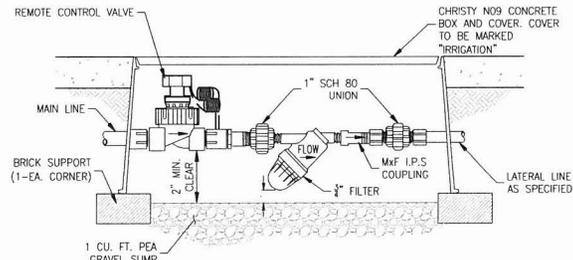
**1 TREE PLANTING DETAIL**  
NOT TO SCALE



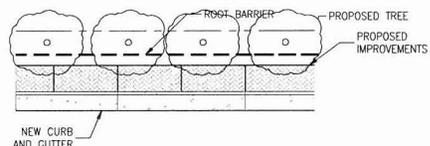
**2 BUBBLER AT TREES**  
NOT TO SCALE



**3 IRRIGATION TRENCH BACKFILL DETAILS**  
NOT TO SCALE



**4 REMOTE CONTROL VALVE**  
NOT TO SCALE



**5 ROOT BARRIER**  
NOT TO SCALE

- NOTES**
- TRACER WIRE INSTALLATION**
- LOCATING WIRE(S) TO BE LAID ON TOP OF THE PIPE AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES, EXCEPT AS NOTED.
  - BARE WIRE(S) ARE NOT ALLOWED TO TOUCH METAL VALVES OR FITTINGS.
  - ALL BURIED METALS ARE TO BE WRAPPED WITH 10 MIL PLASTIC AND TAPED WITH 10 MIL TAPE.
- ROOT WATERING SYSTEM**
- POSITION 2 UNITS SPACED ACROSS FROM EACH OTHER NEAR TREE ROOT BALL.
  - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4\"/>
  - ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
- LANDSCAPE BARK**
- THREE (3) INCHES TOPDRESSING OF SHREDDED CEDAR BARK (MAXIMUM TWO (2) INCHES LENGTH), WASH EXCESS BARK OFF LEAVES AND DO NOT ENGULF STEMS OF PLANTS AND GROUNDCOVER.
- ROOT BARRIER INSTALLATION**
- ROOT BARRIER SHALL BE DEEP ROOT 18\"/>

**811**  
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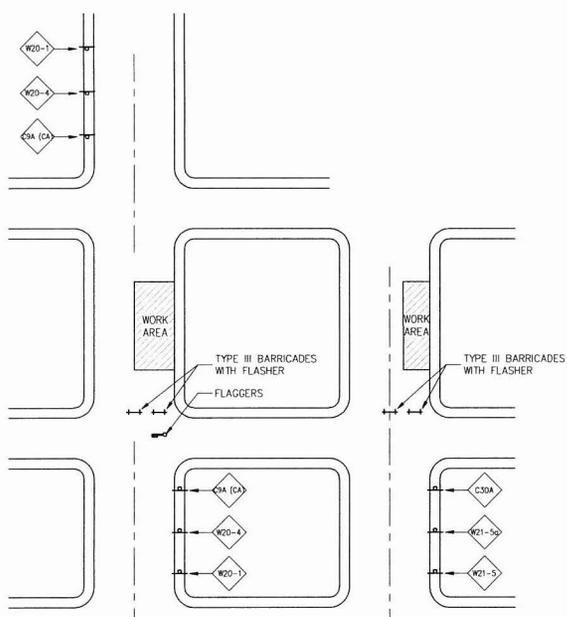
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**LANDSCAPING AND IRRIGATION DETAILS**

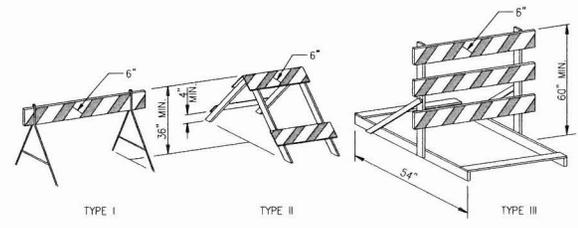
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|--------------------------|------------------|--------------------------|
| DESIGNED BY<br>DGR       | DATE<br>06/01/20 | DRAWING<br>C-112         |
| DRAWN BY<br>DGR          | DATE<br>07/06/20 | SHEET<br>12              |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Gouveia   | DATE<br>00/00/00 | PROJECT NUMBER<br>825.05 |

Jul 14, 2020 - 7:52am  
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BARRICADE AND PORTABLE FLASHER SUPPORT CHARACTERISTICS

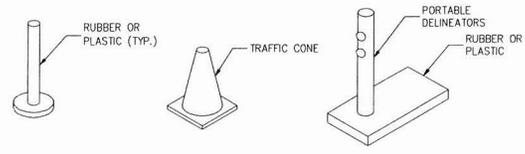
| TYPE                               | 1        | 2        | 3   | PORTABLE FLASHER SUPPORT   |
|------------------------------------|----------|----------|---|--|
| WIDTH OF RAIL                      | 8" - 12" | 8" - 12" | 8" - 12"  | TOP - 8" - 12"<br>BOTTOM - 4" MIN.                                 |
| LENGTH OF RAIL                     | 2' MIN.  | 32" - 4' | 3' MIN.   | 31" MAX.   |
| WIDTH OF STRIPE                    | 6"       | 6"       | 6"  | 4" OR 6"   |
| HEIGHT                             | 3' MIN.  | 3' MIN.  | 5' MIN.   | 30" MIN.   |
| NUMBER OF RAIL FACES REFLECTORIZED | 2        | 4        | 3 IF FACING TRAFFIC IN ONE DIRECTION.<br>6 IF FACING TRAFFIC IN TWO DIRECTIONS. | 2 IF TOP RAIL IS 12" WIDE.<br>4 IF TOP RAIL IS LESS THAN 12" WIDE. |



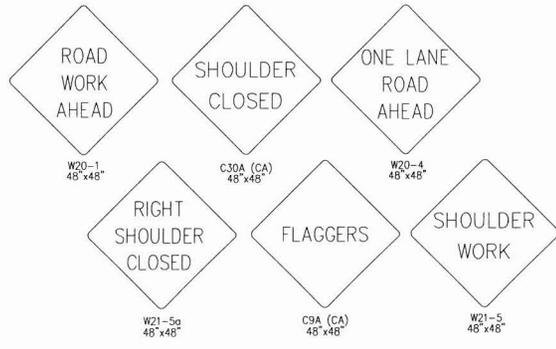
**3** PORTABLE BARRICADES  
NOT TO SCALE

TYPICAL LANE CLOSURE TYPICAL SHOULDER CLOSURE

**1** CLOSURE DETAILS  
NOT TO SCALE



**2** TRAFFIC DELINEATORS  
NOT TO SCALE



**4** TYPICAL CONSTRUCTION SIGNS  
NOT TO SCALE

NOTES

- PLACEMENT OF BARRICADES SHALL NOT PRECLUDE ENTRANCE OF EMERGENCY VEHICLES.
- ADDITIONAL DETOUR SIGNS MAY BE REQUIRED BY THE CITY ENGINEER.
  - OR SIGN PER
  - TYPE III BARRICADE PER
- REFLECTORS AS REQUIRED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR.

REFERENCE DETAIL

4  
3



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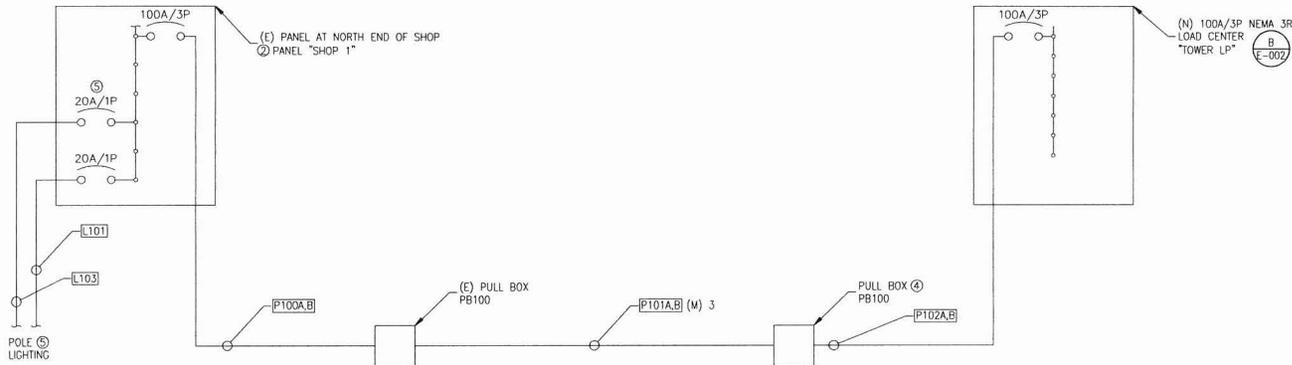
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**Fire Station Training Tower Improvements**  
**TRAFFIC CONTROL AND SIGN DETAILS**

| DESIGNED BY | DATE     | DRAWING        |
|-------------|----------|----------------|
| DGR         | 06/01/20 | C-113          |
| DRAWN BY    | DATE     | SHEET          |
| DGR         | 07/05/20 | 13             |
| CHECKED BY  | DATE     | OF 20 SHEETS   |
| M. Gouveia  | 00/00/00 | 13             |
| APPROVED    | DATE     | PROJECT NUMBER |
| M. Gouveia  | 00/00/00 | 825.05         |

Jul 14, 2020 - 7:52am  
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**ONE-LINE DIAGRAM 1**

SCALE: NONE

A  
E-002

PANEL SCHEDULE - TLP

|       |                                      | LOCATION |      | FIRE TRAINING TOWER |             | MAIN BREAKER     |         | 100 AMPS |       |    |       |     |
|-------|--------------------------------------|----------|------|---------------------|-------------|------------------|---------|----------|-------|----|-------|-----|
|       |                                      | VOLTAGE  |      | 120/40B             |             | SYSTEM           |         | 3Ø, 4W   |       |    |       |     |
|       |                                      | TRIM     |      | SURFACE             |             | BUS RATING       |         | 125      |       |    |       |     |
|       |                                      |          |      |                     |             | PHASE LOADS-AMPS |         |          |       |    |       |     |
| CKT   | LOAD                                 | VA       | AMPS | CB                  | A           | B                | C       | CB       | AMPS  | VA | LOAD  | CKT |
| 1     | TOWER LIGHTING—FIRST/SECOND FLOOR    | 330      | 2.8  | 20/1                | 2.8         |                  |         | 20/1     | 0.0   | 0  | SPARE | 2   |
| 3     | TOWER RECEPT—FIRST/SECOND FLOOR      | 1800     | 15.0 | 20/1                |             | 15.0             |         | 20/1     | 0.0   | 0  | SPARE | 4   |
| 5     | TOWER LIGHTING—THIRD/FOURTH FLOOR    | 210      | 1.8  | 20/1                |             |                  | 1.8     | 20/1     | 0.0   | 0  | SPARE | 6   |
| 7     | TOWER RECEPT—THIRD/FOURTH FLOOR      | 900      | 7.5  | 20/1                | 7.5         |                  |         | 20/1     | 0.0   | 0  | SPARE | 8   |
| 9     |                                      |          |      |                     |             | 13.9             |         | 20/1     | 0.0   | 0  | SPARE | 10  |
| 11    | SMOKE GENERATOR                      | 2900     | 13.9 | 20/2                |             |                  | 13.9    | 20/1     | 0.0   | 0  | SPARE | 12  |
| 13    | SPARE                                |          | 0.0  | 20/1                | 0.0         |                  |         | 20/1     | 0.0   | 0  | SPARE | 14  |
| 15    | SPARE                                |          | 0.0  | 20/1                |             | 0.0              |         | 20/1     | 0.0   | 0  | SPARE | 16  |
| 17    | SPARE                                |          | 0.0  | 20/1                |             |                  | 0.0     | 20/1     | 0.0   | 0  | SPARE | 16  |
| NOTES |                                      |          |      |                     | A           | B                | C       |          |       |    |       |     |
| (L)   | LOCKOUT PROVISION REQUIRED           |          |      |                     | 10 A        | 29 A             | 16 A    |          |       |    |       |     |
| (H)   | HACR - RATED BREAKER                 |          |      |                     | 1230 VA     | 3473 VA          | 1883 VA |          |       |    |       |     |
| (G)   | GROUND FAULT INTERRUPT RATED BREAKER |          |      |                     | PHASE LOADS |                  | AVERAGE | 18 A     |       |    |       |     |
| (A)   | ARC-FAULT INTERRUPT RATED BREAKER    |          |      |                     | 56%         | 130%             | 100%    | TOTAL    | 7 KVA |    |       |     |

**TOWER LIGHTING PANEL "TLP"**

SCALE: NONE

B  
E-002



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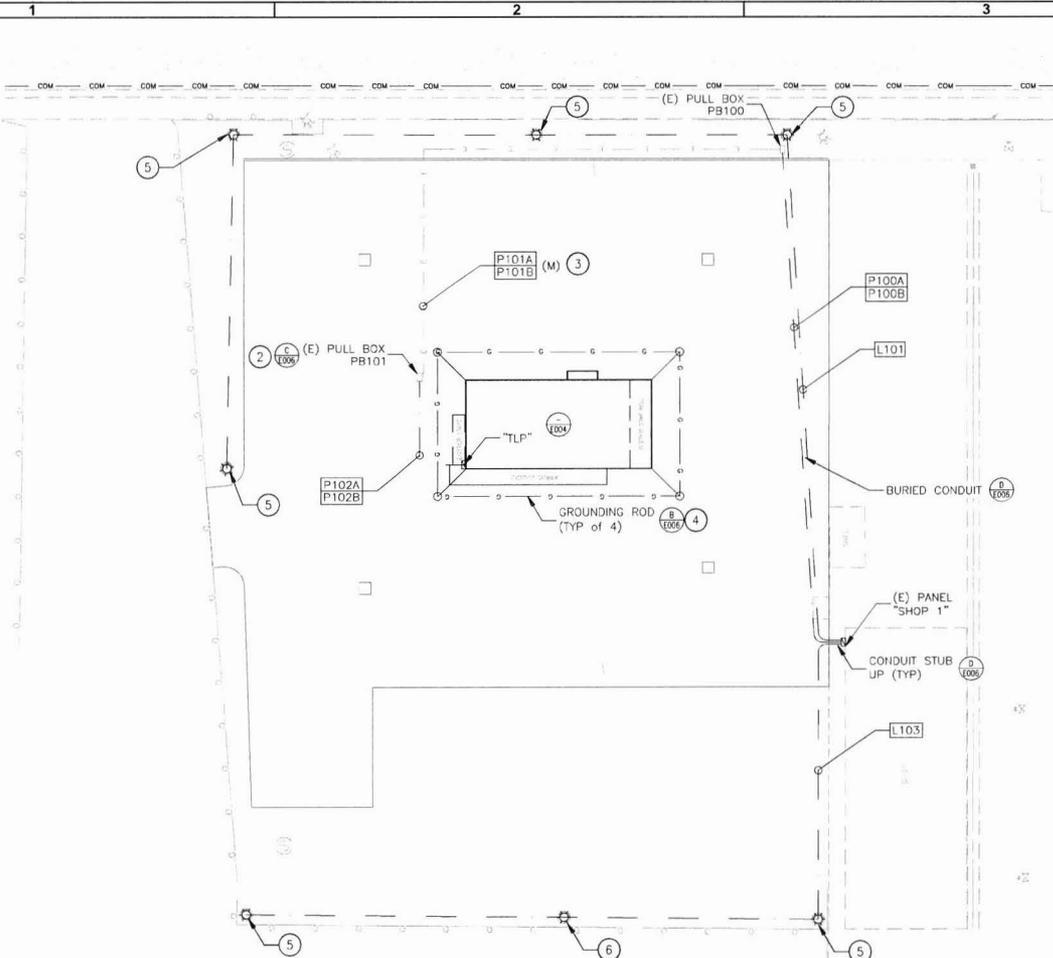


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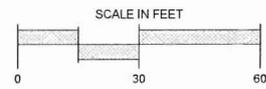
**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**ELECTRICAL ONE-LINE DIAGRAM**

| DESIGNED BY | DATE     | DRAWING               |
|-------------|----------|-----------------------|
| DCR         | 06/01/20 | <b>E-002</b>          |
| DRAWN BY    | DATE     | SHEET                 |
| DGR         | 07/06/20 | <b>15</b>             |
| CHECKED BY  | DATE     | OF 20 SHEETS          |
| M. Gouveia  | 00/00/00 | <b>PROJECT NUMBER</b> |
| APPROVED    | DATE     | 825.05                |
| M. Gouveia  | 00/00/00 |                       |



| CONSTRUCTION NOTES |  | REFERENCE DETAIL |
|--------------------|--|------------------|
| 1                  | ONLY NEW (N) OR MODIFIED (M) CONDUITS ARE SHOWN. ALL OTHER CONDUITS AND UNDERGROUND FACILITIES SHALL BE LOCATED AND PROTECTED FROM DAMAGE. IF ANY UNDERGROUND FACILITIES ARE DAMAGED, THEY SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. |                  |
| 2                  | PROVIDE AND INSTALL (N) 11" X 17" H20 RATED PULL BOX. (E) (2) 2" CONDUITS SHALL BE REDIRECTED TO (N) PULL BOX FROM (E) PULL BOX THAT CONTAINS WATER LINES.   |                  |
| 3                  | (E) (2) 2" CONDUITS, REFERENCE CONDUIT AND CONDUCTOR SCHEDULE FOR WIRE FILL REQUIREMENTS.  |                  |
| 4                  | PROVIDE #4/0 BARE COPPER GROUND RING. CONNECT EACH CORNER OF TOWER STRUCTURE TO GROUND RING WITH UL LISTED COMPRESSION TYPE LUGS BOLTED TO STEEL STRUCTURE WITH MINIMUM 3/8" BOLTS.  |                  |
| 5                  | INSTALL OWNER FURNISHED LIGHT POLE AND SINGLE HEAD LIGHT.  | E-1006           |
| 6                  | INSTALL OWNER FURNISHED LIGHT POLE AND DUAL HEAD LIGHT. LIGHTS TO BE INSTALLED IN A DIRECTION PROVIDED BY THE OWNER.   | E-1007           |

**A**  
E-003  
**ELECTRICAL SITE PLAN**  
SCALE AS SHOWN



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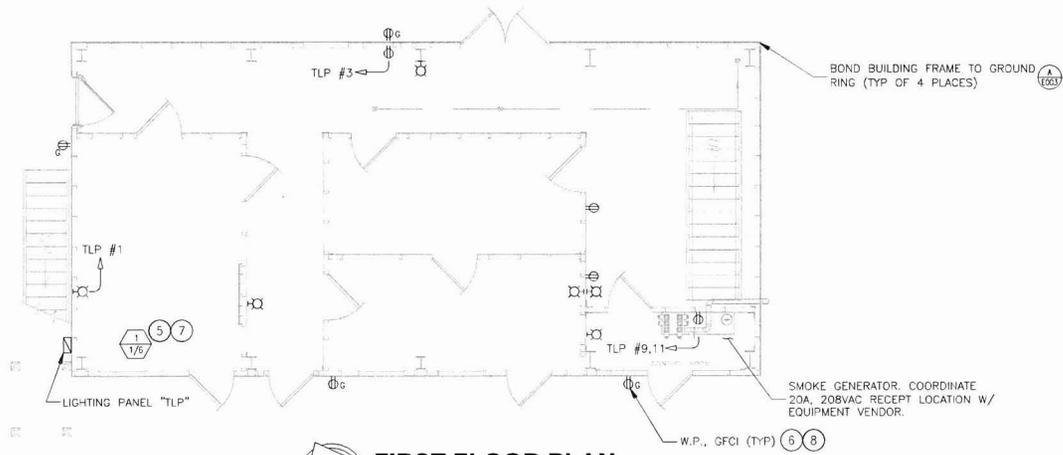
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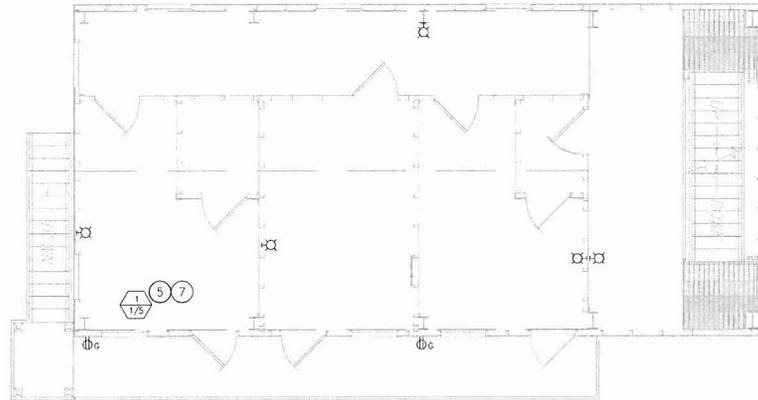
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**Fire Station Training Tower Improvements**  
**ELECTRICAL SITE PLAN**  
**FIRE TRAINING TOWER**

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|-------------|----------|----------------|
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| DRAWN BY    | DATE     | SHEET          |
| DDR         | 07/06/20 | <b>16</b>      |
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| APPROVED    | DATE     | PROJECT NUMBER |
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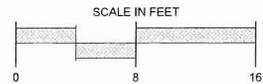


**FIRST FLOOR PLAN**  
SCALE AS SHOWN



**SECOND FLOOR PLAN**  
SCALE AS SHOWN

| CONSTRUCTION NOTES |  | REFERENCE DETAIL |
|--------------------|--|------------------|
| 1                  | CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND ELEVATIONS FOR LIGHTING AND RECEPTS WITH OWNER PRIOR TO INSTALLATION.  |                  |
| 2                  | ALL LIGHTING/RECEPT CIRCUITS SHALL BE RAN IN 1/2" GRS CONDUIT MINIMUM.   |                  |
| 3                  | CONTRACTOR TO DETERMINE BEST CONDUIT ROUTING. CIRCUITS MAY BE COMBINED BUT MUST INCLUDE DEDICATED NEUTRAL CONDUCTORS; MAX OF 4 CURRENT CARRYING CONDUCTORS PER 1/2" CONDUIT. |                  |
| 4                  | ALL DEVICE AND JUNCTION BOXES SHALL BE FD TYPE MALLEABLE IRON WITH THREADED HUBS.  |                  |
| 5                  | WALL HUNG LIGHTING FIXTURES SHALL BE MOUNTED AT XXX" TO TOP  |                  |
| 6                  | GENERAL PURPOSE RECEPTS SHALL BE MOUNTED 36" TO TOP, PROVIDE WEATHER PROOF CAST METAL COVERS AND GFCI RECEPTS.   |                  |
| 7                  | CIRCUIT "TLP" # 1 FOR ALL LIGHTING ON FIRST AND SECOND FLOOR.  |                  |
| 8                  | CIRCUIT "TLP" #3 FOR ALL GENERAL PURPOSE RECEPTS ON THE FIRST AND SECOND FLOOR.  |                  |



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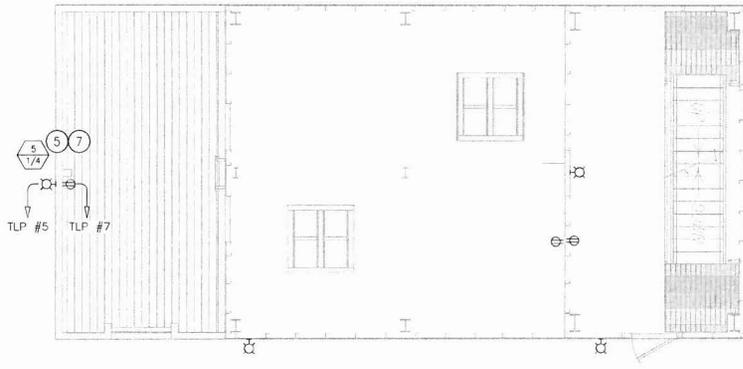
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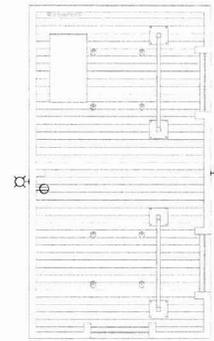
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**ELECTRICAL SITE PLAN**  
**FIRE TRAINING TOWER**

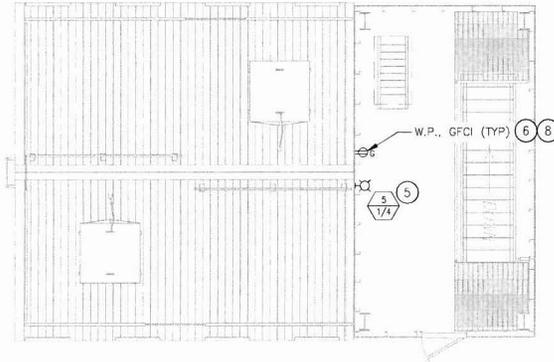
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**THIRD FLOOR PLAN**  
SCALE AS SHOWN

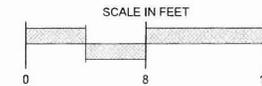


**ROOF FLOOR PLAN**  
SCALE AS SHOWN



**FOURTH FLOOR PLAN**  
SCALE AS SHOWN

| CONSTRUCTION NOTES  | REFERENCE DETAIL |
|---|------------------|
| ① CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND ELEVATIONS FOR LIGHTING AND RECEPTS WITH OWNER PRIOR TO INSTALLATION.   |                  |
| ② ALL LIGHTING/RECEPT CIRCUITS SHALL BE RAN IN 3/4" GRS CONDUIT MINIMUM.  |                  |
| ③ CONTRACTOR TO DETERMINE BEST CONDUIT ROUTING. CIRCUITS MAY BE COMBINED BUT MUST INCLUDED DEDICATED NEUTRAL CONDUCTORS, MAX OF 4 CURRENT CARRYING CONDUCTORS PER 3/4" CONDUIT. |                  |
| ④ ALL DEVICE AND JUNCTION BOXES SHALL BE FD TYPE MALLEABLE IRON WITH THREADED HUBS.   |                  |
| ⑤ WALL HUNG LIGHTING FIXTURES SHALL BE MOUNTED AT XXX" TO TOP   |                  |
| ⑥ GENERAL PURPOSE RECEPTS SHALL BE MOUNTED 36" TO TOP. PROVIDE WEATHER PROOF CAST METAL COVERS AND GFCI RECEPTS.  |                  |
| ⑦ CIRCUIT "TLP" # 5 FOR ALL LIGHTING ON FIRST AND SECOND FLOOR.   |                  |
| ⑧ CIRCUIT "TLP" #7 FOR ALL GENERAL PURPOSE RECEPTS ON THE FIRST AND SECOND FLOOR.   |                  |



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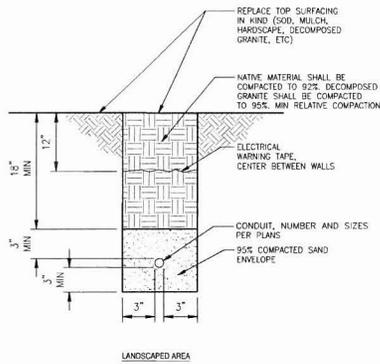
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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**ELECTRICAL SITE PLAN**  
**FIRE TRAINING TOWER**

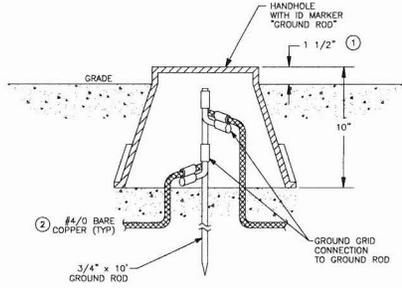
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| CHECKED BY<br>DCR         | DATE<br>07/06/20 | SHEET<br><b>18</b>       |
| APPROVED BY<br>M. Gouveia | DATE<br>06/00/00 | OF 20 SHEETS             |
| APPROVED BY<br>M. Gouveia | DATE<br>06/00/00 | PROJECT NUMBER<br>825.05 |



TRENCH DETAIL

SCALE: NONE

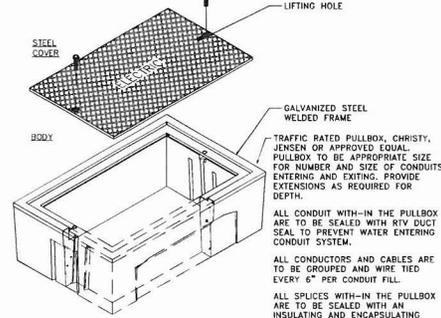
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E-006



HANDHOLE GROUNDING DETAIL

SCALE: NONE

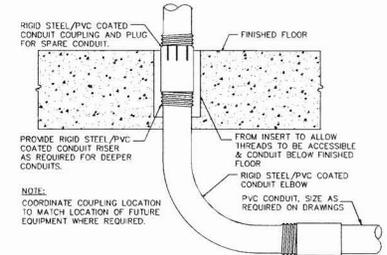
B  
E-006



TRAFFIC RATED SMALL CONCRETE PULLBOX DETAIL

SCALE: NONE

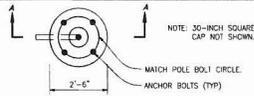
C  
E-006



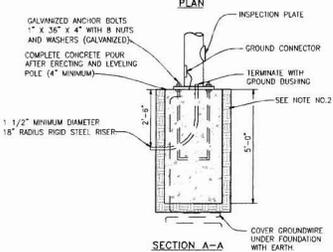
PVC CONDUIT STUB-UP DETAIL

SCALE: NONE

D  
E-006



NOTE: 30-INCH SQUARE CAP NOT SHOWN.



NOTES:

- GROUND WIRE SHALL BE 15-FEET OF NO. 8 BARE COPPER WIRE LEAVE 2'-00" PROTRUDING ABOVE TOP OF FOUNDATION TO ALLOW CONNECTION TO THE STREET LIGHT.
- IF UNABLE TO POUR FOUNDATION AGAINST UNDISTURBED EARTH, COMPACT TO 90% OF OPTIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
- CONCRETE STRENGTH SHALL BE 4000 PSI MINIMUM.
- PRECAST FOUNDATIONS MAY BE USED WITH CITY ENGINEER APPROVAL.

AREA LUMINARIE BASE DETAIL

SCALE: NONE

E  
E-006



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**City of Los Banos**  
**Fire Station Training Tower Improvements**  
**ELECTRICAL DETAILS**

|                          |                  |                          |
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| DESIGNED BY<br>DGR       | DATE<br>06/01/20 | DRAWING<br><b>E-006</b>  |
| DRAWN BY<br>DGR          | DATE<br>07/06/20 | SHEET<br><b>19</b>       |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Couvrao   | DATE<br>00/00/00 | PROJECT NUMBER<br>825-05 |

| CONDUIT & CONDUCTOR SCHEDULE |                  |                      |         |      |         |      |       |      |         |      |        |      |  |
|------------------------------|------------------|----------------------|---------|------|---------|------|-------|------|---------|------|--------|------|--|
| CONDUIT                      | FROM             | TO                   | CONDUIT |      |         | WIRE | POWER |      | CONTROL |      | SIGNAL |      | REMARKS  |
|                              |                  |                      | QTY     | SIZE | TYPE    |      | QTY   | SIZE | QTY     | SIZE | QTY    | SIZE |  |
| C4130                        | MCC-E1A          | PLC-E                | 1       | 1"   | GRS     | #14  | -     | -    | 26      | #14  | -      | -    |  |
| C4130A                       | PULL BOX PPB 400 | PULL BOX PPB 410     | 1       | 1"   | PVC-40  | #14  | -     | -    | 24      |      |        |      |  |
| C4131                        | PULL BOX PPB 410 | FCP 4131             | 1       | 1"   | GRS-PVC | #14  | -     | -    | 16      | #14  |        |      |  |
| C4131A                       | PULL BOX PPB 410 | SOV 4131 J-BOX       | 1       | 1"   | PVC-40  | #14  | -     | -    | 4       | #14  |        |      | LS 4131 & SOV 4131, FINAL CONNECTION-FLEX                |
| C4131B                       | SOV 4131 J-BOX   | LS 4131B             | 1       | 1"   | GRS-PVC | #14  | -     | -    | 2       | #14  |        |      | LS 4131, FINAL CONNECTION-FLEX                           |
| C4131C                       | PNL 4131         | ZS 3131A,B ENCLOSURE | 1       | 1"   | GRS-PVC | #14  | -     | -    | 4       | #14  |        |      | ZS 4131A & ZS 4131B, FINAL CONNECTION-FLEX               |
| P100A                        | PANEL "SHOP 1"   | PULL BOX PB100       | 1       | 2"   | PVC-40  | #6   | 4     | #3   | -       | -    | -      | -    |  |
| P100B                        | SHOP WALL        | PULL BOX PB100       | 1       | 2"   | PVC-40  | -    | -     | -    | -       | -    | -      | -    | STUB AND CAP BELOW "SHOP 1", 12" ABOVE GRADE-PULL ROPE   |
| P101A                        | PULL BOX PB100   | PULL BOX PB101       | 1       | 2"   | E       | #6   | 4     | #3   | -       | -    | -      | -    | EXISTING CONDUIT-PROVIDE AND INSTALL CONDUCTORS          |
| P101B                        | PULL BOX PB101   | PULL BOX PB101       | 1       | 2"   | E       | -    | -     | -    | -       | -    | -      | -    | EXISTING CONDUIT-INSTALL PULL ROPE                       |
| P102A                        | PULL BOX PB101   | PANEL "TOWER LP"     | 1       | 2"   | PVC-40  | #6   | 4     | #3   | -       | -    | -      | -    |  |
| P102B                        | PULL BOX PB101   | FIRE TOWER           | 1       | 2"   | PVC-40  | -    | -     | -    | -       | -    | -      | -    | STUB AND CAP BELOW "TOWER LP", 12" ABOVE GRADE-PULL ROPE |
| L101                         | PANEL "SHOP 1"   | NORTH LIGHT POLES    | 1       | 1"   | PVC-40  | #10  | 2     | #10  | -       | -    | -      | -    |  |
| L102                         | PANEL "SHOP 1"   | SOUTH LIGHT POLES    | 1       | 1"   | PVC-40  | #10  | 2     | #10  | -       | -    | -      | -    |  |

NOTE: (1) FOR UNDERGROUND CONDUIT, "TYPE" IS FOR UNDERGROUND HORIZONTAL PORTION ONLY. ELBOW AND RISER SHALL BE PER TRANSITION DETAIL OR EQUIPMENT SPECIFIC DETAIL.  
 (2) LIGHTING CONDUITS LOCAL TO FIRE TRAINING TOWER NOT SHOWN, PROVIDE 3/4" GRS CONDUIT WITH #12 CONDUCTORS (MIN)

**CONDUIT & CONDUCTOR SCHEDULE**

SCALE: NONE



| LIGHTING FIXTURE SCHEDULE |                                    |       |                    |                         |                 |                    |          |  |
|---------------------------|------------------------------------|-------|--------------------|-------------------------|-----------------|--------------------|----------|--|
| TYPE                      | MANUFACTURER/<br>CATALOG NO.       | VOLTS | BALLAST<br>TYPE    | NO. LAMP'S<br>LAMP TYPE | LAMP<br>WATTAGE | FIXTURE<br>WATTAGE | MOUNTING | DESCRIPTION  |
| A                         | RAB LIGHTING<br>FXLED-XXXXXX       | 120   | LED CLASS 2 DRIVER |                         |                 |                    |          | OWNER PROVIDED-INSTALLED<br>BY CONTRACTOR            |
| B                         | RAB LIGHTING<br>WP2LED-34L-740-X-U | 120   | LED CLASS 2 DRIVER | 3345 LUMENS             | 22              | 22                 | WALL PAK | TYPE 3 OUTDOOR FIXTURE,<br>DIE-CAST BRONZE ALUMINIUM |

**FIXTURE SCHEDULE**

SCALE: NONE



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90% Progress Plan Set  
Not for Construction

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**GOUVEIA ENGINEERING, INC.**  
CONSULTING ENGINEERS

456 Sixth Street • Gustin, California 95322  
Telephone (209) 854-3300

City of Los Banos

Fire Station Training Tower Improvements  
ELECTRICAL SCHEDULES

|                          |                  |                          |
|--------------------------|------------------|--------------------------|
| DESIGNED BY<br>DGR       | DATE<br>06/01/20 | DRAWING<br>E-007         |
| DRAWN BY<br>DCR          | DATE<br>07/06/20 | SHEET<br>20              |
| CHECKED BY<br>M. Gouveia | DATE<br>00/00/00 | OF 20 SHEETS             |
| APPROVED<br>M. Gouveia   | DATE<br>00/00/00 | PROJECT NUMBER<br>825.05 |



City of  
**Los Banos**  
*At the Crossroads of California*

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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: July 10, 2020

Re: Notice of Public Hearing

Proposal: Site Plan Review #2020-03 Los Banos Fire Department Training Tower

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and Site Plan Review #2020-03 for the Los Banos Fire Department Training Tower. The project site is located at 333 Seventh Street; more specifically identified as Assessor's Parcel Numbers: 025-082-004.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Planning Commission on Wednesday, July 22, 2020 at 4:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Rudy Luquin, Associate Planner at City Hall or at (209) 827-2432.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from the Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Rudy Luquin  
Associate Planner