

Resolution No. **2021-02-11-0501-01**

## **STOCKTON PLANNING COMMISSION**

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### **RESOLUTION RECOMMENDING THE CITY COUNCIL CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBER 094-050-04 FROM COMMERCIAL, OFFICE (CO) TO COMMERCIAL, GENERAL (CG)(APPLICATION NO. P19-0812)**

The applicant Steven Torres, on behalf of property owner Amandeep Singh, has submitted a request, among other things, to change the Commercial, Office (CO) zoning designation of Assessor's Parcel Number 094-050-04 to Commercial, General (CG) zoning; and

On February 11, 2021, the Planning Commission conducted a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Zoning Map Amendment, at which time all interested parties had the opportunity to be heard; and

On February 11, 2021, and prior to acting on the requested actions, the Planning Commission considered the California Environmental Quality Act (CEQA) determination reflected in the findings below; now, therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:**

**1. Pursuant to SMC Section 16.116.050(B) Findings of Fact:**

- a. The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all element of the 2040 General Plan. The 2040 General Plan Land Use Map designates the subject site as Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the 2040 General Plan, the present Commercial, Office (CO) zoning designation is consistent with the site's General Plan Land Use Map, however, the proposed car wash land use is not permitted in the Commercial, Office (CO) zoning district. The proposed Commercial, General (CG) zone is compatible with the Commercial General Plan Land Use Map designation of Commercial and would allow for the car wash land use. The proposed Zoning Map Amendment action would not create an inconsistency with SMC Title 16 (Development Code) since it pertains to the Zoning Map only and the text of Title 16 (Development Code) would remain unchanged under this action. The proposed Zoning Map Amendment action would further the following General Plan policies:
  - i. Land Use Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.
  - ii. Land Use Policy LU-6.2: Prioritizing development and redevelopment of vacant, underutilized, and blight infill area.

- b. The proposed Zoning Map Amendment action will not endanger, jeopardize, or otherwise constitute a hazard to public convenience, health, interest, safety, or general welfare of persons residing or working in the City, because the Commercial, General (CG) zoning designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site. The Applicant will be installing a new masonry wall between the Project and existing homes on the southern property line. Additionally, hours of operation will be limited from 8:00 AM to 8:00 PM. Both actions endure to mitigate noise impacts to the public. The site will be kept in a clean and safe condition by the business staff.
- c. The proposed Zoning Map Amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, as the project is Categorically Exempt pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects). Per CEQA Guidelines section 15332, the new development must be, (a) consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; (b) occurs within the city limits on a site of no more than five (5) acres substantially surrounded by urban uses; (c) occurs on a site with no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services.
- d. The subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development. The site is an existing parcel, located in an urban area, and provided with all necessary infrastructure (e.g., roads, utilities). The site is presently substandard regarding development (e.g., no off-street parking, landscaping). Improvement to the underutilized site will bring it into conformance with the development standards.

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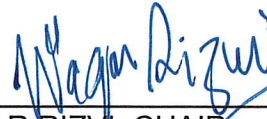
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2. The Planning Commission hereby recommends the City Council adopt the proposed ordinance for a Zoning Map Amendment, attached hereto as Exhibit 1, to apply a Commercial, General (CG) designation to the Assessor's Parcel Number 094-050-04.

PASSED, APPROVED, and ADOPTED February 11, 2021.



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WAQAR RIZVI, CHAIR  
City of Stockton Planning Commission

ATTEST:



\_\_\_\_\_  
WILLIAM CREW, SECRETARY  
City of Stockton Planning Commission

**ORDINANCE NO.**

**AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE "ZONING MAP," IN SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE, TO APPLY A COMMERCIAL, GENERAL (CG) TO THE ASSESSOR'S PARCEL NUMBER 094-050-04 (APPLICATION NO. P19-0812)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

**SECTION I. FINDING AND INTENT**

The City Council of the City of Stockton finds, pursuant to SMC Section 16.116.050(B), that:

A. The proposed Zoning Map Amendment action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan. The 2040 General Plan Land Use Map designates the subject site Commercial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the present Commercial, Office (CO) designation is consistent with the site's General Plan Land Map designation of Commercial. However, the proposed car wash land use is not permitted in the Commercial, Office (CO) zone. The proposed Commercial, General (CG) zone is compatible with the Commercial General Plan Land Use Map designation of Commercial and allows the proposed land use. The proposed Zoning Map Amendment action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only and the text of Title 16 (Development Code) would remain unchanged under this action.

The proposed Zoning Map Amendment action would further the following General Plan policies:

- i. Land Use Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city; and
- ii. Land Use Policy LU-6.2: Prioritize development and redevelopment of vacant underutilized, and blighted infill areas.

B. The proposed Zoning Map Amendment action will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety or general welfare of persons residing or working in the City because the Commercial, General (CG) zoning designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site. The Applicant will be installing a new masonry wall between the Project and existing homes on the southern property line. Additionally, hours of operation will be limited from 8:00 AM to 8:00 PM. Both actions endure to mitigate noise impacts to the public. The site will be kept in a clean and safe condition by the business staff.

## EXHIBIT 1

C. The proposed Zoning Map Amendment action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because it, along with other requested land use entitlements concerns a project that is Categorically Exempt pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects). The project is (a) is consistent with the applicable general plan designation and all applicable general plan policies as well applicable zoning designation and regulations; (b) occurs within the city limits on a site of no more than five (5) acres substantially surrounded by urban uses; (c) occurs on a site with no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services. The site would include site improvements (e.g., off-street parking, landscaping and irrigation, pavement, curbs, and asphalt within the site) to bring the property into conformance with zoning standards.

D. The subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested Commercial, General zoning designation and anticipated land use development. The site is an existing parcel, located in an urban area, and provide with all necessary infrastructure (e.g., roads, utilities). The site is presently undeveloped and the proposed improvements to this underutilized site will bring it into conformance with those commercial standards.

## **SECTION II. ZONING MAP AMENDMENT**

The Zoning Map, referred to in SMC Section 16.16.030, and by reference made a part hereof, said Code is hereby amended to provide a Commercial, General (CG) zoning designation for Assessor's Parcel Number 094-050-04.

## **SECTION III. SEVERABILITY**

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof had been deleted.

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**SECTION IV. EFFECTIVE DATE**

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

\_\_\_\_\_  
KEVIN J. LINCOLN II  
Mayor of the City of Stockton

ATTEST:

\_\_\_\_\_  
ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton

Resolution No. 2021-02-11-0501-02

## STOCKTON PLANNING COMMISSION

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### **RESOLUTION APPROVING AN ADMINISTRATIVE USE PERMIT FOR A SELF-SERVICE CARWASH IN THE COMMERCIAL, GENERAL ZONE AND DESIGN REVIEW FOR ALL EXTERIOR IMPROVEMENTS RELATED TO THE OVERALL COMMERCIAL DEVELOPMENT PROJECT (APPLICATION NO. P19-0812)**

The applicant Steven Torres, on behalf of property owner Amandeep Singh, has submitted an application for an Administrative Use Permit and Design Review for the development of a commercial development project of approximately 2,530 square feet (SF) for a Drive-Through Car Wash and fourteen (14) vacuums plus one (1) additional parking stall, located at 6011 West Lane (Assessor's Parcel Number 094-050-04) where the applicant proposes to change the Commercial, Office (CO) zoning designation to Commercial, General (CG) and hereafter referred to as the "Project" and

Because the Project's development plans are integral to the Environmental and Zoning Ordinance Amendment aspects of the overall project, the Director has elevated the Administrative Use Permit and Design Review actions to the Planning Commission for consideration and action, as provided by Stockton Municipal Code (SMC) Section 16.88.050(B)(5), 16.168.040(C) and 16.120.040; and

On October 14, 2020, the Architectural Review Committee reviewed the Design Review request and forwarded a recommendation of approval to the Planning Commission, as provided by SMC Sections 16.88.050(B)(5) and 16.120.040; and

On February 11, 2021, the Planning Commission conducted a duly noticed public hearing, pursuant to SMC Section 16.116.040(D), to consider the requested actions, at which time all interested parties had the opportunity to be heard; and

On February 11, 2021, and prior to acting on the requested actions, the Planning Commission considered the California Environmental Quality Act (CEQA) determination reflected in the findings below; now, therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON, AS FOLLOWS:**

- A. The foregoing recitals are true and correct and incorporated herein by reference.
- B. Based on the staff report, staff presentation, comments received and the public hearing, the Planning Commission makes the following findings based on substantial evidence in the record:

SMC Section 16.168.050 (Administrative Use Permit: Findings & Decision)

1. Finding: The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the Municipal Code. (SMC Section 16.168.050(A).)

Evidence: The proposed use is allowed with an Administrative Use Permit in the Commercial, General (CG) Zone. The zoning map amendment will change the zoning district to (CG) zone, permitting the use. Per Stockton Municipal Code (SMC) Section 16.20.020, Table 2-2, the use, as proposed, will meet all applicable development standards at SMC Title 16 (Development Code). There are no applicable overlays or specific plans for this site.

2. Finding: The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located. (SMC Section 16.168.050(B).)

Evidence: The proposed project is currently located in the Commercial, Office (CO) zoning district, however, the proposed zoning map amendment would change the zoning district to Commercial, General (CG), which supports commercial uses e.g., carwash (self-services). The project site is surrounded by Commercial, General (CG) and Low Density Residential (RL) – PURD zoning district. The proposed use would strengthen the integrity and character of the neighborhood by redeveloping an infill site. Additionally, the proposed development has been reviewed by the City's Architecture Review Committee (ARC) and determined to be in compliance with applicable provisions of the Citywide Design Guidelines.

3. Finding: The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan. (SMC Section 16.168.050(C).)

Evidence: The proposed use, as conditioned, would be consistent with the general plan land uses, objectives, policies, and programs of the General Plan. The project site has a General Plan Land use designation of Commercial. The Commercial land use designation is intended for a wide variety of commercial uses and services, including commercial recreational uses.

LU-4.2 Attract employment- and tax-generating businesses that support the economic diversity of the city; and

LU-6.2 Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

The proposed use complies with the above General Plan policy because it supports development of underutilized land. The site is undeveloped and the proposed site improvements would be compatible with the proposed land use of a carwash (self-service).



4. Finding: The subject site would be physically suitable for the type and density/intensity of use and structure(s) being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.). (SMC Section 16.168.050(D).)

Evidence: The site is flat and borders developed public streets, residential development, and commercial property. As an infill development project, the proposed use would be served by the existing surrounding access and utilities, including, sanitation, storm sewer, and water located on East Swain Road and West Lane. The site is located within a 200-year flood zone however the risk of flooding is reduced to an acceptable level as the site is located in an area of potential flooding of three feet or less from a storm event. There are no known physical constraints to development of the site. For all these reasons, the proposed use is of an appropriate intensity and would be carried out on a suitable site.

5. Finding: The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use. (SMC Section 16.168.050(D).)

Evidence: The proposed carwash (self-service) would involve the development of a parcel located in an infill location. Surrounding the site includes existing curb, gutter, and sidewalk along East Swain Road and West Lane. The closest residence is directly adjacent to the project site's southern boundary. Based on an Environmental Noise Assessment provided by the Applicant, the proposed carwash would not create adverse effects (e.g., noise) to the general welfare to the surrounding uses. The Applicant will be installing a new masonry wall between the Project and existing homes on the southern property line. Additionally, hours of operation will be limited from 8:00 AM to 8:00 PM. Both actions endure to mitigate noise impacts to the public. The site will be kept in a clean and safe condition by the business staff.

6. Finding: The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property. (SMC Section 16.168.050(E).)

Evidence: The design, location, size, and operating characteristics of the proposed land use are expected to increase the compatibility with existing and future land uses on-site and in the vicinity of the subject site. The proposed carwash is a compatible use with the surrounding Commercial General Plan designations.

South of the proposed land use, the neighboring residential development is

considered a noise-sensitive land use. To comply with the 2040 General Plan, Safety (SAF) would require that noise produced by commercial uses does not exceed 75 dB L<sub>dn</sub>/CNEL at the nearest property line. An Environmental Noise Assessment was prepared by Bollard Acoustical Consultants, Inc. on September 24, 2020, which stated that the noise levels generated by operations at the proposed carwash is predicted to comply with the City of Stockton noise level criteria by following these specific measures: all car wash and vacuum operations would be limited to business operation hours of 8:00am to 8:00pm and the project would construct an eight (8) foot tall masonry sound wall along the southern portion of the site. The exterior design, location, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property.

7. Finding: The proposed action would be in compliance with the provisions of the California Quality Act (CEQA) and the City's CEQA Guidelines. (SMC Section 16.168.050(F).)

Evidence: See CEQA findings below.

#### SMC Section 16.120.060 (Design Review: Findings)

8. Finding: The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances. (SMC Section 16.120.060(A).)

Evidence: The Project conforms to the Stockton Municipal Code and the Citywide Design Guidelines for both the site and the building.

9. Finding: The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City. (SMC Section 16.120.060(B).)

Evidence: The Project provides for a quality development on a vacant parcel within the City of Stockton. The scale of the building is single-story, and complementary to adjacent structures.

10. Finding: The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., awnings, exterior lighting, screening of equipment, signs, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed-use development. (SMC Section 16.120.060(C).)

Evidence: The architectural design of the structure provides for adequate lighting, screening of equipment, signs that conform to the City of Stockton Municipal Code, and architectural features that are supported by the Citywide Design Guidelines.

11. Finding: The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings. (SMC Section 16.120.060(D).)

Evidence: The project would not block any views from other structures or dominate their surroundings. The sole building for the Project is located at the corner of East Swain Road and West Lane, is small in stature, and is surrounded by landscaping. The remainder of the site is available for parking areas and landscape.

12. Finding: The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment. (SMC Section 16.120.060(E).)

Evidence: The site is currently vacant and has no landscaping. The Project will provide for new landscaping along East Swain Road and West Lane, as well as along the interior property lines. A mixture of trees and shrubs are being provided on the site to provide for an attractive environment.

13. Finding: The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards. (SMC Section 16.120.060(F).)

Evidence: The site has been designed to have one point of egress from East Swain Road and will not interfere with neighboring parcels or future development.

14. Finding: The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site. (SMC Section 16.120.060(G).)

Evidence: The site has been designed to ensure safety and efficiency with vehicular and pedestrian circulation. There is also adequate parking provided for customers and employees.

15. Finding: Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). (SMC Section 16.120.060(H).)

Evidence: The site is compliant with all American Disability Act regulations. There are no additional special requirements applicable to the Project.

16. The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-Fill Development Projects).

- a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The General Plan Land Use Map designates the subject site as Commercial. Presently, the Zoning Map provides a Commercial, Office (CO) Zone to the subject site which is inconsistent with the aforementioned General Plan Land Use Map designation. To remedy that inconsistency, the Project proposes to amend the Zoning Map and assign a consistent designation of Commercial, General (CG) which, pursuant to General Plan Table 2-1, is a consistent designation.
- b. The Project occurs within city limits on a site of no more than five acres substantially surrounded by urban uses. The site is approximately 0.85 acres and surrounded by urban development on all sides.
- c. The Project site has no value as habitat for endangered, rare, or threatened species. The site is surrounded by urban development and covered with a mixture of ruderal vegetation and gravel rocks and is currently undeveloped. The San Joaquin County Multi-Species Habitat Conservation Plan assigns a 'No Pay Zone (HAB2)' to the site.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. As substantiated by the Environmental Noise Assessment dated September 24, 2020, and prepared by Bollard Acoustical Consultants, Inc., no significant effect would result from the project under the topic of noise control.
- e. Based on information provided by the Stockton Municipal Utilities District, the site can be adequately served by all required utilities and public services.

17. The Project is not subject to any of the exceptions that limit the use of a categorical exemption as enumerated in the CEQA Guidelines section 15300.2 (Exceptions).

- C. Based on its review of the entire record herein, including the staff report and all supporting, referenced, and incorporated documents and all comments received and foregoing findings, the Planning Commission hereby approves the requested Administrative Use Permit and Design Review, subject to the following conditions:

#### Conditions of Approval

- 1. Comply with all applicable Federal, State, County, and City codes, regulations

and adopted standards and pay all applicable fees.

2. The property owners, developers and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document.
3. In order to minimize any adverse financial impact on the City of Stockton (COS) associated with development and/or use of the subject site, the ODS agrees that it will not challenge or protest any applicable fees associated with the development of the site, but if such fees are amended or modified, the ODS agrees to pay such fees as they may be amended or modified from time to time.

Project-Specific Conditions

4. This approval shall not be effective until and unless the Zoning Map Amendment for 6011 West Lane (APN 094-050-04) accompanying this application is approved by the Stockton City Council and becomes effective.
5. Prior to the issuance of a Certificate of Occupancy, the ODS shall install an off-site street light on Swain Road east of the proposed new commercial driveway in accordance with City Standards, and replace street trees and extend irrigation to the empty tree wells along the site frontage of East Swain Road and West Lane to comply with Stockton Municipal Code Section 16.72.180(C)(3). Replacement tree species shall be from the City of Stockton approved Master Street Tree Planting List.
6. Hours of operation for the carwash, inclusive of wash tunnel and vacuums, shall be limited to 8:00 am to 8:00 pm.

PASSED, APPROVED, and ADOPTED February 11, 2021.

  
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WAQAR RIZVI, CHAIR  
City of Stockton Planning Commission

ATTEST:

  
\_\_\_\_\_  
WILLIAM CREW, SECRETARY  
City of Stockton Planning Commission



EXISTING SITE PLAN  
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

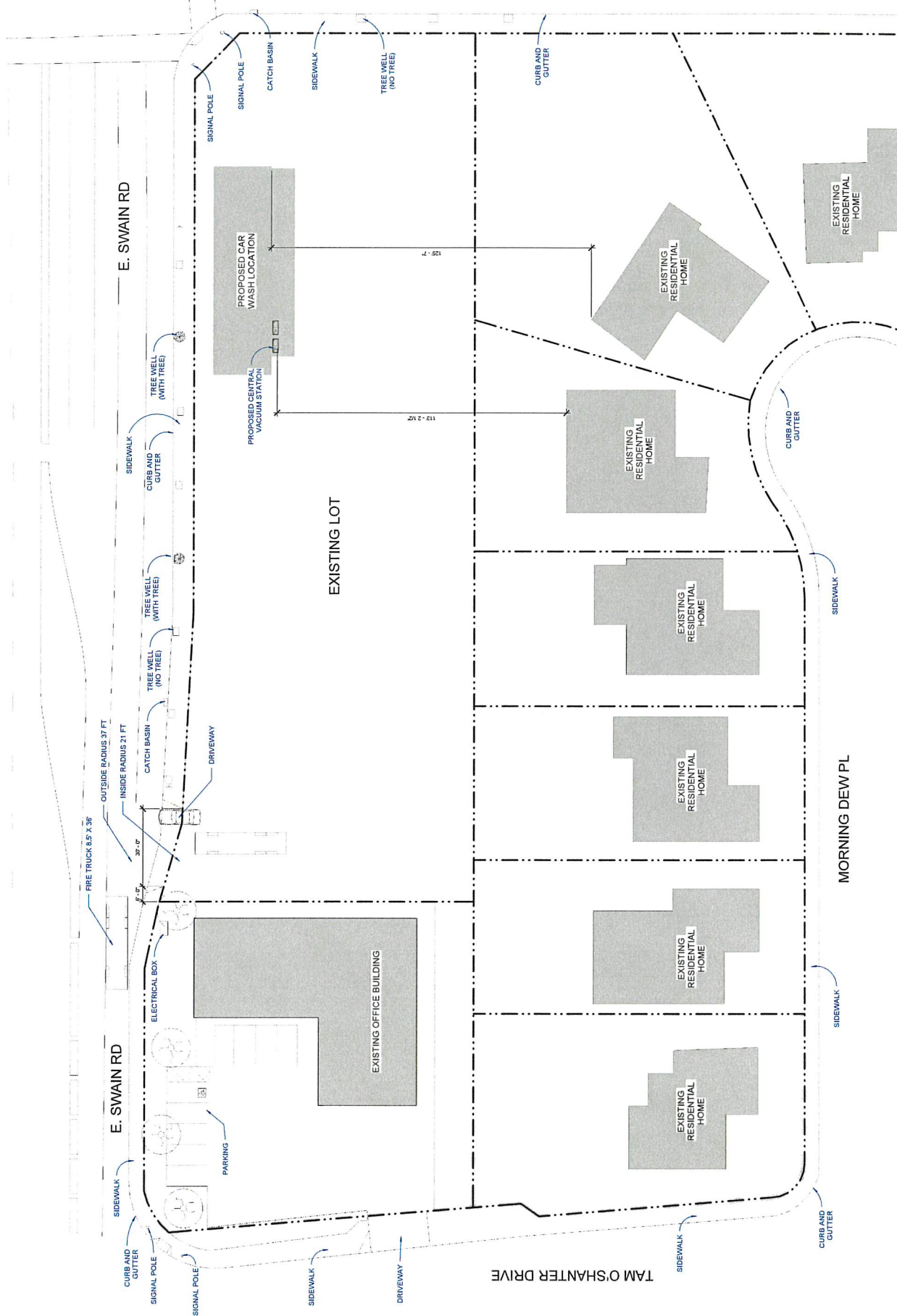




Exhibit 1

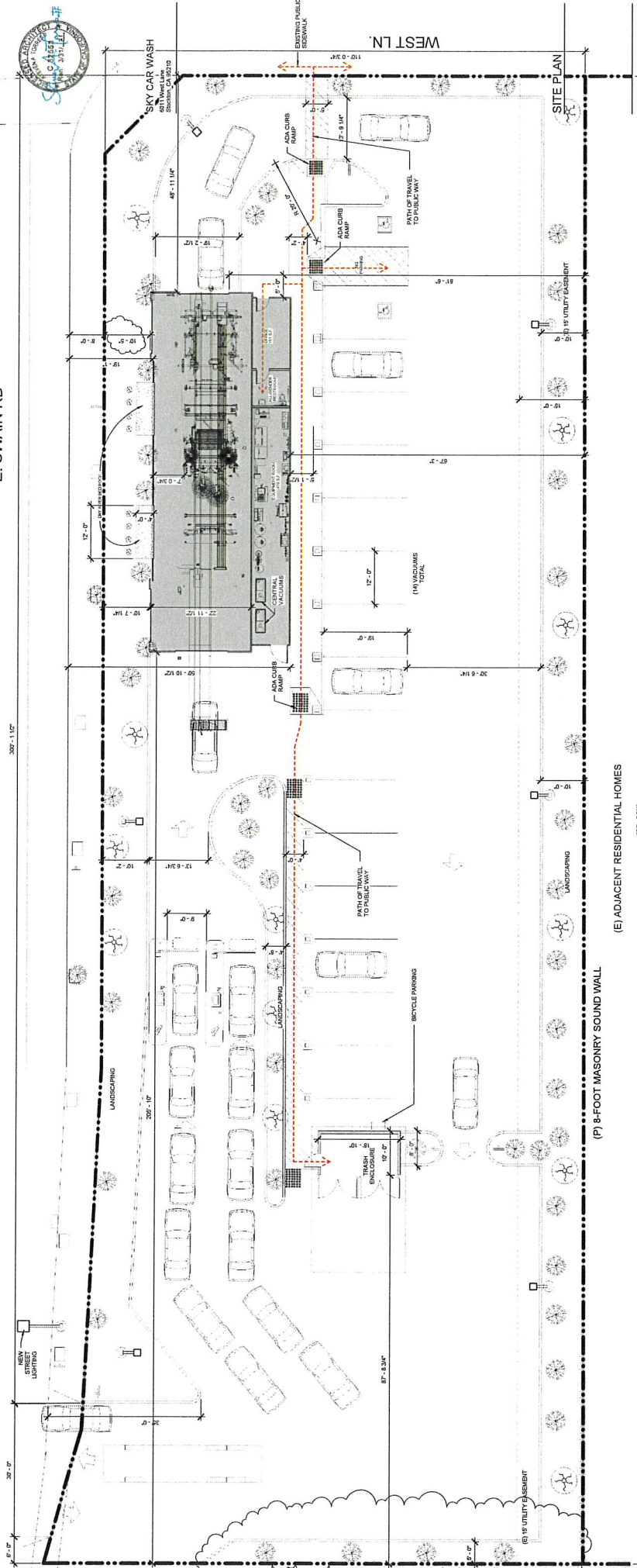


**APEX  
ARCHITECTURE**  
845 S. Commerce Street  
Stockton, CA 95206  
(209) 952-8878  
apexarchitect@comcast.net

Steven Anthony Torres II  
Architect # C32553

E. SWAIN RD

E. SWAIN RD



**SITE PLAN**  
SCALE: 1" = 10'-0"

**- HATCH PATTERN LEGEND**

- PROPOSED CAR WASH LOCATION
- CONCRETE
- ACCESSIBLE STRIPING
- EXISTING UTILITY EASEMENT

**PARKING ANALYSIS PER STOCKTON MUNICIPAL CODE TABLE 3-2**  
CAR WASHES FULL SERVICE - 1 SPACES WASH LANE - 5 PARKING SPACES REQUIRED - 20 SPACES PROVIDED - OK  
BUSINESS AND PROFESSIONAL OFFICE USE - 127 (BUSINESS) + 1 PARKING SPACE REQUIRED - 1 SPACE PROVIDED - OK  
9 PARKING SPACES REQUIRED - 21 PROVIDED - OK

**CSC TABLE 11B - 208.2**  
NUMBER OF SPACES REQUIRED: 170 25' x 1 ACCESSIBLE SPACE REQUIRED - 2 ACCESSIBLE SPACES PROVIDED - OK

ASSESSORS PARCEL NUMBER: 094-050-040-000

**A1**

APR 11 2020  
PROJECT: DATE 8-13-2020



DATE 8-13-2020  
PROJECT: DATE 8-13-2020

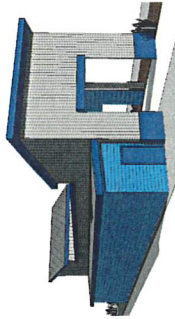


Exhibit 1

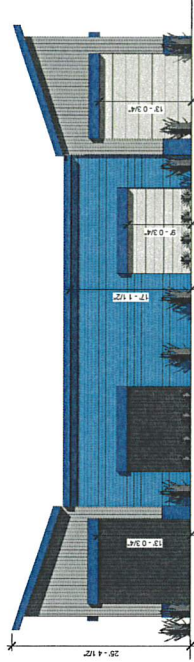


**APEX  
ARCHITECTURE**  
846 S. Commerce Street  
Stockton, CA 95208  
Tel: (209) 944-8888  
apexplanning@hotmail.com  
  
Steven Anthony Torres II  
Architect # C32553

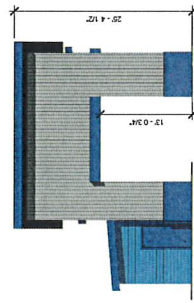
**SKY CAR WASH**  
6811 West Lane  
Stockton, CA 95210



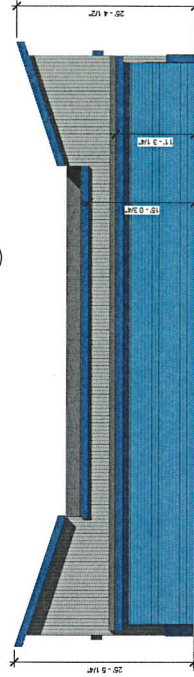
3D View 1



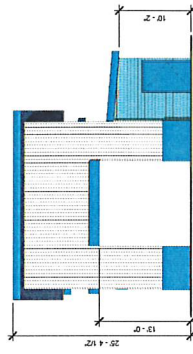
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SCALE: 1/8" = 1'-0"



2 EAST  
SCALE: 1/8" = 1'-0"



3 SOUTH  
SCALE: 1/8" = 1'-0"



4 WEST  
SCALE: 1/8" = 1'-0"

ELEVATION  
PLANS

- EXTERIOR FINISH SCHEDULE

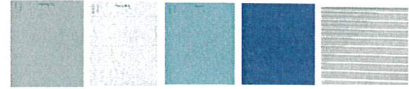
PAINTED EXTERIOR CEMENT PANELS  
MANF: SHERWIN WILLIAMS  
COLOR: MORNING FOG SW6255

PAINTED EXTERIOR CEMENT PANELS  
MANF: SHERWIN WILLIAMS  
COLOR: HINTING BLUE SW6519

PAINTED EXTERIOR CEMENT PANELS  
MANF: SHERWIN WILLIAMS  
COLOR: COSMOS SW6528

PAINTED EXTERIOR STUCCO & TRIM  
MANF: SHERWIN WILLIAMS  
COLOR: HYPER BLUE SW6965

EXTERIOR METAL WALL PANELS  
MANF: AMERIMAX OR EQUAL  
COLOR: GALVANIZED IRON SHEET METAL NATURAL



APEX  
PROJECT:  
DATE 8-13-2020  
  
SHEET NO. 1  
SHEET TOTAL 1  
REVISIONS

A1.5

CLAYTON WICK

PLANT LIST		20	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2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## PLANTING NOTES

[illegible]

## LANDSCAPE SUMMARY

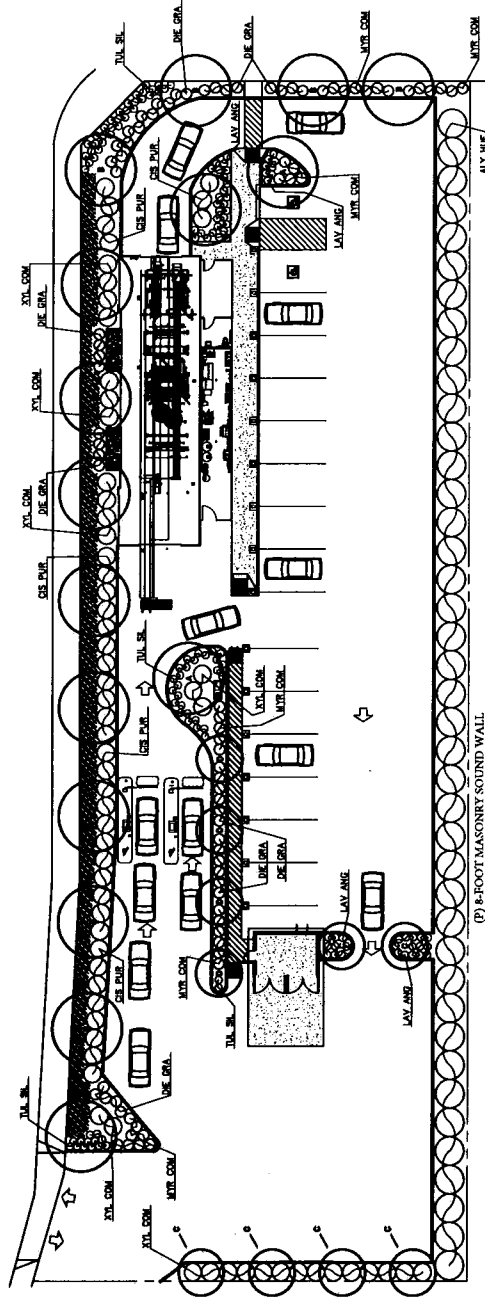
TOTAL LANDSCAPE AREA: 7,129 SQUARE FEET  
TOTAL IRRIGATED AREA: 7,129 SQUARE FEET  
MAWA: 97,659.46 GALLONS PER YEAR  
ETWU: 55,296.37 GALLONS PER YEAR

**COMPLIANCE STATEMENT:**

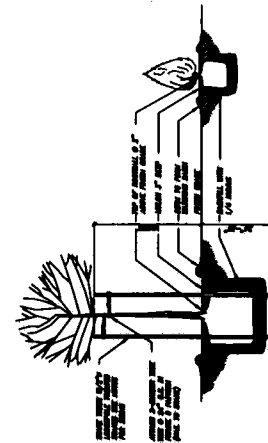
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JUSTIN NAME: CALIFORNIA  
LANDSCAPE ARCHITECT #600

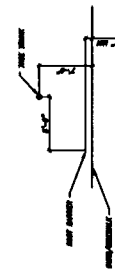
1/28/21



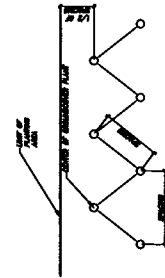
(P) 8-FOOT MASONRY SOUND WALL



## PLANTING & STAKING

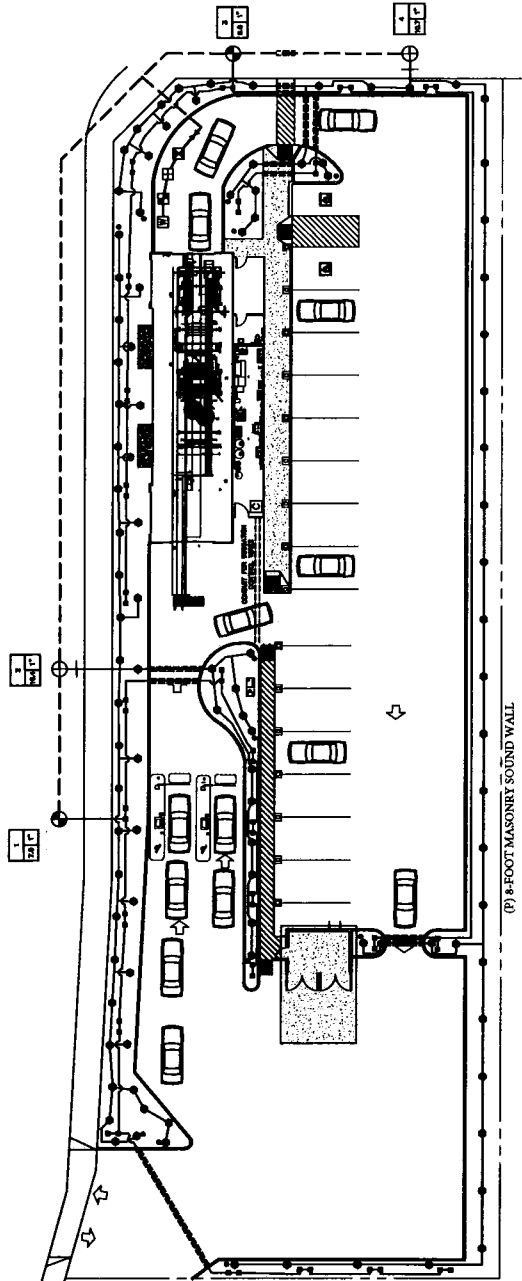


## ROOTBARRIER



GROUND COVER SPACING

NOT TO SCALE


$$\text{MAWA} = (49.1)(0.62)(0.45 \times 7,129)$$

$$\text{MAWA} = 97,659.46 \text{ GALLONS PER YEAR}$$

**INTERNET FUNDING INFORMATION**

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ET/PA (PP/A)	LANDSCAPE AREA (PA)	ET/PA X TOTAL WATER USE (ET/PA)	ESTIMATED TOTAL WATER USE (ET/PA)
LOW-BUILDING MEDIAN TREES	0.2	DP	0.81	0.3468	0.877	1,733.62	86,440.00
LOW-BUILDING MEDIAN TREES	0.5	DP	0.81	0.6772	182	93.53	2,868.37

HYPERCONE	VALUES	ESTIMATION METHOD	AREA	% OF LANDSCAPE AREA
LOW (small ones)	1.3	DEP	0.877 SF	07.87
MID (medium ones)	2	DEP	148 SF	2.13

NOTE: 7,128 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE.

PROJECT WATER PURVEYOR IS CALIFORNIA  
WATER SERVICE COMPANY (209) 464-8311

WATER USED ONSITE SHALL BE FROM A  
POTABLE WATER SOURCE

CALIFORNIA WATER HAS CONFIRMED A STATIC WATER PRESSURE OF 52 PSI ONSITE

