RESOLUTION NO. PC-2018-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING DESIGN REVIEW AND CONDITIONAL USE PERMIT APPLICATIONS FOR THE CONSTRUCTION AND OPERATION OF A SEMI-AUTOMATED CAR WASH AND RELATED SITE IMPROVEMENTS FOR SURF-THRU, INC. P17-0278 AND P17-0280

WHEREAS, April 14, 2017, Surf-Thru, Inc. applied for Design Review and Conditional Use Permit applications to construct and operate a semi-automated car wash and related site improvements located at 3598 Stanley Boulevard; and

WHEREAS, zoning for the property is PUD-C (Planned Unit Development – Commercial); and

WHEREAS, at its duly noticed public hearing of February 14, 2018, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331(32)(a-e), in-fill development; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for Conditional Use Permit

With respect to the Surf-Thru Conditional Use Permit, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. **That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.**

Objectives of the zoning ordinance include: fostering a harmonious, convenient, workable relationship among land uses; protecting existing land uses from inharmonious influences and harmful intrusions; and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, the proposed automated self-service car wash will be consistent with these objectives because: (1) the car wash would be located on a standalone parcel and be the sole tenant on the site; (2) other full- and self-service car washes in Pleasanton have been found to be compatible with surrounding businesses and uses; and (3) the project meets the parking requirements for a full-service car wash, has large setbacks to alleviate noise on adjacent properties, and would allow for on-site queuing.

The subject site is zoned PUD-C District, which permits a wide range of commercial uses, and requires Conditional Use Permit approval for full-service car washes. The proposed use will be in accordance with the purposes of the commercial zoning district

and will offer a service to the residents of Pleasanton and surrounding areas. As proposed and conditioned, the car wash and related components will not interfere with the ability of surrounding uses to operate or the overall site circulation, and will be compatible with adjacent uses.

B. **That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.**

The semi-automated, full-service car wash will be compatible with the existing uses on adjacent properties since the number of parking spaces available would exceed the parking demand for the proposed use, and would not generate excess noise, fumes, light, glare or other offsite impacts that would negatively affect properties in the vicinity. The City's Traffic Division's analysis concluded that the project will not generate significant AM or PM traffic or cause detrimental impacts to the surrounding uses or City streets. The proposed project would be required to meet the requirements of the Uniform Building Code and other applicable City codes intended to address the public health, safety and welfare. The car wash and proposed access and circulation would also be required to meet all Fire Code requirements and would not impede or otherwise adversely affect emergency access or on-site circulation. The applicant would be required to procure all Building and Safety Division permits prior to grading and/or construction. As described in Finding A, the proposed project will be compatible with the adjacent commercial uses and would include well-designed buildings and landscaping that would be consistent with the existing scale and character of Stanley Business Park. Therefore, the Planning Commission made this finding.

C. **That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.**

The site's PUD-C zoning conditionally permits the establishment of full-service car washes. As conditioned, the project will integrate the proposed use without detrimentally affecting the surrounding properties and the City in general. As with any use permit, this use can be suspended or revoked if the conditions are not met. As conditioned, the car wash would comply with all applicable provisions of the Zoning Ordinance.

Section 2: The Planning Commission hereby approves P17-0278 and P17-0280, Design Review and Conditional Use Permit applications to construct and operate a semi-automated car wash and related site improvements located at 3598 Stanley Boulevard, subject to the Conditions of Approval in Attachment 1, attached hereto and incorporated into this resolution by reference.

Section 3. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on February 14, 2018 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
David Nagler
Chair

ATTEST:

_____
Ellen Clark
Secretary, Planning Commission

APPROVED AS TO FORM:

_____
Julie Harryman
Assistant City Attorney

ATTACHMENT 1
DRAFT CONDITIONS OF APPROVAL

P17-0278 and P17-0280
3598 Stanley Boulevard, Surf-Thru Car Wash
February 14, 2018

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The applicant/developer/responsible party shall create and complete a "Conditions of Approval" checklist indicating that all conditions in Exhibit A have been satisfied, incorporated into the plans, and/or addressed. Said checklist shall be included as a plan sheet and incorporated into all plans submitted for review and approval by the City.

2. Prior to operation of the car wash, the applicant shall submit to the Planning Division written certification by the project acoustic consultant indicating that the drive-through car wash facility and vacuums are in compliance with all provisions of Chapter 9.04 of the Pleasanton Municipal Code (Noise Ordinance). If the project is found not to comply, modifications and/or replacement of equipment shall be required and subject to the review and approval of the Director of Community Development prior to modifications being made or new equipment being installed. Any necessary plan checks and/or inspections from the City for modifications to the existing equipment or installation of new equipment shall be at the applicant's expense.

3. The car wash dryer equipment shall have noise control systems subject to the satisfaction of the Director of Community Development. Manufacturer's specification sheets and related details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and permit issuance and subject to the review and approval of the Director of Community Development prior to issuance of building permits.

4. The screen wall around the electrical panel on the east side of the building shall be the same color and material of the building. This requirement shall be reflected on the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to issuance of building permits.

   The revised drawings shall be included with the plans submitted for issuance of a building permit and shall be subject to the review and approval by the Director of Community Development prior to issuance of a building permit for the project.

5. The construction plan sets submitted for issuance of a building permit shall show that a minimum of two trash receptacle and two recycling receptacle will be placed on the northern and southern sides of the car wash structure. The design and location of the receptacles are subject to review and approval by the Director of Community Development.

6. The plans submitted to the Building and Safety Division for plan check shall clearly show the details of the retaining wall along the western sidewalk path-of-travel connection to the existing Stanley Boulevard sidewalk. Said details shall be subject to the review and approval of the Community Development and Engineering Departments prior to issuance of permits.

7. Design details for the vacuums and related tubing and equipment shall be incorporated into all relevant plan sheets submitted to the Building and Safety Division for plan check. Said plans shall be subject to the review and approval of the Director of Community Development prior to issuance of permits.

8. Window specifications and typical installation details shall be included with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

9. Prior to installation, the applicant/project developer shall submit a sample of the wall finish for review and approval by the Director of Community Development.

10. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The applicant shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

11. No signage is approved as part of this application. All signage shall be subject to separate Sign Design Review approval prior to installation.

12. No newspaper dispensers shall be allowed outside of the building.

13. All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened so as to minimize visual impacts. The location of all backflow prevention devices, above ground irrigation controls, and above ground irrigation meters and the type of proposed screening shall be subject to the review and approval of the Director of Community Development prior to installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of landscaping satisfactorily integrated into the landscape plan. Weather protection devices such as measures to protect pipes from freezing shall require approval by the Planning Division prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

14. The buildings covered by this approval shall comply with the current City of Pleasanton's Garbage Service's recycling and composting programs. The trash enclosure shall be sized to accommodate trash, green waste, and recycling containers. The trash and recycling containers shall be kept inside the enclosure at all times, except during pick-up times. The trash enclosure shall meet all City and Livermore-Pleasanton Fire Department requirements.

The project shall be constructed with a flush-mounted photovoltaic (PV) system on the northernmost vacuum canopy. Details of the PV system and how it would be installed shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the building permit.

15. All proposed mechanical units, including but not limited to air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.

16. The location of any pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping or contained within an enclosure matching the building and with painted metal or wood gates. All transformers shall be shown on the plans submitted for issuance of building permits.

17. Prior to issuance of a building permit, the project developer shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the project developer shall pay any applicable Dublin-San Ramon Services District (DSRSD) sewer permit fee.

18. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc.

19. All parking spaces shall be striped. Wheel stops shall be provided unless the spaces are fronted by raised concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.

20. Final inspection by Planning Division is required prior to occupancy.

Landscape Division

21. The landscape and irrigation plans shall be revised to:
    a. Include the addition of 12 rosemary plants and two oak trees in the planter area west of the southern vacuum canopy.
    b. Include one oak tree immediately northeast of the trash enclosure and be installed such that it is in line with the oak tree in the planter area to the north.
    c. Include six London plane (*Platanus acerifolia* 'Columbia') trees, three feet from back of sidewalk, in the northernmost planter area.

d. Adjust the spacing of the *Baccharis pilularis* groundcover from 72 inches on center to 60 inches on center.
e. Include native, drought-tolerant landscaping along the south side of the new westernmost retaining wall;
f. Include *Cistus purpureous* in the southern planter area and *Westringia fruticosa* in the western and northern planter areas.
g. Replace the oak tree in the small eastern planter island with a London plane (*Platanus acerifolia 'Columbia').*
h. Include landscape around the screen wall shown on the eastside of the building.
i. Include plan notes that specify a dedicated irrigation meter or sub-meter, where applicable. City standard detail 707 shall be required if a sub-meter is used.
j. A revised plan sheet using the correct evapotranspiration adjustment factor (ETAF) (0.45) for the maximum applied water allowance (MAWA) calculations.
k. Include plan notes that specify compost at a minimum rate of four cubic yards per 1,000-square-foot of planting area.
l. Indicate that all mulch shall be a natural or brown color and noted as such on the plans.
m. Reflect the removal of Maintenance Period Note 11; and
n. Reflect the correct quantity of trees, shrubs, etc. being planted.

The revised plans shall be included with the plans submitted for issuance of a building permit and shall be subject to the review and approval by the City's Landscape Architect and Planning Division prior to issuance of a building permit for the project.

22. Detailed landscaping/irrigation plans shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. The landscaping plan shall include materials, sizing, and spacing. Plant species shall be of a drought-tolerant nature with an irrigation system that maximizes water conservation throughout the development (e.g. drip system).

23. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping installed as part of this project will be maintained at all times in a manner consistent with the landscape plan approved for this development. Said Agreement shall run with the land for the duration of the existence of the structure located on the property.

24. Prior to operation, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

25. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

26. The developer's landscape architect/design shall submit a certificate of completion that is accompanied by an irrigation audit and soils analysis to the City's Landscape Architect prior to final inspection from the Building and Safety Division. Said documents

shall be reviewed and approved by the City's Landscape Architect prior to the Building and Safety Division conducting a final inspection.

27. All trees used in landscaping shall be a minimum of twenty-four (24) box-size and all shrubs shall be a minimum of five (5) gallons.

28. The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (PWELO). Per Section 492.3 of PWELO, prior to issuance of a building permit, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division and shall be subject to the review and approval of the City's Landscape Architect prior to issuance of a building permit:

    a. Landscape Documentation Package, which includes:
        i. Project information.
        ii. Water Efficient Landscape Worksheet.
        iii. Soil management report.
        iv. Landscape design plan.
        v. Irrigation design plan; and
        vi. Grading design plan.

29. Per Section 492.9 of PWELO, upon completion of construction and prior to a final inspection by the Building and Safety Division, the applicant shall submit the following documentation in PDF format to the City's Landscape Architecture Division for review and approval:

    a. Certificate of Completion, which includes:
        i. Part 1: Project information sheet.
        ii. Part 2: Certificate of installation according to the landscape documentation package.
        iii. Part 3: Irrigation scheduling.
        iv. Part 4: Schedule of irrigation landscape and irrigation maintenance.
        v. Part 5: Landscape irrigation audit report; and
        vi. Part 6: Soil management report (if not previously submitted).

Traffic Engineering Division

30. The plans shall be revised to address and/or provide the following:
    a. A restriping plan for the Wyoming Street @ Washington Street center median.
    b. Sidewalk details that are consistent throughout the plan sheets.

    The revised drawings and associated details shall be included with the plans submitted for issuance of a building permit and shall be subject to the review and approval by the Director of Community Development prior to issuance of a building permit for the project.

31. The applicant shall pay traffic impact fees for the subject use as determined by the City Traffic Engineer. These fees shall be paid prior to issuance of a building permit.

32. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The Plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.

33. The haul route for all materials to and from the project shall be approved by the Traffic Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

Engineering Department

34. The applicant's contractor shall obtain an encroachment permit from the Engineering Department prior to performing work in the public right of way or within public easements. The applicant's contractor shall submit a completed and signed encroachment permit application, proof of insurance and a copy of a valid City of Pleasanton business license and any other requirements determined by the City Engineer as part of the encroachment permit application.

35. The applicant shall abandon all existing on-site septic tanks or holding tanks in compliance with the Alameda County Department of Health Services requirements prior to issuance of the encroachment or grading permit, whichever occurs first, unless otherwise approved by the City Engineer.

36. The applicant shall destroy or abandon all existing on-site wells in compliance with Alameda County Ordinance 73-68 and submit a copy of the Alameda County permit prior to issuance of the encroachment or grading permit, whichever occurs first, to the Engineering Department unless otherwise approved by the City Engineer.

37. The applicant shall notify the Engineering Department in writing of Zone 7's desire to retain any well concurrently with the first plan check of the improvement plans. The applicant shall submit a written request to the City Engineer for approval for the temporary use of an existing well for construction water or for permanent use such as non-potable outdoor landscaping irrigation.

38. The applicant shall abandon all existing unused utility service laterals per the City of Pleasanton Standard Specifications and Details dated November 2016. Details of the abandonment shall be shown on the improvement plans and shall be subject to the review and approval of City Engineer.

39. The applicant shall install separate domestic and irrigation water meters and services as provided for in the Municipal Code. The water meter details shall be shown on the improvement plans and shall be subject to the review and approval of the City Engineer.

40. All new and existing vaults (above and below ground) fronting the project shall be shown on plans submitted to the Building and Safety Division for plan check and permit

issuance and shall be subject to the City Engineer review and approval, prior to issuance of building permits.

41. The applicant shall set all existing and proposed utility vaults, on-site and adjacent to the project site, to the grade of the adjacent curb or sidewalk subject to the review and approval of the City Engineer and prior to the issuance of the certificate of occupancy.

42. The applicant shall apply a slurry seal treatment and restore the pavement markings, markers, and traffic lines to northbound and southbound Wyoming Street with limits from gutter lip to gutter lip and along the project site's frontage prior to the issuance of the certificate of occupancy. Details of the slurry seal treatment, pavement markings and markers, and traffic lines shall be shown on the improvement plans and shall be subject to the review and approval of the City Engineer.

43. The applicant shall install full trash capture devices at each connection point to the public storm drain system subject to the review and approval of the City Engineer and prior to the issuance of the certificate of occupancy.

44. The applicant shall not plant trees within eight feet of the existing public water, sanitary sewer, and storm drain mains located on the project site, unless otherwise approved by the City Engineer.

45. The haul route for all materials to and from this development shall be shown on the cover sheet of the improvement plans and shall be subject to the review and approval of the City Engineer prior to the issuance of the encroachment or grading permit, whichever occurs first.

46. The applicant shall include a Storm Water Pollution Control Plan with the improvement plans and shall be subject to the review and approval of the City Engineer. The Storm Water Pollution Control Plan shall include all applicable California Stormwater Quality Association storm water best management practices that apply for this project, which includes, but is not limited to, storm drain inlet protection, perimeter fiber roll for stormwater sediment and erosion protection, and a stabilized construction entrance(s).

STANDARD CONDITIONS

Planning Division

47. The proposed semi-automated car wash operation, site improvements, building design and site modifications approved by this Conditional Use Permit and Design Review shall conform substantially to the narrative, project plans, and color/material board, Exhibit B, marked "Received February 7, 2018," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operations may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.

48. If additional hours of operation, staff, or activities beyond that proposed in the applicant's narrative, Exhibit B, dated "April 14, 2017," on file with the Planning Division, are desired, prior City review and approval is required. The Community Development

Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

49. If operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion on the Community Development Director, this conditional use permit may be submitted to the Planning Commission for its subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.

50. These design review and conditional use permit approvals will lapse within one (1) year from the date of approval unless a building permit and zoning certificate are issued and construction has commenced and is diligently pursued toward completion or the City has approved an extension.

51. The project developer shall obtain a building permit from the Building and Safety Division and any other applicable City permits for the project prior to the commencement of any construction.

52. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

53. Prior to issuance of a building permit, the developer shall pay the required commercial development school impact fee as prescribed by state law and as adopted by the Pleasanton Unified School District. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

54. Any excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Community Development Director.

55. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.

56. Planning Division approval is required before any changes are implemented in site design, grading, building design, exterior colors or materials, landscape material, etc.

57. The project developer must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.

58. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. Prior to construction, the hours of construction shall be posted on site.

59. Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.

60. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Engineering Department

61. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.

62. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.

63. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.

64. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

65. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.

66. The improvement plans for this development shall contain signage and striping plans that are subject to the approval of the City Traffic Engineer.

Livermore-Pleasanton Fire Department

67. The building and trash enclosure shall be equipped with a fire sprinkler system. The system details shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Livermore-Pleasanton Fire Department prior to issuance of a building permit.

68. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

69. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

70. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

71. All commercial and industrial occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

72. A Hazardous Materials Declaration shall be provided for this tenant and/or use. The form shall be signed by the owner/manager of the company occupying the suite/space/building. No building permit will be issued until the Hazardous Materials Declaration is provided. The form is available through the permit center or from the LPFD Fire Prevention Bureau.

73. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

74. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

    - Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.

    - Backflow prevention or connections to the public water mains

75. Address numbers shall be installed on the front or primary entrance for the building. Minimum building address character size shall be 12-inch high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16-inch high by 1 ½-inch stroke minimum. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4-inch high by ¾ -inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

Building and Safety Division

76. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and show how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. The proposed plan must be approved by the Building and Safety Division prior to any building inspections. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins “trash materials only” and all recycling bins “recycling materials only.” The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

77. The applicant shall submit as-built site plan and building information to the City’s Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. If any changes or revisions to the approved plans occur during construction which affect the digital submittal, an updated as-built digital submittal must be resubmitted for GIS review no later than one month prior to scheduling a final inspection. The digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the Digital Plan Submittal Requirements for necessary data and file formatting requirements.

78. A sanitary sewer sampling manhole shall be provided on any new sanitary sewer lateral from the building, unless otherwise waived by the Chief Building Official.

79. The State of California’s Green Building Standards Code, “CALGreen,” as amended, shall apply to the project, as applicable.

80. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades (with accurate elevations above sea level indicated) and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

81. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal

Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

82. The applicant and/or developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying that the pad elevation(s) and building location (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structure.

Community Development Department

83. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.

84. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.

85. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

CODE REQUIREMENTS

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of the following list. The following items are provided for the purpose of highlighting key requirements.)

Planning Division

86. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved by temporary conditional use permit as part of a decorating plan in conjunction with

outdoor sales events. At no time shall spot lighting be used in conjunction with such grand openings and/or outdoor sales events.

Livermore-Pleasanton Fire Department (LPFD)

87. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2153. All required permits shall be obtained.

88. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2153. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies.

89. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2153 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.

90. City of Pleasanton Ordinance 2153 requires that all new occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through their website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.

91. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection."

    - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.

    - All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.

    - All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

92. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.

*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.

93. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

94. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.

95. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2083. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

STANDARD URBAN STORMWATER CONDITIONS

96. The project shall comply with the NPDES Permit No. CAS612008, dated November 19, 2015, and amendments, issued by the California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the City of Pleasanton Engineering Department, Alameda County Clean Water Program and at State Water Board:

(http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml;

The project shall comply with the “Construction General Permit” as required by the San Francisco Bay Regional Water Quality Control Board:

(http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

A. Design Requirements

1. The NPDES Permit design requirements include, but are not limited to, the following:

   a) Source control, site design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalks.
   b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.

c) The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
d) The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.

2. The following requirements shall be incorporated into the project:

a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.

b) In addition to natural controls the project developer may be required to install a structural control, such as an oil/water separator, sand filter, or approved equal (on-site) to intercept and pre-treat stormwater prior to reaching the storm drain. The design, locations, and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to issuance of building permits. The structural control shall be cleaned at least twice a year: once immediately prior to October 15 and once in January.

c) The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of building permit plan check submittal and an updated detailed copy of calculations with subsequent submittals.

d) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.

I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
III. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

e) Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.

These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.

f) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.

g) All metal roofs, if used, shall be finished with rust-inhibitive paint.

h) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

The Construction General Permit's construction requirements include, but are not limited to, the following:

Construction activities (including other land-disturbing activities) that disturb one acre or more (including smaller sites that are part of a larger common plan of development) are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf

Stormwater

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review by the City Engineer/Chief Building Official prior to issuance of building or engineering permits. A reviewed copy of the SWPPP shall be available at the project site until engineering and building permits have been signed off by the inspection departments and all work is complete. A site specific SWPPP must be combined with proper and timely installation of the Best Management Practices (BMPs), thorough and frequent inspections, maintenance, and documentation. Failure to comply with the reviewed construction SWPPP may result in the issuance of correction notices, citations or stop work orders.

2. The amendments to the SWPPP and all the inspection forms shall be completed and available at the site for inspection by the city, county or state staff.

3. The project developer is responsible for implementing the following BMPs. These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.

    a) The project developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.

    b) All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.

    c) Gather all sorted construction debris on a regular basis, place it in the appropriate container for recycling, and empty at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.

    d) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.

    e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

    f) Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.

g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.

h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into streets, gutters, or storm drains.

i) Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage "topping off" of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.

j) Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.

k) Equipment and vehicle maintenance area: Use an off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep a stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation and Maintenance Requirements

The project shall comply with the operation and maintenance requirements of the NPDES Permit. All regulated projects (such as commercial, industrial, residential subdivision, mixed use, or public projects) that create and/or replace 10,000 square feet or more of impervious areas shall enter into a recorded Stormwater Operation and Maintenance (O&M) Agreement for treating stormwater runoff from the site in perpetuity. The agreement is required to be recorded at the Alameda County Recorder's Office in a format approved by City.

1. The Operation and Maintenance Agreement shall clarify that the property owner(s) of the site shall be responsible for the following in perpetuity:

    a. Maintaining all private stormwater treatment measures on the project site.
    b. Annually submitting a maintenance report to the City Operations Services Department, Utilities Division, addressing the implementation of the Operation and Maintenance Agreement requirements.

The preliminary signed/notarized stormwater Operation and Maintenance Agreement (O&M) shall be submitted to the Engineering Division prior to any construction permit is granted by the City of Pleasanton.

The final O&M is subject to review and approval of the City Engineer/City Attorney. Prior to recordation of the final O&M the following will be required: 1) All exhibits to the

agreement should be updated to reflect stormwater devices' as-built conditions, 2) Letter signed and stamped by the design consultant that all storm water treatment areas and hydro-modification control devices have been constructed in accordance with the approved design plans, 3) Joint inspection of stormwater treatment areas and hydro-modification devices by the City inspector and the project superintendent to verify the proper installation.

2. The Operation and Maintenance Agreement responsibilities shall include, but not be limited to the following:

   a. Repainting text near the drain inlets to state "No Dumping – Drains to Bay."
   b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
   c. Ensuring wastewater from industrial, commercial, and covered vehicle wash areas and equipment washing operations is not discharged to the storm drain system.
   d. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
   e. Cleaning all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
   f. Sweeping regularly but not less than once a month, driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
   g. Mowing and removing clippings from vegetated swales with grasses on a regular basis.

< END >

Environmental Noise Assessment

Full-Service Carwash at 715 E. Nees Avenue

Fresno, California

BAC Job #2011-009

Prepared For:

Vermeltfoort Architects, Inc.
c/o Mr. Robert Vermeltfoort
8525 N. Cedar Avenue, Suite 106
Fresno, California 93720

Prepared By:

Bollard Acoustical Consultants, Inc.

Jason Mirise

January 31, 2011

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Acoustical Consultants

3551 Bankhead Road ▸ Loomis, CA 95650 ▸ Phone: (916) 663-0500 ▸ Fax: (916) 663-0501 ▸ BACNOISE.COM

INTRODUCTION

The project is a proposed full-service car wash facility and separate office building complex located at 715 E. Nees Avenue in Fresno, California. The project site is located on the south side of E. Nees Avenue between First Street and Bond Road, and is adjacent to commercial development to the west, the Woodward Park Station Post Office to the east, and the Kastner Intermediate School to the south. The project property is currently vacant. Please refer to the site plan graphic presented as Appendix A.

Due to the proximity of the project car wash to adjacent school uses to the south, the project developer and the City of Fresno have requested an environmental noise assessment to ensure that the applicable noise standards are satisfied. In response to this request, the project applicant has retained Bollard Acoustical Consultants, Inc. to perform the following study. The purposes of this study are to quantify noise levels associated with the proposed car wash, compare the project noise exposure to the applicable City of Fresno noise level performance standards, and if necessary, recommend measures to mitigate any significant impacts at neighboring noise-sensitive uses.

ACOUSTICAL TERMINOLOGY

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that human hearing can detect. If the air pressure variations occur frequently enough (at least 20 times per second), they may be interpreted as sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz). Definitions of acoustical terminology are presented in Appendix B of this report.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. The decibel scale was devised to address this problem. The decibel scale uses the threshold of human hearing (generally 20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers within a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness.

Table 1 illustrates noise levels associated with common noise sources. The perceived loudness of sounds is dependent on many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by filtering the sound signal using the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard descriptor for environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels.

Table 1
Typical A-Weighted Noise Levels of Common Sources

Level, dB	Noise Description
130	Threshold of pain
120	Jet aircraft take-off at 100 feet
110	Riveting machine at operator's position
100	Shotgun blast at 200 feet
90	Bulldozer at 50 feet
80	Diesel locomotive at 300 feet
70	Commercial jet aircraft interior during flight
60	Normal conversational speech at 5-10 feet
50	Open office background level
40	Background level within a residence
30	Soft whisper at 2 feet
20	Interior of recording studio

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level (L_{eq}). The Hourly L_{eq} (equivalent sound level over a 60 minute period) is the foundation of the day/night average sound level (L_{dn}) and shows very good correlation with community response to noise. The L_{dn} is based on the average sound level over a 24-hour day, with a +10 decibel weighting (penalty) applied to sounds during nighttime hours (10 p.m.-7 a.m.). The nighttime penalty is based on the assumption that people react to nighttime noise exposures as though they are twice as loud as daytime exposures.

Because the L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. For this reason, the City of Fresno utilizes hourly performance standards for non-transportation noise sources; specifically, the Hourly L_{eq} and L_{max} are used to assess noise generated by the project. The L_{max} is the maximum noise level which may occur during a given time period, and the Hourly L_{eq} is the logarithmic average over a continuous 1-hour period.

As noted previously, acoustical terminology used in this report is contained in Appendix B.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

This project is subject to the City of Fresno Noise Element of the General Plan noise level performance standards as summarized in Table 2. The facility will not operate during nighttime hours (10 p.m.-7 a.m.), and is not subject to the nighttime noise exposure criteria. For this project, noise exposure is estimated at the property line of the intermediate school to the south.

Table 2
City of Fresno Maximum Allowable Noise Exposure Criteria
Stationary (Non-Transportation) Noise Sources

Noise Level Descriptor	Daytime (7 a.m.-10 p.m.) Noise Level, dB	Nighttime (10 p.m.-7 a.m.) Noise Level, dB
Hourly L_{eq}	50	45
L_{max}	70	65

NOISE LEVEL MEASUREMENT EQUIPMENT

Noise level measurement equipment included Larson-Davis Laboratories (LDL) Model 820 precision integrating sound level meters equipped with LDL Model 2560 ½" microphones. The systems were calibrated in the field before use with a LDL Model CAL200 acoustical calibrator. The measurement microphones were placed on tripods approximately 5 feet above the ground. The sound level meters were programmed to record L_{eq} and L_{max}.

EXISTING AMBIENT NOISE ENVIRONMENT

The existing noise environment in the project vicinity consists primarily of traffic on E. Nees Avenue, and local commercial, Post Office, and school activities. To quantify existing background noise levels at the project site, Bollard Acoustical Consultants, Inc. conducted short-term (15-minute) ambient noise level measurements near the center of the property (Site 1) and south property line (Site 2). Please see Appendix A for the approximate measurement locations. The ambient noise level measurements were completed on January 24, 2011 from 2-3 p.m. Table 3 shows a summary of the noise measurement results.

Table 3
Summary of Short-Term Ambient Noise Level Measurements
Proposed Full-Service Car Wash at 715 E. Nees Avenue – Fresno, California

Site	Measured Daytime L_{eq}, dB	Measured Daytime L_{max}, dB
1	51	62
2	51	62

The noise level data presented in Table 3 indicate that existing ambient noise levels may exceed the L_{eq} performance standards presented in Table 2. However, the measured noise exposure was within 1 dB of the City's daytime criterion, and to provide a conservative assessment of noise impact, the City's criteria were used without adjustment/increase in the following assessment.

EVALUATION OF PROJECT-RELATED NOISE LEVELS

The project includes a semi-automatic car wash and coin-op vacuum stations as indicated in Appendix A. Bollard Acoustical Consultants, Inc. applied reference noise level data collected for a similar car wash facility and assumed standard spherical spreading loss (-6 dB per doubling of distance) to estimate project-related noise exposure at the closest noise-sensitive use.

Reference Noise Level Measurements

Reference noise level measurements were completed at the Cruizer's Carwash facility in Auburn, California on January 27, 2011 (Thursday). Measurements were completed between 12-1 p.m. during a relatively active time at the facility (i.e., continuous use of the car wash and moderate use of the vacuum stations) for a continuous period of 20 minutes. Measurements were completed at the entrance end of the car wash tunnel approximately 25 feet from the entrance opening. The Cruizer's Carwash facility is very similar to the project facility in both size and function, and features modern car wash equipment that is expected to produce similar noise exposure. The noise level measurement data represents all car wash noise sources, including cars idling and moving in the drive lane, power washers used by attendants at the tunnel entrance, car wash scrubber equipment, car wash dryer equipment (with noise control systems), and minor contribution from car wash vacuum stations. A summary of the reference noise levels is provided in Table 4.

Analysis

Using the reference noise level data presented in Table 4 and assuming standard spherical spreading loss (-6 dB per doubling of distance), unmitigated, project-related noise exposure at the south property line (intermediate school property line) was calculated to be approximately 48 dB Hourly L_{eq} and 61 dB L_{max}. This noise exposure represents continuous operation of the car wash and moderate use of the coin-op vacuum stations during a busy hour of activity. This noise exposure satisfies the applicable 50 dB L_{eq} and 70 dB L_{max} daytime noise exposure limits, and would not be expected to add significantly to the existing ambient noise environment at the neighboring intermediate school to the south. This assessment does not account for acoustical shielding that would be provided by proposed office buildings to the south of the car wash facility.

Table 4
Summary of Measured and Projected Noise Levels
Based on Reference Noise Level Measurements at Cruizer's Carwash – Auburn, California
January 27, 2011 – 12-1 P.M.

Location	Measured L_{eq}, dB	Measured L_{max}, dB
25 Feet From Car Wash Entrance	71	84
South Property Line (350 Feet From Car Wash Entrance)	48	61

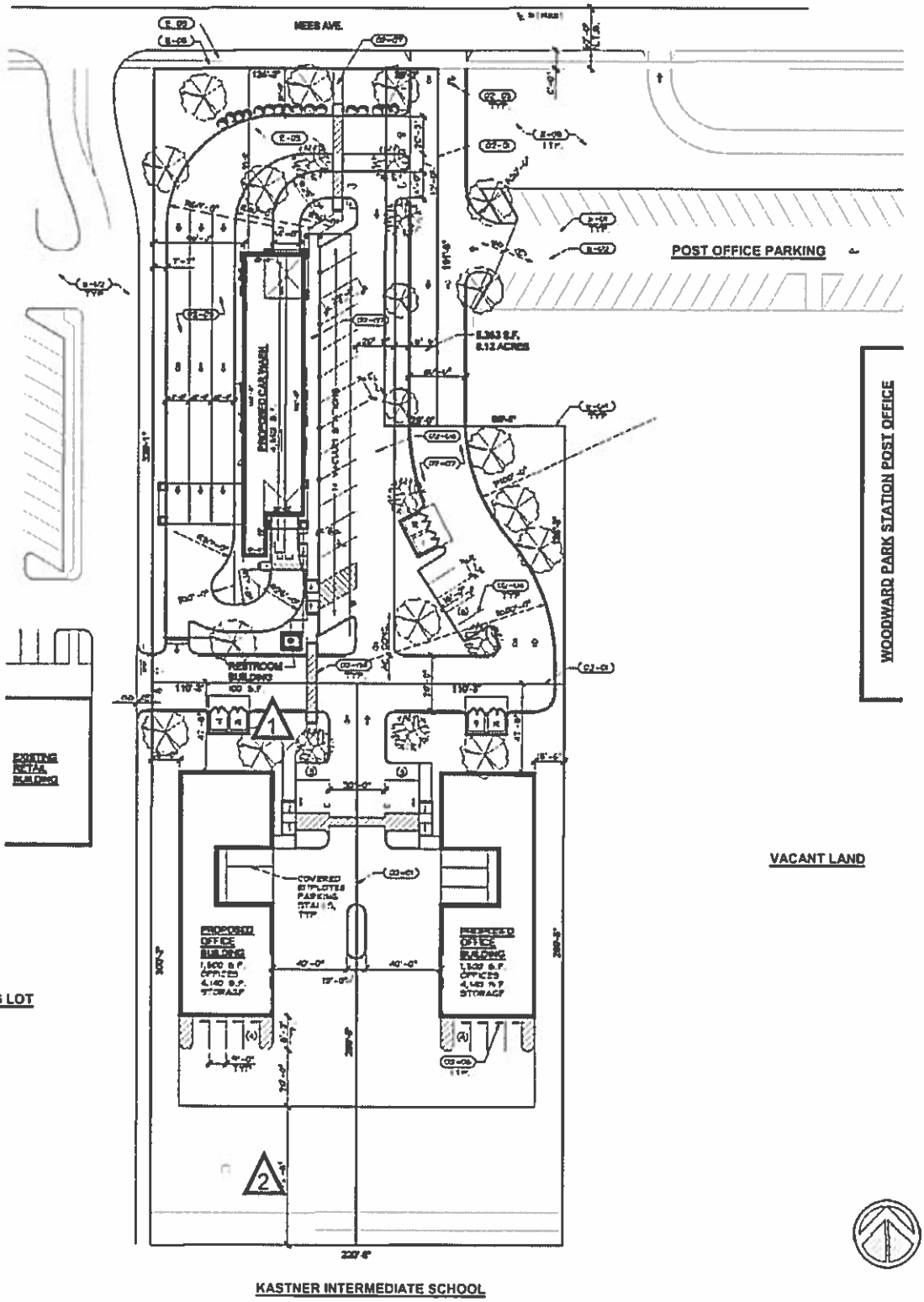
CONCLUSIONS AND RECOMMENDATIONS

Noise levels associated with daily operation of the proposed full-service car wash facility at 715 E. Nees Avenue in Fresno, California at the Kastner Intermediate School property to the south are expected to satisfy the City of Fresno daytime noise level performance standards. Additionally, project noise would not be expected to significantly increase ambient noise exposure at the school. The project facility would be closed during nighttime hours and is not subject to nighttime noise exposure criteria. As a result of this assessment no noise mitigation is required for this project. It is expected that construction of the proposed office buildings to the south of the car wash facility would provide additional noise insulation for the intermediate school facility.

These conclusions are based on the attached site plan (Appendix A) and reference noise level data presented above. Deviations from the provided plan or substantial differences in the project equipment from that measured could cause noise levels to differ from those presented above.

Please contact me at (916) 663-0500 or jasonm@bacnoise.com if you have any questions or require additional information.

Appendix A
Proposed Full-Service Car Wash
715 E. Nees Avenue – Fresno, California



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: Ambient Noise Measurement Location

100 Feet

Appendix B
General Acoustics Terminology

Acoustics The physics of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human auditory response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 – 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

Impulsive Sound of short duration, usually less than one second with an abrupt onset and rapid decay.

L_n The sound level exceeded "n" percent of the time during a sample interval (L_{50}, L_{25}, L_8, etc.). L_{50} equals the level exceeded 50 percent of the time.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

Masking The amount (or the process) by which the threshold of audibility for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

NLR Noise Level Reduction. The arithmetic difference in noise levels between two conditions. (e.g., NLR = L_1 - L_2 or NLR = L_{source} - $L_{receiver}$ or NLR = $L_{exterior}$ - $L_{interior}$).

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

SEL Sound Exposure Level. The equivalent sound level over a 1 second time interval for a discrete sound event (e.g., aircraft overflight).

Simple Tone Any sound which is distinguishable as a single pitch or set of single pitches.

STC Sound Transmission Class. A single-number representation of a partition's noise insulation performance.

September 7, 2017

Mr. Robert Vermeltfoort
Vermeltfoort Architects, Inc.
8525 N. Cedar, Suite 106
Fresno, CA 93720

Subject: Vacuum Noise Level Measurements at the Chico Surf Thru Express Car Wash

Dear Mr. Vermeltfoort,

Pursuant to your request, Bollard Acoustical Consultants, Inc. (BAC) has completed noise level measurements of the vacuum operations at the Surf Thru Express Car Wash located at 2470 Forest Avenue in Chico, California. A Larson Davis Laboratories (LDL) Model 831 precision integrating sound level meter and real-time analyzer was used to complete the noise level measurement survey. The meter was calibrated before use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The noise level measurements were conducted between 2 p.m. and 3 p.m. on August 16, 2017. Weather conditions during the monitoring period consisted of clear skies, moderate relative humidity, calm winds, and an ambient temperature of 85° F. At a position of approximately 60 feet from the center of the vacuum area, overall vacuum noise levels were measured to be 64 dB. Attachment A provides photographs of the noise level measurement location.

Please contact me at (916) 663-0500 or JonL@bacnoise.com if you have any comments or questions regarding this letter.

Sincerely,

Bollard Acoustical Consultants, Inc.

Jonathan Lopez
Senior Consultant

Attachment

Attachment A

Vacuum Noise Measurement Photos
Surf Thru Express Car Wash - Chico, California

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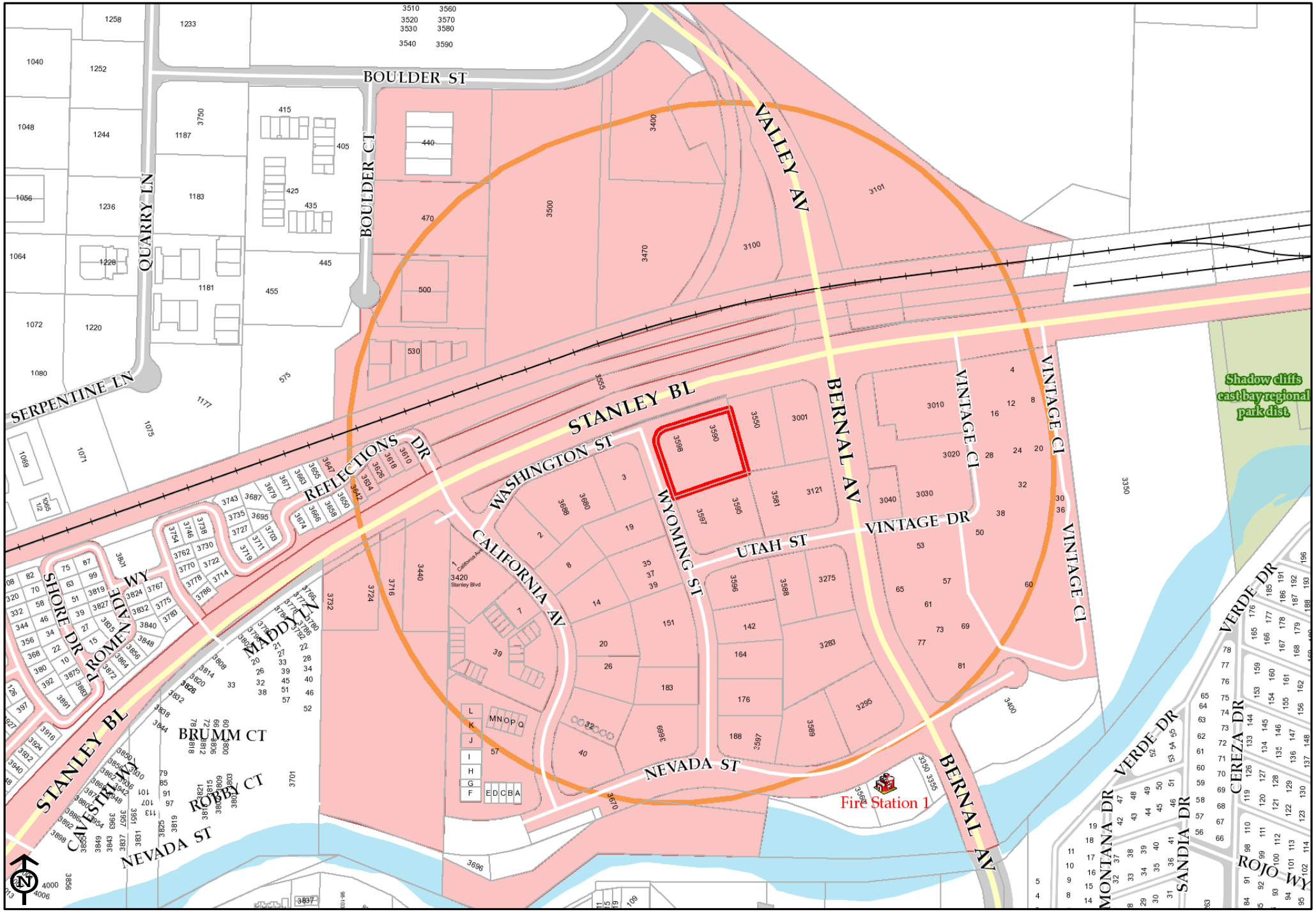

1:4,800

0 0.05 0.1 mi

0 300 600 Feet

P17-0278 and P17-0280, 3598 Stanley Blvd., Surf-Thru, Inc.

Planning Division
January 9, 2018

THE CITY OF PLEASANTON