



AGENDA
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF JANUARY 15, 2015
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. Call To Order.
2. Pledge Of Allegiance.
3. Roll Call.
4. Approval Of The Agenda.
5. Approval Of Minutes From The May 15, 2014 Meeting. ([View Minutes](#))
6. Items From The Public.
7. New Business
 - a. Public Hearing
 - Site Plan Review No. 2014-02** ([View Report](#))
 - Applicant:** Carolyn Beach On Behalf Of Westside Pallet Inc.
 - Description:** Conduct A Site Plan Review For The Development Of A Pallet Manufacturing Facility.
 - Location:** The Subject Property Is Located In The 2100 Block Of "L" Street, More Specifically Described As Merced County Assessor's Parcel Number 054-022-001.
8. Items From Commissioners.
9. Items From Director And Staff.
10. Adjournment.



MINUTES
NEWMAN PLANNING COMMISSION
REGULAR MEETING OF MAY 15, 2014
CITY COUNCIL CHAMBERS, 7:00 P.M., 938 FRESNO STREET

1. **Call To Order** - 7:01 P.M.
2. **Pledge Of Allegiance.**
3. **Roll Call PRESENT:** Sloan, Day, Maurer And Allan.
ABSENT: Coleman (Excused).
4. **Approval Of The Agenda.**

ACTION: On Motion By Day Seconded By Maurer And Carried By The Following Roll Call Vote, The Agenda Was Approved. AYES: Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

5. **Approval Of Minutes From The March 20, 2014 Meeting.**

ACTION: On Motion By Sloan Seconded By Day And Carried By The Following Roll Call Vote, The Minutes From The March 20, 2014 Meeting Were Approved. AYES: Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

6. **Items From The Public** - None.
7. **New Business**

- a. **Public Hearing**

Recommend Approval of Ordinance No. 2014- ,Amending the Sherman Ranch Development Agreement

Applicant: SCM Hearthstone, LLC

Description: Approve The Proposed Changes To The Sherman Ranch Development Agreement.

Location: The Subject Property Is Located In Northeast Newman, More Specifically Described As Assessor's Parcel Book 049, Pages 054 Through 063.

City Planner Ocasio Presented The Proposed Changes To The Sherman Ranch Development Agreement.

Chairperson Allan Opened The Public Hearing At 7:08 P.M.

There Being No Public Comment, Chairperson Allan Closed The Public Hearing At 7:09 P.M.

ACTION: On Motion By Maurer Seconded By Day And Carried By The Following Roll Call Vote, The Planning Commission Recommended Approval of Ordinance No. 2014- ,Amending the Sherman Ranch Development Agreement. AYES: Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

b. Public Hearing

Site Plan Review No. 2014-01

Variance No. 2014-01

Applicant: Teter Architects And Engineers On Behalf Of Saputo Cheese USA, Inc.

Description: Conduct A Site Plan Review And Variance For The Construction/Installation Of A 25' X 40' Equalization Tank Along Their Western Property Line Within The Required 20' Setback Area.

Location: The Property Is Located On The Corner Of Inyo Avenue And "L" Street At 691 Inyo Avenue, Approximately 300 Feet South Of Merced Street.

City Planner Ocasio Presented And Reviewed Site Plan Review No. 2014-01 And Variance No. 2014-01.

Chairperson Allan Opened The Public Hearing At 7:21 P.M.

Don Pahl, Saputo Project Manager, Reviewed The Truck Traffic Patterns For The Saputo Plant And Noted That The Trucks Enter From "L" Street And Typically Exit Onto Inyo Or The Other Northern "L" Street Exit. Pahl Explained That The Proposed Location Was Ideal Because They Would Be Able To Utilize Gravity Flow.

Mike Auchter, Teter Architects, Stated That He Was Representing Saputo Cheese USA, Inc. And Noted That The Planning Commission Could Approve The Proposed Location Due To A Hardship; He Explained That It Would Not Be A Financial Hardship But More Of An Operational Hardship. Auchter Pointed Out That The Proposed Equalization Tank Would Benefit The City And Allow Saputo To Better Regulate Their Wastewater Output. He Commented That Other Properties In The Area Have Buildings Within The 20' Right Of Way. Auchter Also Stated That The Tank Would Be Placed On A Concrete Pad That Was Two Feet Tall And Would Be Set Back Two And A Half Feet From The Edge Of The Pad. He Indicated That The Tank's Stainless Steel Finish Will Not Create A Glare And Prevent Rust Issues.

Don Pahl Asserted That You Don't Typically Paint Stainless Steel Because Paint Does Not Bond Well To The Material. Pahl Emphasized That The Proposed Tank Will Allow Saputo To Maintain A Steady Flow Rate As Well As Reduce And Equalize pH Levels To Allow For Better Wastewater Processing.

Commissioner Maurer Questioned Why The Chosen Location Was Better And Asked If They Had Any Concerns That The Tank Would Be Struck By Trucks.

Don Pahl Noted That The Main Sewer Lines Are Near The Proposed Location And That Relocating It Would Require A Change As It Pertains To Gravity Flow And Essentially Force Them To Change The System. Pahl Asserted That The Two-Foot High Pad Would Prevent Damage To The Tank.

Commissioner Day Asked About The Thickness Of The Tank And The Potential Of A Penetration Or Damages.

Don Pahl Indicated That The Tank's Walls Varied From 7 Gauge To 12 Gauge In Thickness And Pointed Out That The Tank Was Rated For 31,000 Pounds Per Square Inch.

Commissioner Day Inquired About Locations Of Onsite Sewer Lines And The Possibility Of Relocating The Tank.

Bob Apodaca, Saputo Maintenance Manager, Stated That The Plant May Have Issues Regarding A Gravity Flow Backup If The Tank Is Relocated.

Commissioner Sloan Noted That She Was In Favor Of Granting The Variance And Stated That She Thought It Was A Good Project With Good Reasoning For The Proposed Location.

Paul Wallace, 2025 "N" Street, Noted That This Company Is A Poor Neighbor That Generates A Lot Of Traffic. He Rhetorically Asked The Commission Why They Should Lower City Standards For A

Substandard Neighbor. He Stated That, In Five Minutes, He Had Picked Up A Bag Full Of Garbage Left By Trucks From Saputo. He Noted That Their Speakers Are Very Loud And That They Are An Inconsiderate Neighbor. Wallace Recommended That The Commission Not Approve The Variance. He Stated That Saputo Had Proved That They Are Not Good Neighbors And That They Do Not Do The Right Thing. He Concluded By Asking The Commission To Remember What They Leave In Our Town And Noted That The Area Would Be More Dangerous.

Bob Apodaca Commented That The Plant Will Begin Using Two-Way Radios For Communications And Stated The Saputo Can't Be Held Responsible For Everyone Else's Garbage.

Mike Auchter Clarified That It Would Be A One-Way Entrance Near The Tank.

Dave Silveira, Dave Silveira Construction, Noted That The Pictured Yellow Bollards Were To Keep Pallets From Hitting The Fence And Reiterated That It Would Be One-Way Traffic Near The Tank.

Commissioner Day Stated That He Had Reservations About The Location And Thought That The Tank Could Be Relocated.

Commission Maurer Noted That She Understands Why They Want To Locate The Tank At The Proposed Location But Is Concerned About Safety And Visual Impacts And Would Like The Applicant To Consider An Alternate Location.

ACTION: A Motion By Sloan To Approve The Site Plan Review And Variance As Submitted Along With The Conditions Of Approval Failed To Receive A Second.

ACTION: On Motion By Day Seconded By Maurer, The Public Hearing Was Continued To June 19, 2014 To Allow The Applicant To Consider Potential Impacts Of Relocating The Tank Outside The Variance Area By The Following Roll Call Vote: AYES Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

Don Pahl Requested That The Commission Reopen The Public Hearing And Consider An Alternate Plan. He Noted That They Had Alternate Rendering and a Revised Engineering Drawing Showing The Tank In An Alternate Location.

ACTION: On Motion By Maurer Seconded By Sloan And Carried By The Following Roll Call Vote, The Planning Commission Reopened The Public Hearing At 8:18 PM. AYES: Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

Mike Auchter Presented An Alternate Plan.

Don Pahl Noted That The Tank Would Be Moved Outside Of The 20' Setback Area Also Referred To As The Variance Limitation.

There Being No Further Public Comment, Chairperson Allan Closed The Public Hearing At 8:33 P.M.

ACTION: On Motion By Day Seconded By Maurer And Carried By The Following Roll Call Vote, The Planning Commission Approved Site Plan Review No. 2014-01 With The Added Conditions Of Curb And Gutter Along The Tank's "L" Street Frontage And Interior Trees/Landscaping. AYES: Sloan, Day, Maurer And Allan; NOES: None; ABSENT: Coleman; NOT PARTICIPATING: None.

8. Items From Commissioners.

Commissioner Sloan Inquired About The Weeds Growing Between The Tosta Property And Back Fences Of Lucas Ranch II Homes Along Flour Mill Drive.

Commissioner Day Thanked Everyone For Their Cooperation While Working Through The Agenda Items.

9. Items From Director And Staff.

City Planner Ocasio Reported That The City Had Received Grant Funds For The Skate Plaza. Ocasio Noted That The Master Plan Process Was Slowly Progressing. She Mentioned That The L.J. Newman Rehabilitation Plans Were Almost Complete And That The Tulare Street CDBG Project Was Also Close To Completion. Ocasio Concluded By Informing The Commission That Mr. Fraga's Little Free Library Was Up And Running.

10. Adjournment.

ACTION: On Motion By Sloan Seconded By Day And Unanimously Carried, The Meeting Was Adjourned At 8:42 P.M.

**CITY OF NEWMAN
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

PLANNING COMMISSION MEETING DATE: January 15, 2015

AGENDA ITEM: 7.a.

SPR	#14-02	Conduct a Site Plan Review for the development of a Pallet Manufacturing Facility
APN:	054-022-001 (Merced Co.)	Applicant: Carolyn Beach (Westside Pallet, Inc.)
CEQA:	Exempt Under Article 19, Class 32 (In-Fill)	

REQUEST:

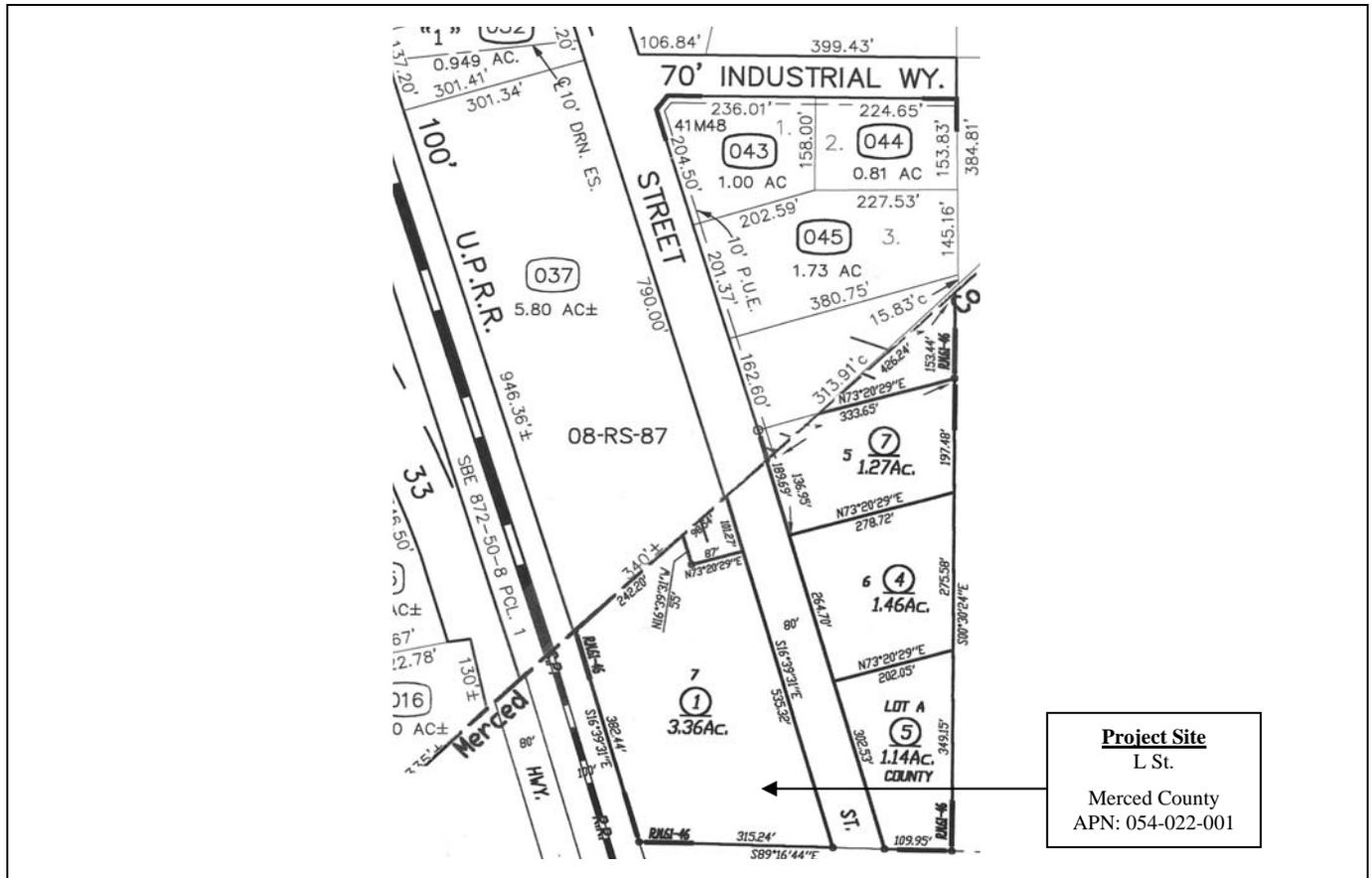
Conduct a Site Plan Review for the development of a pallet manufacturing facility.

LOCATION:

The subject property is located in the 2100 Block of "L" Street, approximately 760 feet south of Industrial Way.

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt under Article 19, Class 32.



LAND USE:

<u>Property</u>	<u>Land Use</u>	<u>Zone</u>	<u>General Plan</u>
Subject site	Vacant	IND	HI
North	Industrial	I	HI
South	Agriculture	A	AG
East	Industrial	IND	HI
West	Commercial	C-8	CC

A = Agricultural (*Merced County*)
 CC = Community Commercial
 HI = Heavy Industrial
 IND = Industrial (*Merced County*)

AG = Agriculture
 C-8 = Highway Commercial
 I = Controlled Manufacturing

SIZE OF PROPERTY: 3.36 acres.

ACCESS: “L” Street

ORDINANCES:

NMC 5.25.040: Architectural and Site Plan Review

PROJECT DESCRIPTION:

The submitted site plan and accompanying statement propose the construction of a new pallet manufacturing facility (Phase I) on “L” Street south of Industrial Way. Future plans for the site include an additional office/warehouse/manufacturing facility (Phase II). Given the applicant’s estimated development timeline is a number of years; the requested Site Plan Review is for Phase I only.

The proposed manufacturing building will have a footprint measuring 13,080 square feet and 20 feet in height. The site plan provides 15 parking spaces where the Newman Municipal Code calls for a minimum of 27 parking spaces. Proposed access to the development will be through “L” Street.

BACKGROUND:

The project applicant contacted staff in June 2014 inquiring about potential development at the project site. Staff spoke with the applicant’s project manager to discuss issues such as parking, access and design. Initial courtesy comments were provided in September.

The applicant submitted their Site Plan Review application in October. The project was then subsequently routed out to various departments and agencies for a 30 day comment period. Comments were received from internal City departments.

PROJECT ANALYSIS:

Land Use: The subject site and immediate eastern property are zoned Industrial by Merced County. The north, south and western parcels are zoned “I” (Controlled Manufacturing), A (Agricultural – Merced County) and “C-8” (Highway Commercial), respectively. The Merced County Industrial zone identifies manufacturing as an approved use.

The subject site and immediate northern and eastern properties have General Plan designations of Heavy Industrial while the western and southern properties have a designation of Community Commercial and Agriculture, respectively. Heavy Industrial is defined as a “...Designation [that]

provides for manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, public and quasi-public uses, and similar and compatible uses.” (LU-19). Given the proposed project’s manufacturing/storage use, staff finds it consistent with the Newman 2030 General Plan and zoning district.

Development Standards: The Newman 2030 General Plan identifies a number of land use development policies; the following apply to this project:

Policy LU-2.8 The City shall promote the development of employment uses that improve the City’s current jobs-housing imbalance.

Upon its completion, the project is estimated to create 8 full time employees

Policy LU-2.13 The City shall coordinate with Merced County on development proposed within unincorporated areas south of the Stanislaus/Merced County line.

The subject site is within the Newman Industrial Specific Urban Development Plan that was agreed upon by both parties in 1997. Additionally, Merced County was contacted as a part of the project’s initial 30-day review and public hearing notification processes – no comments have been received.

Policy LU-6.1 The City shall commit itself to a long-term program of economic development to promote the maintenance and expansion of employment in Newman including employment in its industrial sector.

The proposed project will further development in the City’s industrial area through the expansion of an existing business (i.e. Westside Pallet). Upon full build out of the site, additional employment opportunities will be created.

Policy LU-6.5 The City shall make maximum use of the Newman Industrial Park in the southeast part of the city and reserve selected sites with good rail access for industrial development.

The development of the proposed pallet manufacturing facility is consistent with the Industrial Park and Industrial Area Specific Plan.

The Newman Industrial Area Specific Plan (IASP) was created to implement General Plan goals, provide a range of employment opportunities and the establishment of a comprehensive set of development guidelines. The IASP identifies the project site as General Industrial (IG). This category is intended to provide sites for a wide range of industrial users, including existing uses and new manufacturing, storage, assembly and wholesaling operations as well as storage yards. Outdoor operations are permitted subject to development standards established in the Specific Plan (which are consistent with General Plan and Zoning requirements).

Building Location: Upon completion of Phase I, the site will contain one 60' wide x 218' long steel framed building with steel siding. Its peak height of 20 feet is under the maximum 50 feet as stipulated in the zoning code. The proposed building location is as 20 feet west from the “L” Street right-of-way. The Municipal Code’s minimum front setback for industrial buildings is 25 feet. A condition has been added to revise the Site Plan to conform to this requirement.

The General Plan and municipal code allow a maximum FAR of 0.35 for industrial uses; the proposed project building is 13,080 square feet (or about .09); well within General Plan and Municipal Code requirements.

Refuse: Trash enclosure location and design is required by NMC §5.16.030, no related submittals have been received by staff. However, this item can be addressed during the improvement plan review process.

Landscaping/Open Space: NMC §5.10.060.H. requires that the front setback area and a minimum five-foot wide landscaped planter be provided in front of buildings facing public streets. The submitted plan identifies approximately 5,282 square feet of landscape coverage (including rear property line and right-of-way improvement areas). Given the lack of front setback and building planter area, the proposed plan is inconsistent with the Municipal Code. Staff recommends that the 10 foot public utility easement (P.U.E.) area, 10 foot right-of-way (behind the curb) and the area east of the proposed manufacturing building be landscaped (see notations on Site Plan for Phase I).

Section 3.C. of the City of Newman Street Tree Plan requires that certain "...streets and street segments are to be planted in a uniform species planting to create a uniform appearance for the roadway". Per the plan, "L" Street can be planted in accordance with desires of the property owner, upon approval of the Public Works Director. The submitted plans identify "Street Tree"; tree variety can be approved during the Improvement plan process.

Parking: NMC §5.17.030.D requires "1 space per 500 square feet of GFA", with this formula; the proposed project will require 27 spaces. The submitted site plan identifies 15 spaces, 12 short of meeting municipal code requirements. Additionally, the identified parking spaces are located over the P.U.E. area and need to be relocated (the landscaping recommendation in the P.U.E. area will resolve this issue). Furthermore, NMC §5.17.030.F requires 2 bicycle spaces when the total number of spaces ranges from 15 to 29, the site plan does not identify bicycle parking. Conditions of approval for the above mentioned issues have been recommended to achieve NMC compliance.

Loading: NMC §5.10.060.K requires two on-site loading spaces for manufacturing uses exceeding 10,000 square feet. Loading spaces were not identified on the plans. A conditions of approval has been recommended to achieve NMC compliance

Access: The applicant is proposing access from "L" Street via a single driveway and the utilization of an existing paved area. For safety purposes, an additional pedestrian gate at the northeast corner of the property has been recommended by Public Safety (see notations on Site Plan for Phase I).

Improvements: The western portion of "L" Street fronting the project site currently has existing curb and gutter. The applicant has identified the addition of a single driveway and landscaping improvements along the frontage of the property.

Environmental Review: All potentially significant effects have been analyzed adequately in the Newman 2030 General Plan EIR. Pursuant to applicable standards, the California Environmental Quality Act (CEQA) and the City of Newman Environmental Quality Guidelines, it has been determined that this project is categorically exempt under Article 19, Class 32 (In-Fill Development).

FINDINGS:

1. Does the architectural and general appearance of the structures and grounds have architectural unity and are in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the City, or to the desirability of investment or occupation in the neighborhood?

Pro: The architectural and general appearance of the proposed structure and grounds are in keeping with the neighborhood and are not detrimental to the community. The project has utilized appropriate architecture and color palette.

Con: None

2. Is the site plan consistent with all adopted City plans, documents, ordinances, included but not limited to the Newman Municipal Code, any applicable specific and/or master plans, any adopted development standards and design guidelines, and the general plan?

Pro: The site plan is consistent with most adopted City plans and documents and zoning district.

Con: The submitted site plan was not entirely consistent with the Newman Municipal Code.

Public Comment

A Public Notice was published on January 1, 2015 and mailed out to surrounding property owners within a 300' radius on December 23, 2014. As of this date (1-8-15), no comments have been received.

CONCLUSION:

The proposed project is to develop a 13,080 square foot pallet manufacturing facility on the west side of "L" Street approximately 760 feet south of Industrial Way. The proposed development is compatible and consistent with the adjacent neighborhood, the General Plan and the intent of the Municipal Code and Industrial Area Specific Plan. The project should not have a negative impact upon the immediate neighborhood and is expected to encourage economic activity for the applicant and the City. Although some items were not included in the submittal package, staff is confident that said issues can be resolved via Conditions of Approval and the Improvement Plan process.

Staff recommends that the Commission approve the proposed Site Plan subject to the conditions listed below. Staff has provided the Commission findings supporting both approval and denial of the project.

CONDITIONS OF APPROVAL:

Building

1. Project plans shall comply with the 2010 California Green Building Standards Code (CCR, Title 24, Part 11)
2. Manufacturing building shall have a minimum front setback of 25 feet.

Circulation/Streets/Loading:

3. Provide a truck turning movement plan on a separate sheet that includes all proposed ingress, egress and circulation for the maximum proposed size trailer, delivery and garbage trucks. Establish movements using turning templates from commonly used software such as Autoturn.
 - a. All delivery, service, garbage trucks, etc. shall not utilize City streets for any backing movements or allowed to block roadways at any time.
4. All truck routes shall be paved.
5. If truck loading area is designed, provide spill control (positive shutoff) in on-site storm drainage system in truck loading area. Direct connection from the loading zone(s) to the City storm drainage

system is prohibited. Loading zone(s) shall be graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area.

Community Development

6. It is the developer's responsibility that the proposed development complies with handicap and Americans with Disabilities Act (ADA) requirements in the design and maintenance of this project.
7. The development shall also exceed the state standards for energy efficiency (Title 24) by at least 15 percent (Newman 2030 General Plan Policy NR-5.1).
8. The developer shall comply with the adopted street tree ordinance.
9. All signage is to comply with the current Sign Ordinance of the City of Newman, and as amended. Final locations of all signage, as well as the dimension and construction specifications, are subject to review and approval by the Community Development Department, under separate permit.
10. The applicant shall submit garbage enclosure plans for City approval; said plans shall incorporate architectural features consistent with the main building.
11. Per the Street Tree Plan, trees should not be located within 6' of sewer lines or fire hydrants.

Fire

12. Address number shall be internally or externally illuminated and contrast to the building to which they are attached. The number shall not be obscured by vegetation, parked vehicles, etc.
13. The developer shall install "Blue Dot" fire hydrant locators.
14. An interior fire suppression system (i.e. sprinklers) is required, the developer shall provide the following for the approval of the Fire Department/Stanislaus County Fire Marshall:
 - a. A building fire suppression system
15. A Knox Box (at the gate) for access is required for this building. Contact the West Stanislaus County Fire Protection District at (209) 892-5621 for an order form and instructions regarding installation and placement.
16. The applicant shall submit fire flow demand calculations and flow test for the hydrant nearest the project.
17. Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site.

General:

18. The Development shall pay all connection and development fees prior to construction.
19. Prior to construction, the Project shall have approved Improvement Plans, signed and stamped by a State of California licensed Civil Engineer, complying with the City of Newman Improvement Standards.
20. Improvement plans shall be prepared by a Registered Civil Engineer and include (at minimum) the following:
 - a. Site Plan
 - b. Grading and Drainage Plan
 - c. Utilities Plan
 - d. Details
 - e. Erosion Control Plan
21. A preliminary sewer plan shall be submitted to the City for approval prior to final improvement plan submittal. The plan shall be accompanied by calculations for peak flows showing pipe sizes and slopes for the entire phase of the project.
22. Landscaping shall be added along the 10 foot public utility easement (P.U.E.) area, 10 foot right-of-way (behind the curb) and the area east of the proposed manufacturing building (see notations on Phase I site plan).
23. A Landscape and Irrigation Plan shall be prepared and submitted as part of the Improvement Plan review.

24. Prior to City acceptance of improvements, the design engineer shall compile and submit Record Drawings for all facilities (including building) in accordance with the City of Newman Improvement Standards and as follows:
 - a. One 3 mil mylar set
 - b. One electronic copy on CD, DVD, or flash drive in AutoCAD native format (.dwg)
 - c. Pdf format
25. The Project shall obtain all necessary Federal, State, County and City, approvals and permits required for the Project prior to construction.
26. All existing and proposed easements shall be shown on the Improvement Plans; Easements for water, sewer and storm drainage shall be provided as requested by the City Engineer; Easements for electrical, gas, communications, and other utilities shall be provided as requested by the respective utilities/agencies; Slope easements shall be provided at locations where slopes extend beyond the property lines.
27. The Project shall comply with FEMA and the City of Newman Floodplain requirements and shall submit a Floodplain Certification prior to occupancy.
28. The Project is required to develop a Storm Water Pollution Prevention Plan and obtain a Notice of Intent with the State.

Lighting

29. Lighting within the proposed development site shall be as required by the City. The City may require light distribution calculations and coverage diagrams.
30. Street lights along the project's frontage shall be in accordance with City of Newman Standards. Existing street lights on the east side of "L" Street across from the project need to be identified on the project plans.
31. Street lights along the Project's frontage shall be energy efficient and in accordance with City of Newman standards.

Required Site Plan Revisions

32. Identify location of proposed water and sewer services.
33. Type of paved area needs to be identified.
34. The following items shall be identified on the plan(s):
 - a. Relocation of 15 parking spaces away from P.U.E.
 - b. Addition of 12 parking spaces (for a total of 27)
 - c. 2 on-site loading spaces
 - d. Bicycle parking
 - e. Trash enclosure location and design
 - f. Northeastern pedestrian gate

Standard Conditions

35. This application shall become null and void if the project is not initiated within one year from the date of approval.
36. All plans shall be consistent with the site plan, reflecting amendments as approved.
37. Any proposed modifications of a significant and/or permanent nature to the approved site plan or elevations, involving building exteriors or square footage, fence/walls, or major landscaping modifications, may require approval of a new site plan review application.
38. All night lighting shall be hooded and/or fitted with prismatic directional lenses to prevent illumination onto adjoining properties and glare into on-coming traffic.
39. It shall be the responsibility of the developer to convey copies of the conditions of approval to all contractors and sub-contractors.
40. During Construction, and for safety purposes, the developer and assigned contractors shall keep the public right-of-way clear of obstructions, and provide for clean-up on a daily basis.

41. For safety purposes, the construction area shall be fenced off with a chain link or another type of acceptable fencing as determined by the planning department.
42. All contractors performing work relative to this project shall obtain City of Newman Business Licenses, prior to start of work on the project. All work performed on the project shall comply with the requirements of the State and Professions Code.
43. The site shall be kept in a dust-free condition during construction in compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD).
44. All electrical, plumbing and mechanical equipment shall be screened. There shall be no new above-ground utility lines placed, or exposed conduits installed as a result of the project.
45. The developer and/or property owner shall comply with, and be responsible for obtaining encroachment permits from the City of Newman for work performed within the City's right-of-way.

Storm

46. All storm drain improvements shall comply with the latest edition of the City of Newman Storm Drain Master Plan (SDMP) and the City of Newman Standard Plans and Specifications.
47. A preliminary storm drain plan shall be submitted to the City for approval prior to final improvement plan submittal. The plan shall be accompanied by calculations for peak flows, total runoff, storm drainage basin capacity, and pipe sizes. All design is to be in accordance with the City of Newman SDMP, Standard Plans, and Specifications.
48. All drain inlets shall be marked "No Dumping - Drains to River". Drain markers shall be purchased from the City of Newman, Public Works Department, at cost plus 15% administrative charge, and installed by the Developer prior to acceptance of the improvements.
49. Prior to any construction activity on this project, the Developer shall meet the requirements of the National Pollutant Discharge Elimination System (NPDES), administered by the California State Water Resources Control Board.
50. As of July 1, 2013, the City of Newman must comply with State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ, General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) (General Permit). The developer shall include provisions for stormwater quality treatment. Locations and types of treatment facilities shall be indicated on the improvement plans. This project shall be designed to meet the water quality treatment requirements of NPDES Stormwater Permit above.

Detention Basin/Drainage

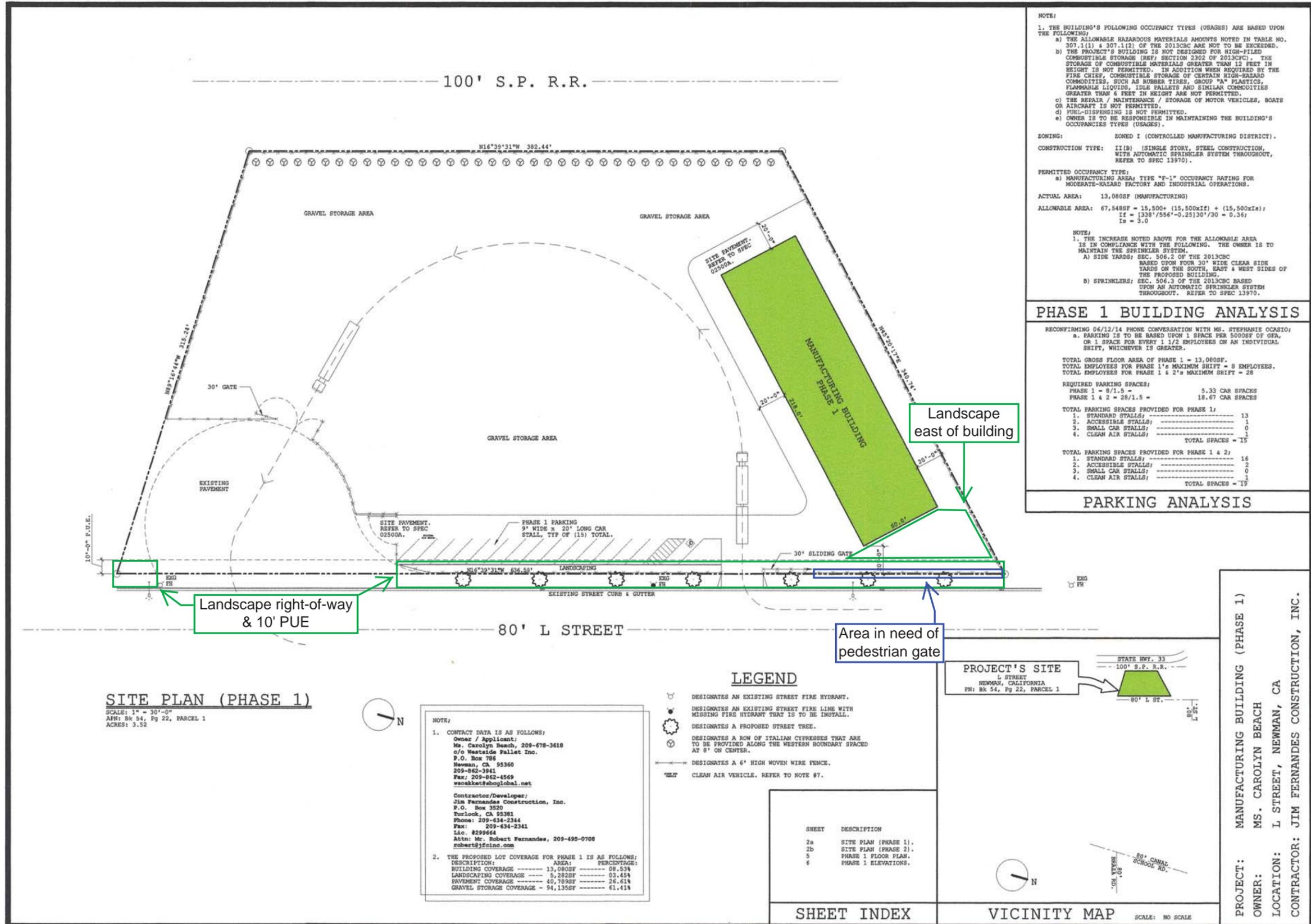
51. Per the City's current SDMP, Chapter 3 Design Standards and Consideration, the project requires a detention basin storage and control for the proposed project.
 - a. Detention Basin Storage: Basins would retain runoff from the 100-year, 24-hour rainfall event (NOAA Rainfall Data can be used).
 - b. Detention Basin Control: Basin inlet and outlet works would be designed, and the basin configured, to control the flow diverted into the basin and control of the flow discharged from the basin such that water can be diverted for water quality control and treatment as needed.
 - c. Retention basins, aka, percolation basins, would not be allowed due to low permeability soils and shallow groundwater conditions that inhibit percolation.
52. The existing 18-inch storm drain pipe in L Street is only for stormwater runoff from the public street. As such, a detention basin shall be designed to address storm runoff from the project watershed per the current SDMP design criteria and the flood protection measures.
53. Prior to the issuance of a building permit, property owner shall enter into an agreement with the City agreeing to maintain the onsite drainage treatment system(s) in accordance with the manufacturer's recommendations and the requirements of the State Water Resources Control Board.
54. Draining onto the railroad property (behind proposed building) shall not be permitted.

Utilities:

55. Water, sewer, and storm drainage facilities shall be designed in accordance with the City of Newman Improvement Standards and the City Engineer.
56. Approved backflow preventive devices are required for all connections to the City water system, including the fire flow system, domestic water connection, and the irrigation connection per City Standards.

ATTACHMENTS:

1. Exhibit A, Site Plans
2. Exhibit B, Floor Plan
3. Exhibit C, Elevations
4. Exhibit D, Operational/Environmental Statement



NOTE:
 1. THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING:
 a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2013CBC ARE NOT TO BE EXCEEDED.
 b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF: SECTION 2302 OF 2013CBC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, TIRE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
 c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
 d) FUEL-DISPENSING IS NOT PERMITTED.
 e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCY TYPES (USAGES).

ZONING: ZONED I (CONTROLLED MANUFACTURING DISTRICT).
CONSTRUCTION TYPE: II(B) (SINGLE STORY, STEEL CONSTRUCTION, WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).
PERMITTED OCCUPANCY TYPE:
 a) MANUFACTURING AREA; TYPE "F-1" OCCUPANCY RATING FOR MODERATE-HAZARD FACTORY AND INDUSTRIAL OPERATIONS.

ACTUAL AREA: 13,080SF (MANUFACTURING)
ALLOWABLE AREA: 67,548SF = 15,500+ (15,500xI) + (15,500xII);
 I = (33'/556' - 0.25)30'/30 = 0.36;
 II = 3.0

NOTE:
 1. THE INCREASE NOTED ABOVE FOR THE ALLOWABLE AREA IS IN COMPLIANCE WITH THE FOLLOWING. THE OWNER IS TO MAINTAIN THE SPRINKLER SYSTEM.
 A) SIDE YARDS: SEC. 506.2 OF THE 2013CBC BASED UPON FOUR 30' WIDE CLEAR SIDE YARDS ON THE SOUTH, EAST & WEST SIDES OF THE PROPOSED BUILDING.
 B) SPRINKLERS: SEC. 506.3 OF THE 2013CBC BASED UPON AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. REFER TO SPEC 13970.

PHASE 1 BUILDING ANALYSIS

RECONFIRMING 06/12/14 PHONE CONVERSATION WITH MS. STEPHANIE OCASIO;
 a. PARKING IS TO BE BASED UPON 1 SPACE PER 5000SF OF GFA, OR 1 SPACE FOR EVERY 1 1/2 EMPLOYEES ON AN INDIVIDUAL SHIFT, WHICHEVER IS GREATER.

TOTAL GROSS FLOOR AREA OF PHASE 1 = 13,080SF.
TOTAL EMPLOYEES FOR PHASE 1'S MAXIMUM SHIFT = 8 EMPLOYEES.
TOTAL EMPLOYEES FOR PHASE 1 & 2'S MAXIMUM SHIFT = 28

REQUIRED PARKING SPACES:
 PHASE 1 = 8/1.5 = 5.33 CAR SPACES
 PHASE 1 & 2 = 28/1.5 = 18.67 CAR SPACES

TOTAL PARKING SPACES PROVIDED FOR PHASE 1:

1. STANDARD STALLS;	13
2. ACCESSIBLE STALLS;	1
3. SMALL CAR STALLS;	0
4. CLEAN AIR STALLS;	1
TOTAL SPACES =	15

TOTAL PARKING SPACES PROVIDED FOR PHASE 1 & 2:

1. STANDARD STALLS;	16
2. ACCESSIBLE STALLS;	2
3. SMALL CAR STALLS;	0
4. CLEAN AIR STALLS;	1
TOTAL SPACES =	19

PARKING ANALYSIS

PROJECT'S SITE	MANUFACTURING BUILDING (PHASE 1)
L STREET	OWNER: MS. CAROLYN BEACH
NEWMAN, CALIFORNIA	LOCATION: L STREET, NEWMAN, CA
PH: Bk 54, Pg 22, PARCEL 1	CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

SITE PLAN (PHASE 1)
 SCALE: 1" = 30'-0"
 AFR: Bk 54, Pg 22, PARCEL 1
 ACRES: 3.52

NOTE:
 1. CONTACT DATA IS AS FOLLOWS;
 Owner / Applicant:
 Ms. Carolyn Beach, 209-678-3618
 c/o Westside Pallet Inc.
 P.O. Box 786
 Newman, CA 95360
 209-862-3941
 Fax: 209-862-4569
 wscakkt@eboglobal.net
 Contractor/Developer:
 Jim Fernandes Construction, Inc.
 P.O. Box 3528
 Turlock, CA 95361
 Phone: 209-634-2344
 Fax: 209-634-2344
 Lic. #299664
 Attn: Mr. Robert Fernandes, 209-495-0708
 robert@jfcinc.com

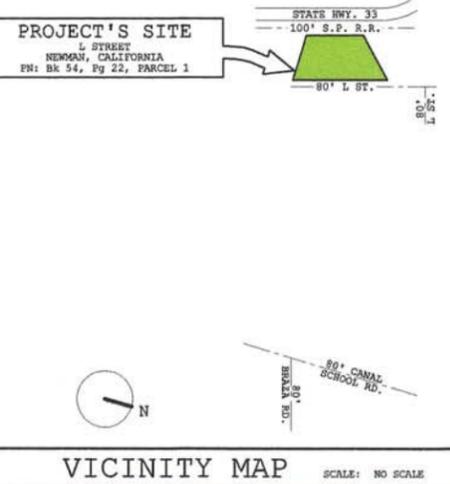
2. THE PROPOSED LOT COVERAGE FOR PHASE 1 IS AS FOLLOWS;
 DESCRIPTION: AREA: PERCENTAGE:
 BUILDING COVERAGE ----- 13,080SF ----- 08.53%
 LANDSCAPING COVERAGE ----- 5,282SF ----- 03.45%
 PAVEMENT COVERAGE ----- 40,789SF ----- 26.61%
 GRAVEL STORAGE COVERAGE ----- 94,135SF ----- 61.41%

LEGEND

- ⊙ DESIGNATES AN EXISTING STREET FIRE HYDRANT.
- DESIGNATES AN EXISTING STREET FIRE LINE WITH MISSING FIRE HYDRANT THAT IS TO BE INSTALLED.
- ⊙ DESIGNATES A PROPOSED STREET TREE.
- ⊙ DESIGNATES A ROW OF ITALIAN CYPRESSES THAT ARE TO BE PROVIDED ALONG THE WESTERN BOUNDARY SPACED AT 8' ON CENTER.
- DESIGNATES A 6" HIGH WOVEN WIRE FENCE.
- CLEAN AIR VEHICLE. REFER TO NOTE #7.

SHEET INDEX

SHEET	DESCRIPTION
2a	SITE PLAN (PHASE 1).
2b	SITE PLAN (PHASE 2).
5	PHASE 1 FLOOR PLAN.
6	PHASE 1 ELEVATIONS.



advanced DESIGN GROUP INC.
 11835 STEELES AVENUE, SUITE 100, NEWMAN, CA 95360
 PHONE: (209) 777-0108
 EMAIL: info@adginc.com

PROJECT: MANUFACTURING BUILDING (PHASE 1)
OWNER: MS. CAROLYN BEACH
LOCATION: L STREET, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

REV	DATE	BY

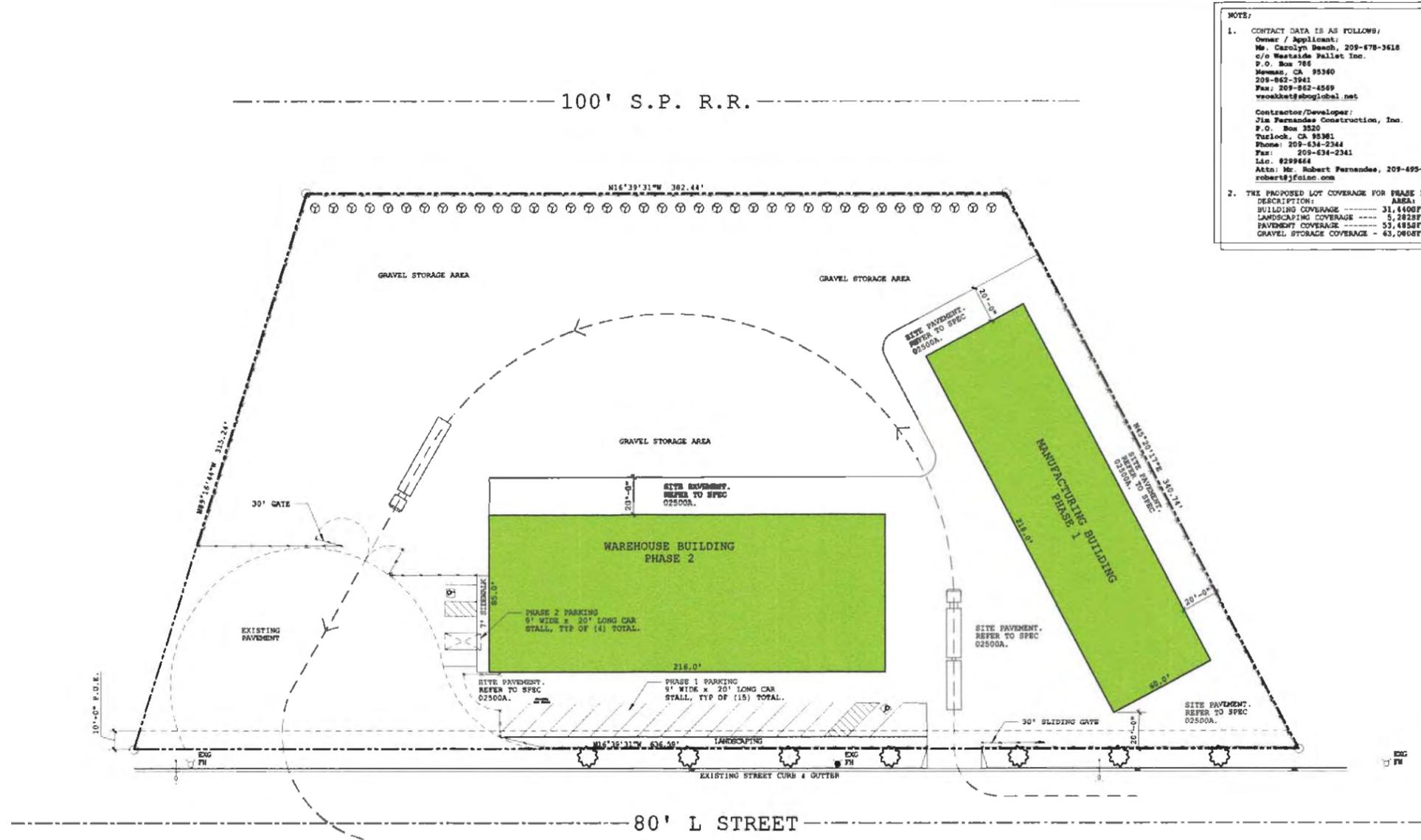
DRAWN BY: BAO
 CHECKED BY:
 DATE: 09/25/14
 SCALE: AS NOTED

PROJECT
 14022A

SHEET NUMBER
 2a

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, WHETHER THESE PLANS FOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE REPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



NOTES:

1. CONTACT DATA IS AS FOLLOWS:
 Owner / Applicant:
 Ms. Carolyn Beach, 209-678-3618
 c/o Westside Pallet Inc.
 P.O. Box 786
 Newman, CA 95360
 209-862-3941
 Fax: 209-862-4569
 wbeach@wboglobal.net

Contractor/Developer:
 Jim Fernandez Construction, Inc.
 P.O. Box 3520
 Tuslock, CA 95381
 Phone: 209-634-2344
 Fax: 209-634-2341
 Lic. #299664
 Attn: Mr. Robert Fernandez, 209-695-0708
 robert@jfcinc.com

2. THE PROPOSED LOT COVERAGE FOR PHASE 1 & 2 IS AS FOLLOWS:

DESCRIPTION	AREA	PERCENTAGE
BUILDING COVERAGE	31,640SF	20.51%
LANDSCAPING COVERAGE	5,282SF	03.45%
PAVEMENT COVERAGE	53,485SF	34.89%
GRAVEL STORAGE COVERAGE	63,080SF	41.15%

SITE PLAN (PHASE 2)
 SCALE: 1" = 30'-0"
 APN: BK 54, Pg 22, PARCEL 1
 ACRES: 3.52

LEGEND

- DESIGNATES AN EXISTING STREET FIRE HYDRANT.
- DESIGNATES AN EXISTING STREET FIRE LINE WITH MISSING FIRE HYDRANT THAT IS TO BE INSTALLED.
- DESIGNATES A PROPOSED STREET TREE.
- DESIGNATES A ROW OF ITALIAN CYPRESSES THAT ARE TO BE PROVIDED ALONG THE WESTERN BOUNDARY SPACED AT 5' ON CENTER.
- DESIGNATES A 6' HIGH WOVEN WIRE FENCE.
- CLEAN AIR VEHICLE. REFER TO NOTE #7.

PROJECT: MANUFACTURING BUILDING (PHASE 1)
 OWNER: MS. CAROLYN BEACH
 LOCATION: L STREET, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.



PROJECT: MANUFACTURING BUILDING (PHASE 1)
 OWNER: MS. CAROLYN BEACH
 LOCATION: L STREET, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

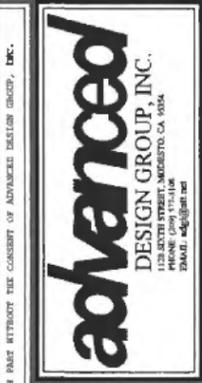
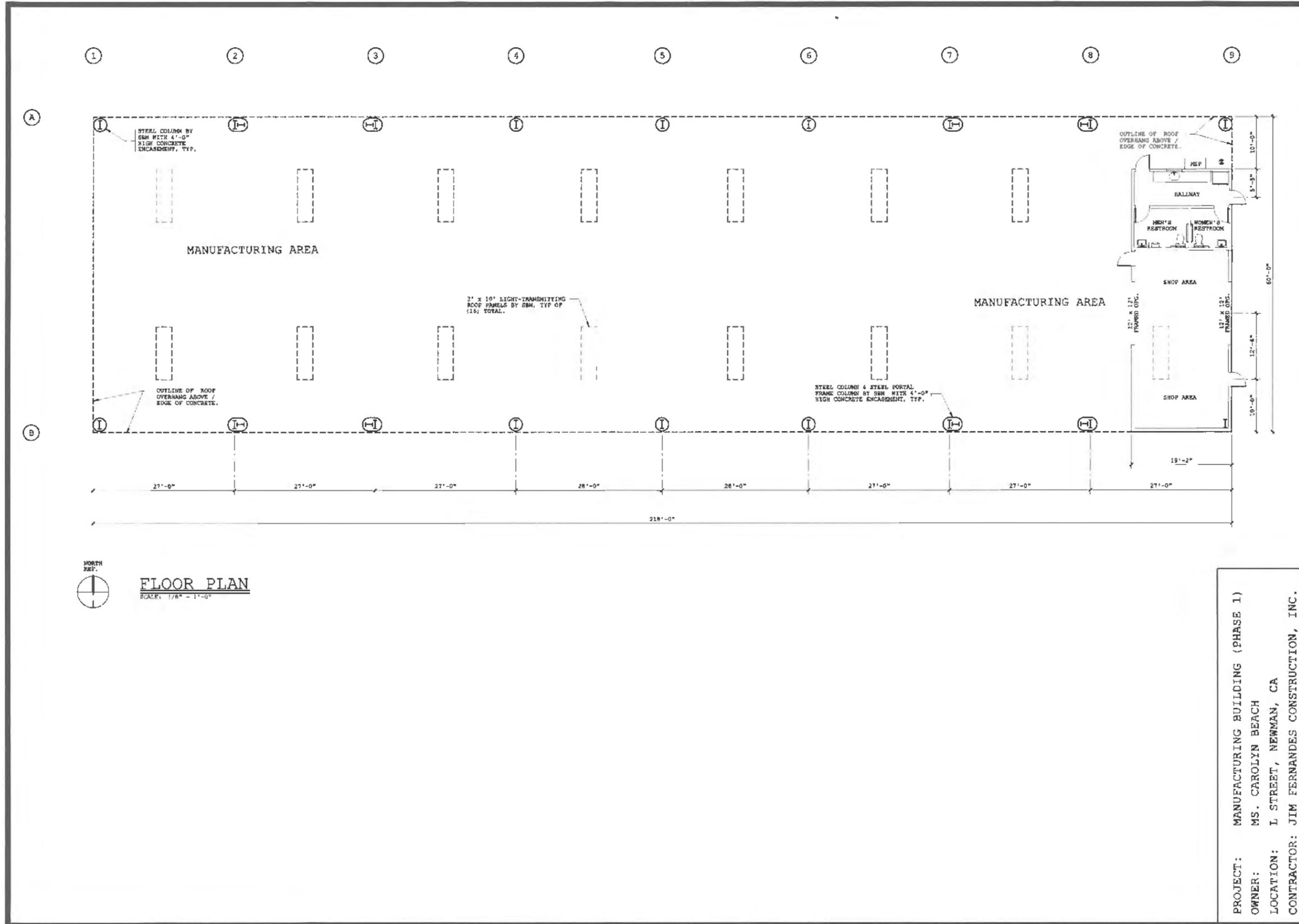
REV	DATE	BY

DRAWN BY: BAO
 CHECKED BY:
 DATE: 09/25/14
 SCALE: AS NOTED

PROJECT
 14022A

SHEET NUMBER
 2b

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



PROJECT: MANUFACTURING BUILDING (PHASE 1)
OWNER: MS. CAROLYN BEACH
LOCATION: L STREET, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

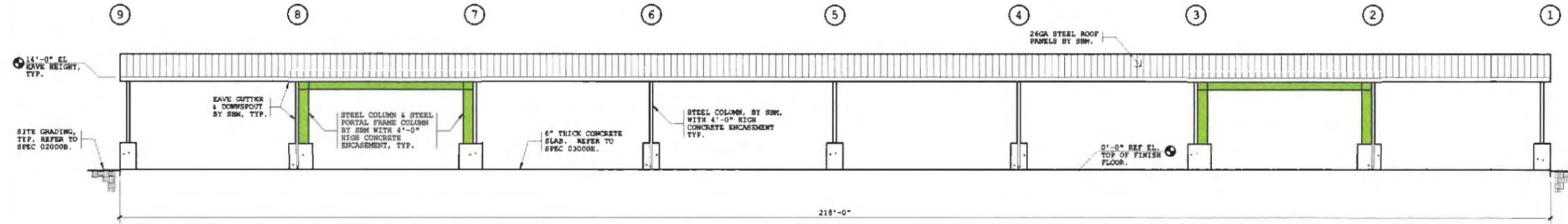
REV	DATE	BY

DRAWN BY: BAO
CHECKED BY:
DATE: 09/25/14
SCALE: AS NOTED

PROJECT
14022A

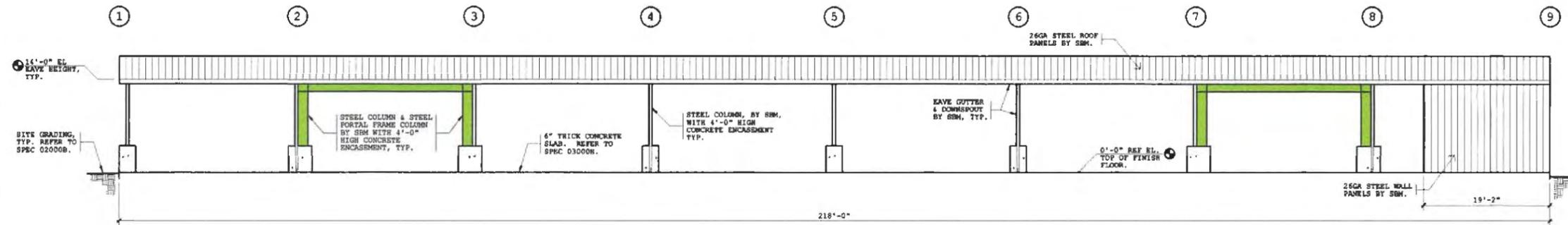
SHEET NUMBER
5

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.



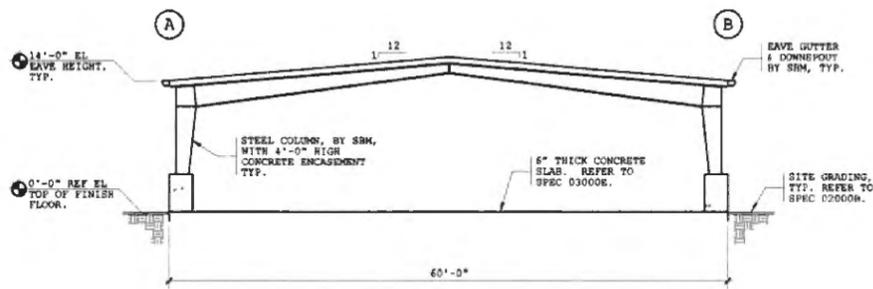
NORTH ELEVATION AT LINE "A"

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



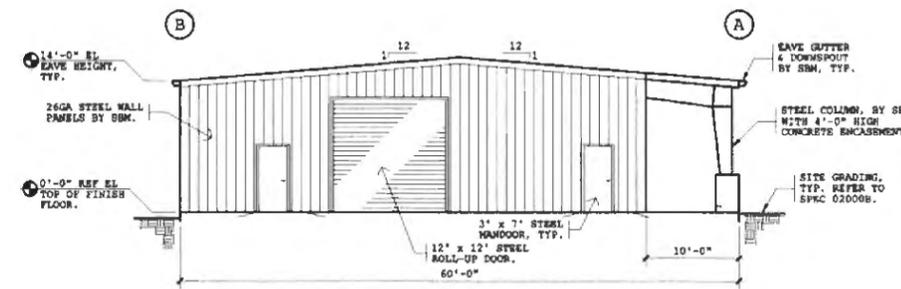
SOUTH ELEVATION AT LINE "B"

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



WEST ELEVATION AT LINE 1

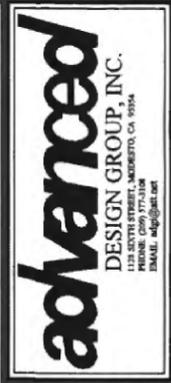
SCALE: 1/8" = 1'-0"



EAST ELEVATION AT LINE 9

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

PROJECT: MANUFACTURING BUILDING (PHASE 1)
 OWNER: MS. CAROLYN BEACH
 LOCATION: L STREET, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.



PROJECT: MANUFACTURING BUILDING (PHASE 1)
 OWNER: MS. CAROLYN BEACH
 LOCATION: L STREET, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

REV	DATE	BY

DRAWN BY: BAO
 CHECKED BY:
 DATE: 09/25/14
 SCALE: AS NOTED

PROJECT
 14022A

SHEET NUMBER
 6

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY ALIGMENTS. MEASUREMENTS IN THESE PLANS SHOULD BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTIVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND CERTIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND PROTECTIVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND CERTIFICATION.

NOTE; THIS DRAWING IS FOR SITE PLAN REVIEW.

OPERATIONAL/ENVIRONMENTAL STATEMENT

09/25/14

Owner / Applicant;

Ms. Carolyn Beach, 209-678-3618
c/o Westside Pallet Inc.
P.O. Box 786
Newman, CA 95360
209-862-3941
Fax; 209-862-4569
wsoakket@sbcglobal.net

Contractor/Developer;

Jim Fernandes Construction, Inc.
P.O. Box 3520
Turlock, CA 95381
Phone: 209-634-2344
Fax: 209-634-2341
Lic. #299664
Attn: Mr. Robert Fernandes, 209-495-0708
robert@jfcinc.com

Property Details;

Zone: I (CONTROLLED MANUFACTURING DISTRICT)
Jobsite: L Street, Newman, CA
Assessor's Parcel Number: Bk 54, Pg 22, Parcel 1, Merced County
Jurisdiction: City of Newman
Acres: 3.52

This Site Plan Review application is for the development of a new Manufacturing facility (Phase I) and a future Office/Warehouse/Manufacturing facility (Phase II) located in Newman, CA (APN Bk 54, Pg 22, Parcel 1, Merced County). The project is along L Street, Newman, CA with a current zoning of I (Controlled Manufacturing District). The property owner, Ms. Carolyn Beach, is requesting a two phase development.

The Manufacturing facility (Phase I) will be a 60' wide x 218' long x 16' eave steel framed building with steel siding. The future Office/Warehouse/Manufacturing facility (Phase II) will be an 85' x 216' x 16' eave steel framed building with steel siding. Proposed floor plans and elevations are attached. Also attached is the Steel Building Manufacturer's color chart. Please note that the proposed colors are as follows for both Phase I & Phase II.

- A) Building's wall paneling; Sandstone.
- B) Building's roof paneling; Galvalume.
- C) Building's trim / gutter; Burnished Slate.

The owner proposes to develop the vacant parcel with a new facility that manufactures wood pallets. Wood material for pallet manufacturing, along with finished wood pallets, will be stored throughout the site. Hazardous materials or waste are not expected to be used or generated. A 6' high woven wire fencing will be provided at all perimeter property lines. A description of the site landscape follows. Refer to the project's attached site plan for the landscaping layout.

- A) Landscaping is to be provided along the length of parking on "L" street
- B) A row of Italian Cypresses will be provided along the western boundary spaced at 8' on center.
- C) Street landscaping from the back of curb to the "L" street's west right-of-way will be provided.

Furthermore, grading of the site will pertain to the development of the project's site for storm drainage (1.0" +/- elevation modification). (15) Paved parking spaces will be provided for customers and employees, plus truck shipping and delivery areas (refer to project's site plan for truck routing). Ms Beach is proposing no signage / advertising at this time nor requesting any additional special activities or events.

Access to the property will be provided directly by L Street. The property is bounded by the following:
 On the western side by the Southern Pacific Railroad, with Highway 33 beyond.
 On the northern side by a vacant lot.
 On the eastern side by Westside Pallet manufacturing facility beyond the "L" street right-of-way.
 On the southern side by a vacant undeveloped agricultural farm land.

The operation of this proposed facility will be consistent with providing for a healthy economy and will be not detrimental (does not conflict) to uses of other property in the vicinity. This development will not create a concentration of commercial /industrial uses in the area's vicinity, nor is it expected to significantly impact the need for public services or facilities. Furthermore, the proposed facility is consistent with the City's general plan and with a manufacturing service establishment. The facility is not expected to generate any significant impact with regard to noise levels. There are no known archeological or historical significances associated with this site to the best of our knowledge.

In addition, please note the following;

1. Proposed Construction Schedule and Usage Are As Follows;

PHASE	YEAR	USAGE	SQ.FT.
I	2015	Manufacturing	13080
II	2022	Office/Warehouse/Mfg	18360

2. Hours of Operation Are Estimated As Follows;

(12) Months - Non Seasonal
 (6) days / week Monday thru Saturday
 Hours; 5:00 am to 5:00 pm

3. Total Site Employees Is Estimated As Follows;

Phase I; Max (8) Employees; (1) Shift
Phase II; , Max (28) Employees; (1) Shift Addressing Both Phases I & II.

4. Facility Customers/Visitors Are Estimated As Follows;

Phase I; Max (1-3) Customers/visitors per day; est. between 8am-5pm.

Phase II; , Max (2-4) Customers/visitors per day addressing both Phases I & II;
est. between 8am-5pm.

5. Vehicle Trips Per Day Is Estimated As Follows;

Phase I;

DELIVERY TRUCK SCHEDULE;

Max (5-8) trailer trucks per day of deliveries.

Max (1-3) bob-tail trucks per day of deliveries.

SHIPPING/PROCESSING TRUCK SCHEDULE;

Max (5-8) trailer trucks of shipping.

Max (1-3) trucks per day of shipping.

AUTO SCHEDULE;

Max (5) customers / visitors per day.

Max (12) employees per day.

Phase II; (Addressing Both Phases I & II)

DELIVERY TRUCK SCHEDULE;

Max (6-9) trailer trucks per day of deliveries.

Max (1-3) bob-tail trucks per day of deliveries.

SHIPPING/PROCESSING TRUCK SCHEDULE;

Max (6-9) trailer trucks of shipping.

Max (1-3) trucks per day of shipping.

AUTO SCHEDULE;

Max (5) customers / visitors per day.

Max (34) employees per day.

6. Estimated daily water consumption; City of Newman;

Phase I's water consumption is estimated at 1570 gallons per day.

Phase I & II's water consumption is estimated at 3773 gallons per day.

Estimate based upon 120 gal/day/1000sq.ft.

7. Estimated wastewater; City of Newman;

Phase I's wastewater is estimated at 1413 gallons per day.

Phase I & II's wastewater is estimated at 3396 gallons per day.

Estimate based upon 108 gal/day/1000sq.ft.

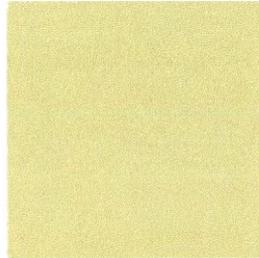
8. Estimated solid waste; City of Newman / Bertolotti

Phase I's solid waste is estimated at 2 CU YD Bin per week.

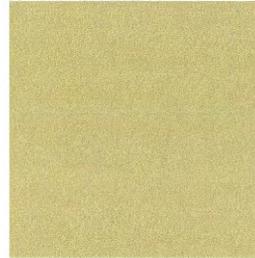
Phase I & II's solid waste is estimated at 4 CU YD Bin per week.

COOL SMP PAINT SYSTEM

CBC Steel Buildings Silicone Modified Polyester (SMP) two-coat paint system is a budget friendly system that maintains excellent color retention and performance. Our SMP colors are a great way to help reduce cooling costs and is ideal for many applications.



SANDSTONE



SAGEBRUSH TAN



FOX GRAY



BURNISHED SLATE



BRICK RED



HUNTER GREEN



AZTEC BLUE

All standard SMP colors shown on this chart feature a 25 year finish warranty.*

**Warranties apply only to the finish coat of exterior mounted panels. (Colors shown are closely approximate to actual coating colors)*