



PLANNING COMMISSION AGENDA

Tuesday, June 2, 2026 / 6:30 PM / City Hall / 405 East El Monte Way, Dinuba

District 1	District 2	District 3	District 4	District 5
Sergio Alvarado Chair	Albert Cendejas Commissioner	Vacant Commissioner	Estevan Benavides Commissioner	Tim Conklin Vice Chair

All attendees are advised that electronic devices should be placed on silent upon entering the Council Chambers.

The Board will take action on all items listed on the agenda.

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

2. ROLL CALL

3. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

4. REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for any person who would like to address the Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these

items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

6. PUBLIC HEARING

6.1. SUBJECT

Application 2026-15 (zone change and General Plan amendment at 6676 Avenue 408)

RECOMMENDATION

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1173 (Attachment "A") recommending approval to the City Council of the subject General Plan Amendment and zone change request.

6.2. SUBJECT

Application 2026-03 (Conditional Use Permit for a fueling station at existing Walmart store)

RECOMMENDATION

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1175 (Attachment "A") to approve the Conditional Use Permit (CUP) request.

7. COMMISSION REPORTS

8. STAFF COMMUNICATIONS

9. ADJOURNMENT

This agenda was posted at least 72 hours prior to the regular meeting per GC Section 54954.2(a). A Citizens' Packet regarding this meeting is available at the City Clerk's Office located at City Hall, 405 East El Monte Way, Dinuba CA 93618.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at 559-591-5900. Please provide at least 48 hours notification prior to the meeting to allow staff to make reasonable arrangements. (28 CFR 35.102-35.104 ADA Title II)

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov.
www.dinuba.org



Planning Commission Staff Report

Department: PLANNING

June 2, 2026

To: Planning Commission
From: Schoettler Karl, City Planner
By:
Subject: Application 2026-15 (zone change and General Plan amendment at 6676 Avenue 408)

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1173 (Attachment "A") recommending approval to the City Council of the subject General Plan Amendment and zone change request.

EXECUTIVE SUMMARY:

Public Hearing to consider Application 2026-15 - a request for approval of a zone change and General Plan Amendment for a portion of one parcel located on the north side of Avenue 408, approximately 1,290 feet east of Road 70.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The application is a request to change the zoning and land use designations on a portion of one parcel located on the north side of Avenue 408 (Kamm Avenue) approximately 1,290 feet west of Road 70. Attachment "B" shows the Location Map and Attachment "C" shows an aerial photo of the site.

The site is a portion of a 31.2-acre parcel owned by the City (that is mostly occupied by a percolation pond at the wastewater treatment plant). This 2-acre portion is occupied by a single-family home, and the City is seeking to sell this portion for use as a residential property. The City has rented this house in the past to private parties for use as a dwelling.

The site is currently zoned "RCO" (Resource Conservation) and designated "Public/Semi-Public". These designations are typically applied to publicly-owned properties of governmental agencies, such as the City and school district, including

facilities like the wastewater treatment plant, parks and schools, among others.

Under the RCO zone, the existing house is classified as a legal, non-conforming use, which means it could be used as a dwelling but cannot be expanded or intensified. However, the code also states that any non-conforming use that has been vacant for more than 90 days cannot be resumed as such. According to staff, the home has not been used as a dwelling for at least seven years. So, under zoning rules, the home cannot be used again as a dwelling in the "RCO" zone - hence the application to rezone it to the "RA" (Residential Acreage) zone.

The "RA" zone's purpose statement is: "The RA district is intended to provide living areas within the city limited to very low density concentration of one-family dwellings; where limited numbers of animals may be kept for pleasure as hobbies; where regulations are designed to promote a suitable environment for family life on large parcels, and to prohibit all activities of a commercial nature (except for permitted home occupations)". Single-family homes are a permitted use in the "RA" zone.

The recommended General Plan land use designation for the site is "Low Density Residential". This designation is consistent with the "RA" zone.

Application of the "RA" zone will allow residential use to resume and would give assurance to a financial institution looking to extend a loan to a purchaser of the property. This would not be the case with the "RCO" zone.

It should be noted that the City Council has authorized the sale of this property, contingent on a zone change and General Plan Amendment being approved. In addition, once approved, the City will need to process a Parcel Map to divide this 2-acre site from the 31-acre parcel.

ENVIRONMENTAL ANALYSIS

Staff is recommending the action be exempted from environmental review under CEQA (California Environmental Quality Act). The site is already developed with a building and other improvements. No new development is proposed.

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site. As of the writing of this staff report, no inquiries had been made.

FINDINGS

The application complies with the required Findings of the Dinuba Municipal Code for approval of a Zone Change/General Plan Amendment contained in the attached resolution.

BACKGROUND INFORMATION

APPLICANT:

City of Dinuba
405 E. El Monte Way
Dinuba, CA 93618

LOCATION: North side of Avenue 408 (Kamm Ave.) approximately 1,290 feet west of Road 70.

ASSESSOR PARCEL NUMBER: 012-300-017.

SITE SIZE: 2.0± acre portion of a 31.2-acre parcel.

ZONING: Existing: "RCO" (Resource Conservation); Proposed: "RA" (Residential Acreage)

GENERAL PLAN: Existing: "Public/Semi-Public"; Proposed: "Low Density Residential"

EXISTING LAND USE: Single family home, garage and shed.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Percolation pond	"RCO" (Resource Conservation)	"Public/Semi-Public"
South	Agriculture (orchards)	Tulare County agricultural zoning	"Low Density Residential"
East	Single family homes	"RCO" (Resource Conservation)	"Light Industrial"
West	Percolation pond	"RCO" (Resource Conservation)	"Public/Semi-Public"

FISCAL IMPACT:

The sale proceeds from this remnant City property will be used to fund improvements to the wastewater treatment facility operations.

PUBLIC HEARING:

The City published a public hearing notice in the Midvalley Times ten days before the Planning Commission hearing. As noted above, the City also mailed notice to property owners within 300 feet of the site and occupants within 100 feet of the site, at least ten days before the hear.

ATTACHMENTS:

1. A. Resolution
2. B. Map
3. C. Aerial Photo

ATTACHMENT "A"

RESOLUTION NO 1174

**BEFORE THE PLANNING COMMISSION
CITY OF DINUBA
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA
RECOMMENDING APPROVAL OF APPLICATION 2026-15 - A GENERAL PLAN
AMENDMENT AND ZONE CHANGE AMENDMENT AT 6676 W. AVENUE 408
(CITY OF DINUBA)**

WHEREAS, an application for a General Plan amendment and zone change was submitted by the City of Dinuba, 405 E. El Monte Way, Dinuba, CA 93618, for a 2±acre portion of a 31.2-acre parcel located on the north side of Avenue 408, approximately 1,290 feet west of Road 70. The Assessor Parcel Number of the site is 012-300-017, and

WHEREAS, the subject site is currently zoned "RCO" (Resource Conservation) and the applicant is requesting the site be classified "RA" (Residential Acreage). Further, the Proposed Land Use Map of the Dinuba General Plan designates the site "Public/Semi-Public" and the requested designation is "Low Density Residential", and

WHEREAS, the purpose of the request is to facilitate residential use of the site, which has occurred in the past, and

WHEREAS, property owners within 300 feet and occupants within 100 feet of the subject parcels were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating these actions:

1. The proposed actions are consistent with the goals, objectives and policies of the Dinuba General Plan.

Dinuba Planning Commission
Resolution No. 1174
(Application 2026-15 (City of Dinuba))

2. The City has determined the project will have no significant impacts on the environment and is exempt from review, consistent with Section 15061 b. 3. ("General Exemption") of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed actions will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Application 2026-15 (including a General Plan Amendment and Zone Change, as shown in Exhibit "A") is hereby recommended by the Dinuba Planning Commission for approval.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Dinuba Planning Commission on the 2nd day of June, 2026, by the following roll call vote:

AYES:

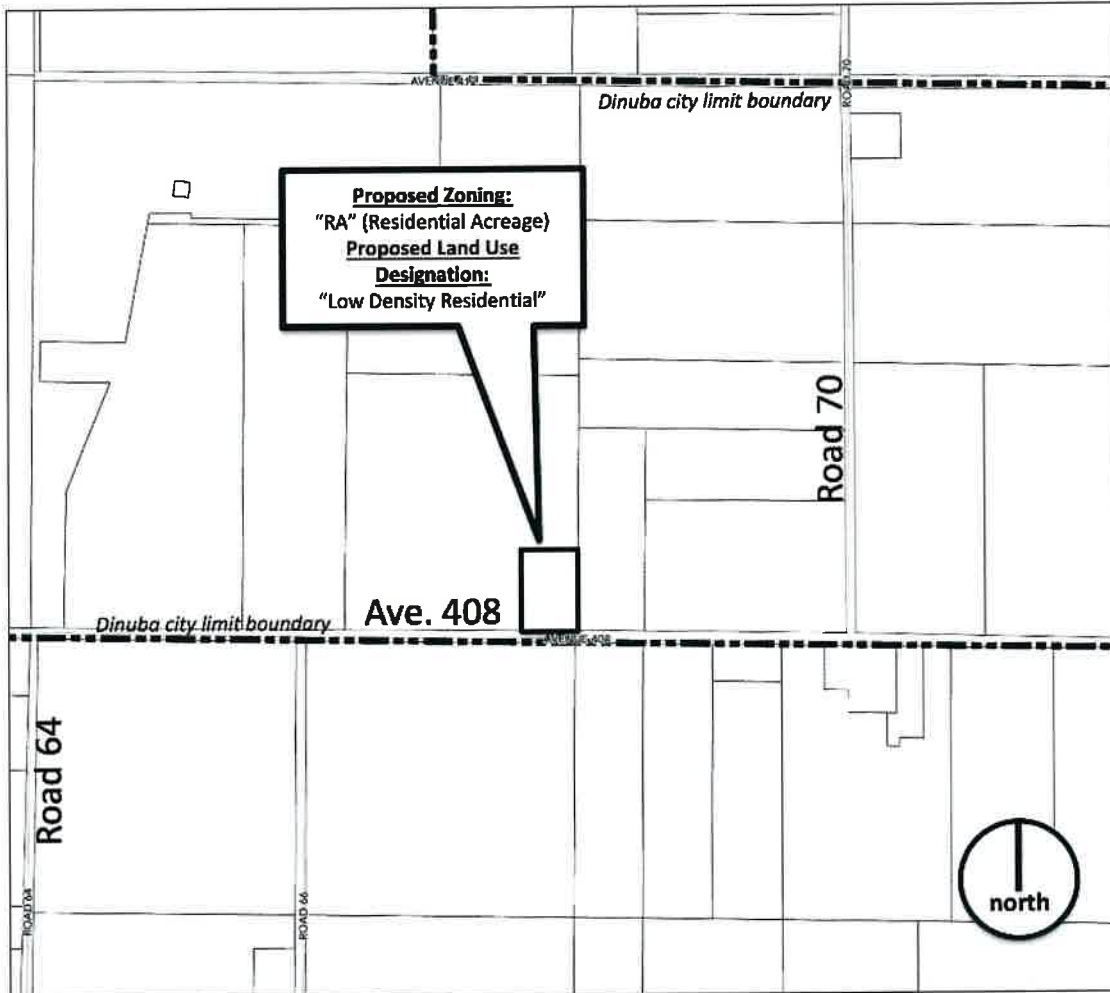
NOES:

ABSTAIN:

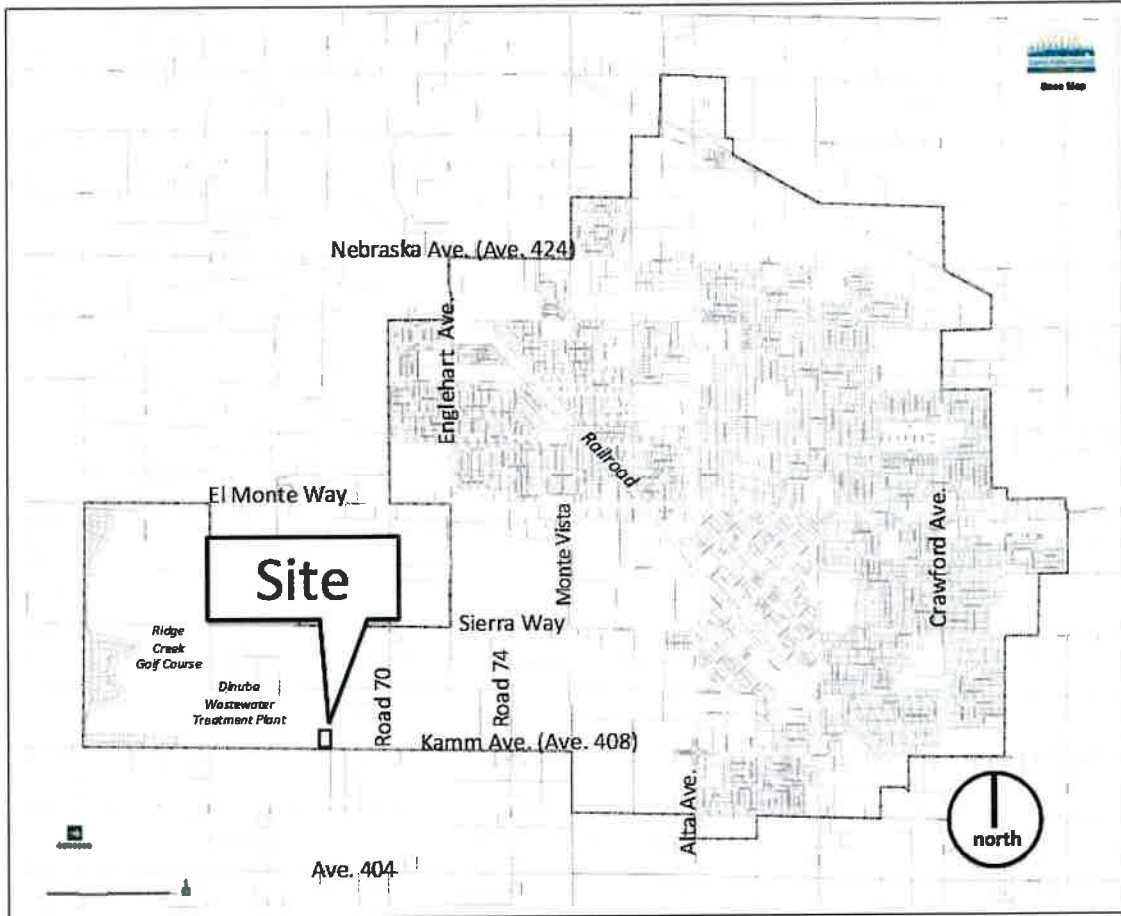
ABSENT:

Secretary, Dinuba Planning Commission

Exhibit "A": Proposed Zoning and Land Use Designations



Attachment "B" (Location Map)



Attachment "C" (Aerial Photo)





Planning Commission Staff Report

Department: PLANNING

June 2, 2026

To: Planning Commission
From: Schoettler Karl, City Planner
By:
Subject: Application 2026-03 (Conditional Use Permit for a fueling station at existing Walmart store)

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1175 (Attachment "A") to approve the Conditional Use Permit (CUP) request.

EXECUTIVE SUMMARY:

Public Hearing to consider an application for a Conditional Use Permit for the construction and operation of a gas station at the existing Walmart store, located on the east side of Monte Vista Drive, south of El Monte Way.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The project is an application to develop the site with a new gas station in the existing parking lot in front of the existing Walmart store. The site is zoned "C-3" (Community Commercial) which triggers the requirement for the Conditional Use Permit.

Site and Surroundings

The project location is shown in Attachment "B" (Location Map) and Attachment "C" (Aerial Photo). The area proposed for the gas station is within the existing parking lot, up against the west side of the site, adjacent to Monte Vista Drive. Surrounding uses include existing retail commercial, industrial, and vacant land (zoned for industrial development).

Proposed Site Plan and Uses

Attachment "D" shows the proposed site plan. The gas station proposes ten pumps (with 20 fueling positions) generally oriented in a north/south array. The pumps will be covered by a metal shade canopy. There will be a small 440 kiosk for employees and basic snacks and drinks situated in the center of the canopy.

Vehicles will be able to access the gas station from drive aisles in the existing parking lot from the south and from the north. These aisles have driveways out onto Monte Vista Drive on the west side of the site. The City is requiring the existing left turn lane for southbound traffic on Monte Vista Drive to be extended to accommodate additional vehicles that might be seeking to access the site from the southerly existing entrance to the store and gas station.

The project would result in the removal of approximately 130 existing parking spaces, however the site plan provides 28 new parking spaces around the gas station. The remaining parking on the full 23-acre parcel still exceeds the City's requirement for the existing Walmart store.

The gas station would be manned by employees in two shifts during operating hours of the existing store (6:00 am to 10:00 pm) and the pumps will be open 24 hours per day.

The facility will be monitored by security cameras. According to the applicant, the fuel tanks are typically refilled once a day, depending on demand. Fuel trucks are coordinated so they arrive at off-peak hours (e.g. early morning or late night).

Façade designs for the proposed shade canopy and kiosk/store are shown in Attachment "E" and "F".

Other key features of the site plan include:

- Three 20,000 gallon underground fuel storage tanks situated toward the northeast side of the facility
- Trash enclosure
- Landscaping
- Light fixtures
- Utility connections
-

The project would result in the removal of up to 23 mature shade trees. Staff is recommending that these trees be evaluated to be removed via spade and replanted elsewhere so the tree's capacity for carbon removal, shade and beauty is not lost. The City has several locations in parks and street medians where the trees could go, and is very willing to work with the developer on this.

The project has been reviewed by City staff including planning, engineering, public works, fire and police and administration, who have contributed conditions of approval.

Given the project complies with zoning and other City standards, it is recommended the site plan be approved

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site. As of the writing of this staff report, no inquiries had been made.

FINDINGS

The use complies with the required Findings of the Dinuba Municipal Code for approval of a Conditional Use Permit contained in the attached resolution.

BACKGROUND INFORMATION

APPLICANT: Walmart Stores, Inc.

LOCATION: The east side of Monte Vista Drive, approximately 350 feet south of W. El Monte Way

APN: 017-280-008

SITE SIZE: The subject site consists of a 2±-acre portion of a 23.4-acre parcel

ZONING: C-3 (Community Commercial)

GENERAL PLAN: "Commercial-Community"

EXISTING LAND USE: Parking lot and Walmart store

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Retail commercial	"C-3" (Community Commercial)	"Community Commercial"
South	Walmart store and vacant land	"M-1" (Light Industrial)	"Industrial"
East	Parking lot and vacant land	"C-3" (Community Commercial)	"Community Commercial"
West	Retail commercial	"C-3" (Community Commercial)	"Community Commercial"

FISCAL IMPACT:

The City will accrue revenue from the sales of gasoline and other products (snacks, drinks, etc.)

PUBLIC HEARING:

A public hearing notice was published in the Midvalley Times, at least ten days before the Planning Commission hearing. As noted above, notice was also provided to property owners within 300 feet of the site and to occupants within 100 feet of the site.

ATTACHMENTS:

1. A. Resolution - Walmart 6-2-26
2. B. Location Map
3. C. Aerial Photo
4. D. Site Plan
5. E. Canopy
6. F. Kiosk Facades

Attachment A:

RESOLUTION NO. 1175

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA FOR APPLICATION 2026-03, A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT AND OPERATION OF A FUELING STATION AT THE EXISTING WALMART STORE, LOCATED ON THE EAST SIDE OF MONTE VISTA DRIVE, SOUTH OF EL MONTE WAY

WHEREAS, at a regularly held meeting on June 2, 2026, the Dinuba Planning Commission conducted a public hearing to consider a Conditional Use Permit application submitted by Walmart Stores, Inc., 702 SW 8th Street, Bentonville, AR 72716, to allow the construction and operation of a fueling station within the parking lot of the existing Walmart Store at 770 W. El Monte Way (Assessor Parcel Number 017-280-008); and

WHEREAS, the proposed site plan shows ten fuel pumps (20 fueling positions) on a 2-acre portion of the 23-acre parcel, along with a 440-square foot kiosk/snack store. Other improvements include

- Canopy structure
- Driveways, aisles and 28 parking spaces
- Three 20,000 gallon underground fuel storage tanks
- Landscaping
- Lighting
- Trash enclosure
- Utility connections

WHEREAS, the site is zoned "C-3" (Community Commercial) by the official zoning map of the City of Dinuba; and

WHEREAS, the original Walmart store was approved via Conditional Use Permit (CUP) and therefore this project represents an amendment to that original CUP; and

WHEREAS, the Planning Commission concurs with Staff that this project is categorically exempt from additional CEQA process pursuant to CEQA Guidelines Section 15332 (Infill Projects on sites zoned for the use); and

WHEREAS, the Dinuba Planning Commission conducted a public hearing on June 2, 2026, at the regular Commission meeting that was properly noticed pursuant to the Dinuba Municipal Code; and

WHEREAS, the required findings for a Conditional Use Permit were made pursuant to Section 17.57.050 (Findings) of the Dinuba Municipal Code; and

WHEREAS, the Applicant agrees to adhere to the Findings and Conditions of Approval detailed in this Resolution; and

WHEREAS, the Planning Commission, having considered the staff report and all testimony presented in this matter, was of the opinion that the Conditional Use Permit to approve the project be approved as presented.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Dinuba does hereby affirm in its entirety and adopts this resolution, approving the development of the site with a gas station and associated improvements, subject to the Conditions of Approval included in this Resolution.

PASSED, APPROVED and ADOPTED this 2nd day of June, 2026 by the following vote:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Lesli Vasquez, Secretary Dinuba Planning Commission

FINDINGS

The above section requires that the following findings be made prior to approval of a Conditional Use Permit (CUP).

FINDING NO. 1: THAT THE SITE FOR THE PROPOSED PROJECT IS ADEQUATE IN SIZE AND SHAPE.

The subject site is adequate for the proposed project and the site plan complies with zoning standards.

FINDING NO. 2: THAT THE SITE FOR THE PROPOSED USE RELATES TO STREETS ADEQUATE IN WIDTH AND PAVEMENT TO CARRY THE QUANTITY AND KIND OF TRAFFIC GENERATED BY THE PROPOSED USE.

Adjacent streets, including Monte Vista Drive and El Monte Way are designed to accommodate traffic expected to be generated by the project and the project will be installing street improvements along the site frontage to facilitate safe traffic flow.

FINDING NO. 3: THAT THE PROPOSED USE WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTY OR THE PERMITTED USE THEREOF.

The project has been conditioned to comply with standards of the Dinuba Municipal Code. No adverse impacts will occur on abutting properties as a result of the use.

FINDING NO. 4: THAT THE CONDITIONS STATED IN THE RESOLUTION ARE DEEMED NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

Conditions contained in this resolution will ensure the public health, safety and welfare is protected.

CONDITIONS OF APPROVAL

A. GENERAL CONDITIONS

1. The Site Plan shown in Exhibit "A" is approved. Full compliance with conditions of approval shall be achieved prior to issuance of any Certificates of Occupancy or as modified by the Director of Planning and Development.
2. The Conditional Use Permit is valid for a period of one (1) year from the approval date as shown on Resolution No. 1175. Any extension of time shall be submitted in writing to the Planning Director thirty (30) days prior to permit expiration.
3. The City shall conduct an administrative review of the use within six months of the commencement of business. Reviews can be held earlier or at other intervals or times if a serious incident occurs, or if complaints are received from the community.
4. Prior to the commencement of any work and prior to the issuance of a building permit, the general contractor and all sub-contractors shall obtain a business license from the city of Dinuba Finance Department.
5. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Dinuba and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attach, set aside, void, or annul the City's approval concerning this application, which action is brought within the time period provided for in Section 55499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.

Site Plan

6. Any revisions to the Site Plan must be submitted to the Planning Director for review and approval prior to issuance of grading permit to begin construction of the project.
7. Where located adjacent to buildings, ALL transformers and protective bollards shall be painted to match the building and all transformers shall be screened from public view by dense landscaping.

Architecture

8. The elevations depicted in the Site Plan enclosed herein as Exhibits "B" and "C", are hereby approved. Final construction plan sets shall be consistent with the conceptual exterior elevations approved herein. The fuel canopy shall be designed to blend architecturally with the building. Preferred mechanisms include cornice molding around the perimeter of the structure.
9. All meters, valves, pipes and any other mechanical /plumbing/electrical appurtenances on the building exterior shall be painted and/or textured to match the building color.

B. CONSTRUCTION

1. The contractor shall contact the Planning and Development Services Department to schedule a pre-construction meeting with the appropriate city departments, fire department and other agencies as applicable prior to commencement of work.
2. The developer shall comply with the City of Dinuba Construction and Demolition Recycling Program. Contact Planning and Development Services Department at (559) 591-5906 for filing a C&D application.
3. The developer shall use the City's exclusive franchise roll-off waste hauler for removal of construction debris. Contact Pena's Disposal at (559) 528-6997 for construction-related refuse service.
4. The developer shall prohibit grading/construction activities including start-up of equipment/machinery between the hours of 10:00 p.m. and 7:00 a.m. Prior authorization must be obtained from the City Engineer for any work (including underground work) occurring on weekend and holidays.
5. Rattle pans to be in place with 50 ft. of gravel to keep track out of dirt/mud to a minimum.
6. All debris on parking lot/streets tracked out during construction shall be cleaned at the end of each work day.
7. All property not occupied by structures, paving or landscaping on the subject site shall be properly maintained for both health and aesthetic reasons. Grass, weeds and debris shall be promptly abated.
8. The developer/contractor shall obtain the appropriate grading permit and storm water pollution prevention permit for the project. The contractor shall include proper dust control measures as part of site grading. The site shall be kept in as clean a condition as possible avoiding the tracking of dirt, mud and debris onto adjoining property.

Parking

9. The number of parking spaces shall comply with Section 17.64 of the Dinuba Municipal Code. The minimum parking standard is 9'x18' where a front overhang is available. The minimum parking depth is 9'x20' where no front overhang is available.
10. Handicap parking spaces shall be provided as required by code. Handicap parking spaces shall be located as near as practical to the primary entrance or shall be located to provide for safety and optimum proximity to the entrances of the building. Handicap parking shall be designed in accordance with standard requirements.
11. All markings to include parking spaces, directional signage, "No Parking" designations and Fire Lane designations shall be clearly defined (as required by the Fire Department) and said markings shall be maintained in good condition at all times.
12. All parking stalls shall be clearly striped using double-line striping and permanently maintained.

Service/Loading, Refuse and Outdoor Storage

13. Proper screening of any outdoor service, loading and storage areas shall be integrated into overall building and landscape design. Storage of refuse, supplies, crates, carts, or any other material or equipment used in the operation of the business that is visible to public view is prohibited.
14. The trash enclosure shall be per City Standard Drawing. E-4 and E-4a and be of sufficient size to house the number and size of trash bins and containers needed to accommodate waste, compost and recyclables as well as designed so that each bin can be removed and replaced without requiring removal of other bins, to avoid stacking and to maximize access.
15. A concrete pad inside the enclosure should be included to prevent damage to ground surfaces from filled containers. The pad should extend 10 feet in front of gates.
16. The Applicant shall install trash enclosure facilities for this development as required by the Public Works Department and per City Standards. Trash enclosures shall have ADA access. Trash enclosure shall be constructed of durable materials and the color, texture and architectural detailing shall be consistent with the overall site and building design. Gates on the enclosure shall be constructed of metal or some other comparable material and shall be painted to match the enclosure. Use of chain link for gates is prohibited. The trash enclosure shall be fitted with a decorative overhead arbor made of wood timbers or a functional equivalent.
17. The use of tractor trailers, cargo containers or any like storage units shall be prohibited on the site.
18. Any chain link fencing shall be finished gloss black for improved appearance.

Signage and Lighting

19. All signs must be consistent with Section 17.72 of the zone district and adopted Sign Design Guidelines.
20. One monument sign is allowed for the site. The design of the sign shall relate in appearance to the architectural design of the building. The sign shall meet height and sign standards of the Dinuba Sign Ordinance, which limits freestanding signs to 10 feet high and up to 35 square feet of sign face per side constructed as a monument sign. No electronic gas price signage is permitted on the fuel canopy.

Building Permit and Fees

21. The developer shall secure a building permit from the Dinuba Planning and Development Services Department prior to construction and be approved by the City and all other affected agencies prior to the issuance of the building permits. Construction plans submitted for building permits shall be 24" by 36" with city standard title block for all required improvements. The construction plans shall also include any street, site utility, grading and drainage or other public improvement plans, as applicable. Building plans be based on the 2019 CBC, CED, CMC, CPC & Energy Code., and include the following information at time of submittal of construction drawings (if applicable):
 - a. Completed and signed Building Permit Application

- b. Five (5) sets of construction drawings
 - c. Two (2) sets of engineering calculations
 - d. Two (2) sets of energy calculations
 - e. Two (2) sets of truss calculations
 - f. Two (2) copies of soils report
22. The developer shall comply with, and be responsible for obtaining encroachment permits from the City of Dinuba Public Works Department for all work performed within the City's right-of-way.
23. Prior to issuance of building permits, the developer shall pay all fees required under the City's Development Impact Fees, and all other fees/charges for wastewater, water, and other City utilities in effect at the time of building permit issuance. Contact the Planning and Development Services Department at (559) 591-5906 for a complete schedule of fees.
24. Prior to issuance of building permits, the developer shall submit proof of payment of all applicable school facility impact fees as adopted by the Dinuba Unified School District.
25. If applicable, the developer/property owners shall pay all Department of Fish and Game fees and associated County filing fees if a Negative Declaration or Notice of Determination is filed (NOD).

Landscaping

26. The developer shall provide four (4) copies of complete landscape and irrigation plans for planting and permanent irrigation system for development of the site to the Director of Planning and Development for review and approval. Landscape and irrigation plans shall be submitted concurrently with the improvement plans for the site.
27. Landscape plans must comply with the City of Dinuba Model Water Efficiency Landscape Ordinance. Each set of landscape development plans must contain a "Water Conservation Certification Statement" on the title sheet that reads as follows: *I hereby certify, as the landscape architect/licensed landscape professional of record that the information provided herein meets the requirements and standards as outlined in the Dinuba Municipal Code Section 17.71.130 and the adopted design guidelines for the development of this project.*"
28. Plants shall be selected based on their required level of maintenance, durability, mature widths and heights, and water requirements and must be listed in Water Use Classifications of Landscape Species (WUCOLS III) with a water needs category of Very Low, Low, Moderate, or High.
29. Landscape plans shall comply with the Dinuba Landscape Design Guidelines and the following conditions:
- a. Tree planting shall consist of a mixture of evergreen, deciduous and flowering trees, with low to moderate water use. Use of high water use trees is subject to approval.
 - b. Root barriers shall be installed anywhere that a tree is within 10' of a hard surface.
 - c. Trees shall be a minimum seventy five percent (75%) 24" box and twenty five percent (25%) 15-gallon container.
 - d. Trees must be a minimum of ten (10') from any light standard, fire hydrant and utility structures.
 - e. Shrubs shall be a minimum of eighty percent (80%) 5-gallon container and twenty percent (20%) 1-gallon containers.

- f. There shall be a minimum of 50% of tree shade coverage of the parking area. This is determined at ¾ tree maturity or 15 years after installation. Provide Shade Calculations on Site Plan or Planting Plan as requested.
30. Existing trees to be removed shall be evaluated for potential to be spaded and if practical, moved to other locations as directed by the City.
31. All landscape planters must contain shredded wood mulch to retain moisture, suppress weeds, and moderate soil temperature. The mulch depth, type, and maintenance frequency must be noted on the plans.
32. The landscape irrigation system shall have a separate meter from the building.
33. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, etc. shall be screened with landscaping.
34. Backflow preventers for landscaping irrigation and domestic water shall not be located at visually prominent locations (such as the end of drive aisles or site entries) and shall be well-screened with shrubs and/or low screen walls. Backflow preventers shall be painted dark green.
35. Dense landscaping (vines/shrubs) shall be provided to screen outdoor trash enclosures, transformers, generators, and other elements visible from public streets. Shrubs should be a minimum one gallon in size.
36. All landscaping and irrigation systems shall be installed prior to issuance of a certificate of occupancy and shall be permanently maintained in a healthy and weed free condition.

C. IMPROVEMENT PLANS

1. The developer shall digitally submit to the City of Dinuba Public Works Department, a set of construction plans on 24" x 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer. All applicable plan check and inspection fees shall be paid with the first submittal of plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits. The City maintains an "Improvement Plan Submittal Requirements & Review Checklist" as a resource.
2. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Dinuba Public Works Department one (1) reproducible/electronic copy (PDF) and two (2) black line copies of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT" for review and approval. As-Built drawings shall be revised in electronic format, a scanned or field copy of the construction plans will not be accepted. Pad Certification(s) will be required prior to construction of any structure on a lot.

D. GENERAL

1. The project shall comply with all requirements of the City Engineer, including, but not limited to the following:
2. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby notified that the 90day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.
3. The developer shall submit a soils report for approval by the City Engineer with the first submittal of the improvement plans.
4. The developer shall comply with all the requirements of the local utility (gas and electric), telephone, cable, and other communication companies. It shall be the responsibility of the developer to notify the local utility, telephone, cable, and other communication companies to remove or relocate utility poles where necessary. The City will not accept first submittal of improvement plans without proof that the developer has provided the improvement plans and documents showing all proposed work to the utility, telephone, cable, and other communication companies.
5. The developer shall comply with and be responsible for obtaining encroachment permits from the City of Dinuba for all work performed within the City's right-of-way and easements.
6. The developer shall provide and pay for all compaction testing required by the QAP (Quality Assurance Plan). Compaction test results shall be submitted to the City Engineer for review and approval.
7. In order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Dinuba Police and Fire Department, and City Engineer.
8. The developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the developer's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the developer's expense.
9. The developers contractors shall not work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without the written permission of such property owners. In the event other properties are encroached upon without written permission, work shall be automatically shut down until resolved.

E. DEDICATIONS AND STREET IMPROVEMENTS

1. Developer shall provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements within the development. All traffic signs and street name signs shall be installed in accordance with City Standards and the CA MUTCD (latest edition). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.
2. The developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.
3. Developer shall ensure ADA access is met on all access points to the building and have a Casp sign the plans.
4. Developer shall install a left turn lane on southbound Monte Vista Drive at the southerly entrance to the site, as directed by the City Engineer.

F. SANITARY SEWER IMPROVEMENTS

1. Developer shall use existing sewer service. The developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations.

G. WATER IMPROVEMENTS

1. The developer shall connect to the existing water service to the property. Developer shall connect to the service in accordance with City Standards.
2. No water service connection shall be made to the City of Dinuba Water System until a bacteriological report has been accepted by the City Engineer.
3. Fire hydrants shall be installed at locations approved by the Fire Department. Fire hydrants and curbs shall be painted per City Standards.

H. GRADING AND DRAINAGE

- a. The developer shall, for construction activity prior to clearing, grading or excavation on one (1) acre or more of land area or are part of a larger common plan of development or sale, obtain a NPDES permit and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.
- b. A percolation test signed and sealed by a California registered civil or geotechnical engineer shall demonstrate that BMPs can completely infiltrate within 96 hours.
- c. Prior to the approval of grading plan, approvals and permits from the San Joaquin Valley Air Pollution Control District shall be obtained. The Project shall comply with all rules, regulations and conditions of approval imposed by the District.
- d. The developer shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The developer shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.

- e. The developer shall construct bioswales onsite to help with water retention.
- f. The developer is required to follow and adhere to all City Ordinances and FEMA requirements when developing the subdivision. Part of the requirement is calculating the BFE in order to ensure the lots are graded above the BFE.

I. MISCELLANEOUS

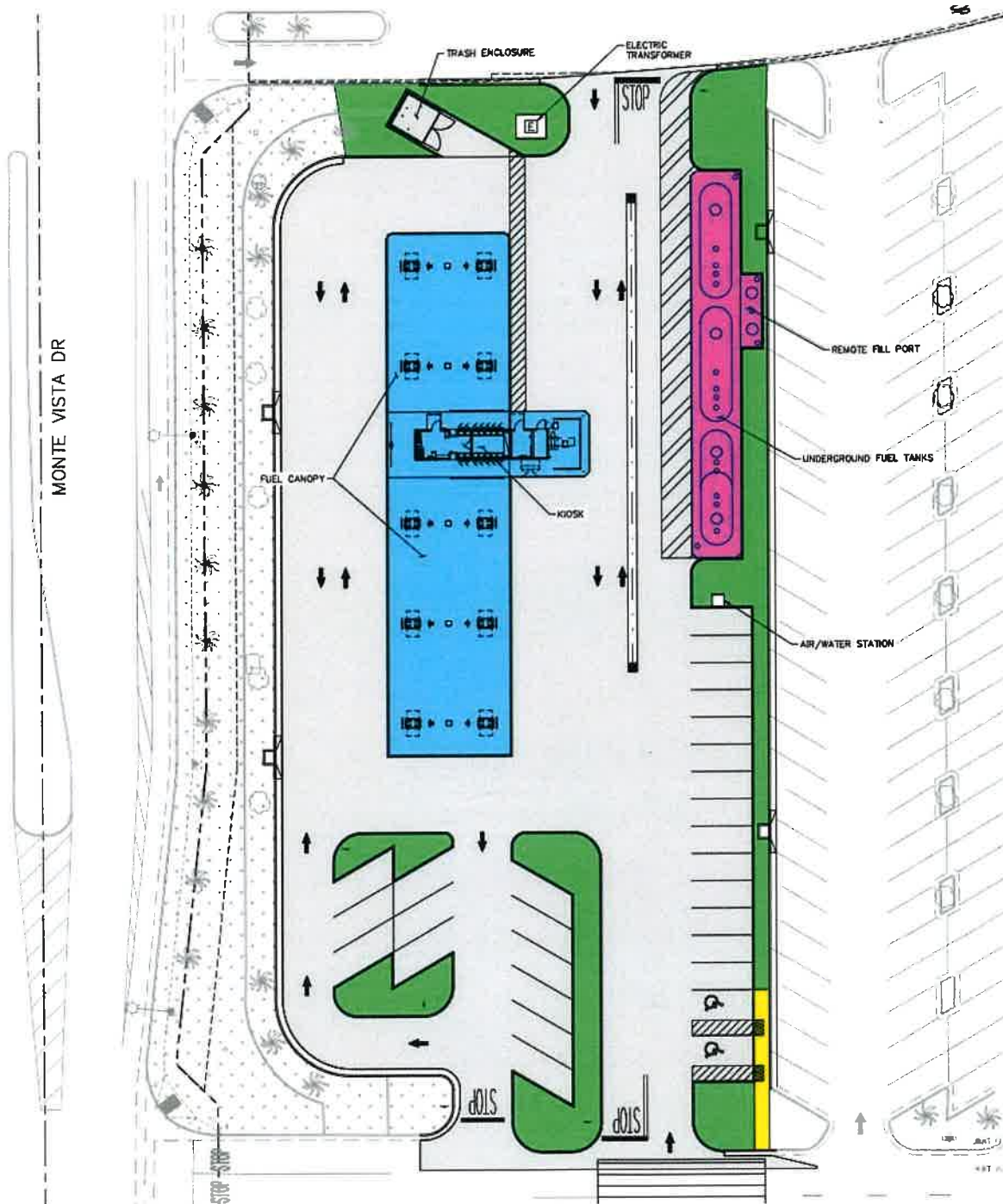
- a. It shall be the responsibility of the developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.
- b. The developer shall provide clean-up, street sweeping and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of \$5,000.00 shall be submitted to the City to guarantee compliance. At any time, developer is deemed to be non-compliant by the City Engineer or Public Works Director, the City may draw from said deposit to pay for necessary activities to bring the site into compliance.
- c. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
- d. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
- e. The project shall comply with the requirements of the Dinuba Fire Department, Dinuba Police Department and the City's solid waste contractor (Pena's Disposal).

J. FIRE DEPARTMENT (Note, this checklist is not all-inclusive and does not exclude builder/owner from all required applicable codes. If something is missed in the plan check process, the owner/ builder will be expected to comply with the applicable code, regulation, or ordinance).

- 1. Fire lanes marked on the site plan with "No Parking, Fire Lane" every 50 feet or as needed, and detailed on site plan.
- 2. Fire apparatus access roads (Fire Lanes) shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. They shall be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds - CFC D102). Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities and shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances shall be maintained at all times. Fire apparatus /Fire Lanes shall be identified utilizing an approved method. (CFC 503)
- 3. All fencing, including materials used, height and location shall be marked on plans.
- 4. Other common Items required to be indicated on plans include fire extinguishers, emergency lighting, exit signs, Knox box and fire alarm system.
- 5. Stock rooms will be kept in compliance for access/egress and will be kept in a manor to not create or constitute a fire hazard.

6. Emergency fuel shutoff and signs shall be installed in an easily accessible area.
7. Fire extinguisher shall be installed for fuel storage and dispensing areas.
8. An additional floor freezers will be located in a manner as to not affect egress routs, or narrow aisles.
9. Address numbers shall be located on the building, 12 inches in height and visible from the Street(s).

Exhibit "A" (Site Plan)



**WALMART FUEL STATION - STORE #5394
770 W EL MONTE WAY, DINUBA, CA 93618
COLORED DESIGN CIVIL SITE PLAN**

Exhibit "B" (Façade Design for Gas Pump Canopy)

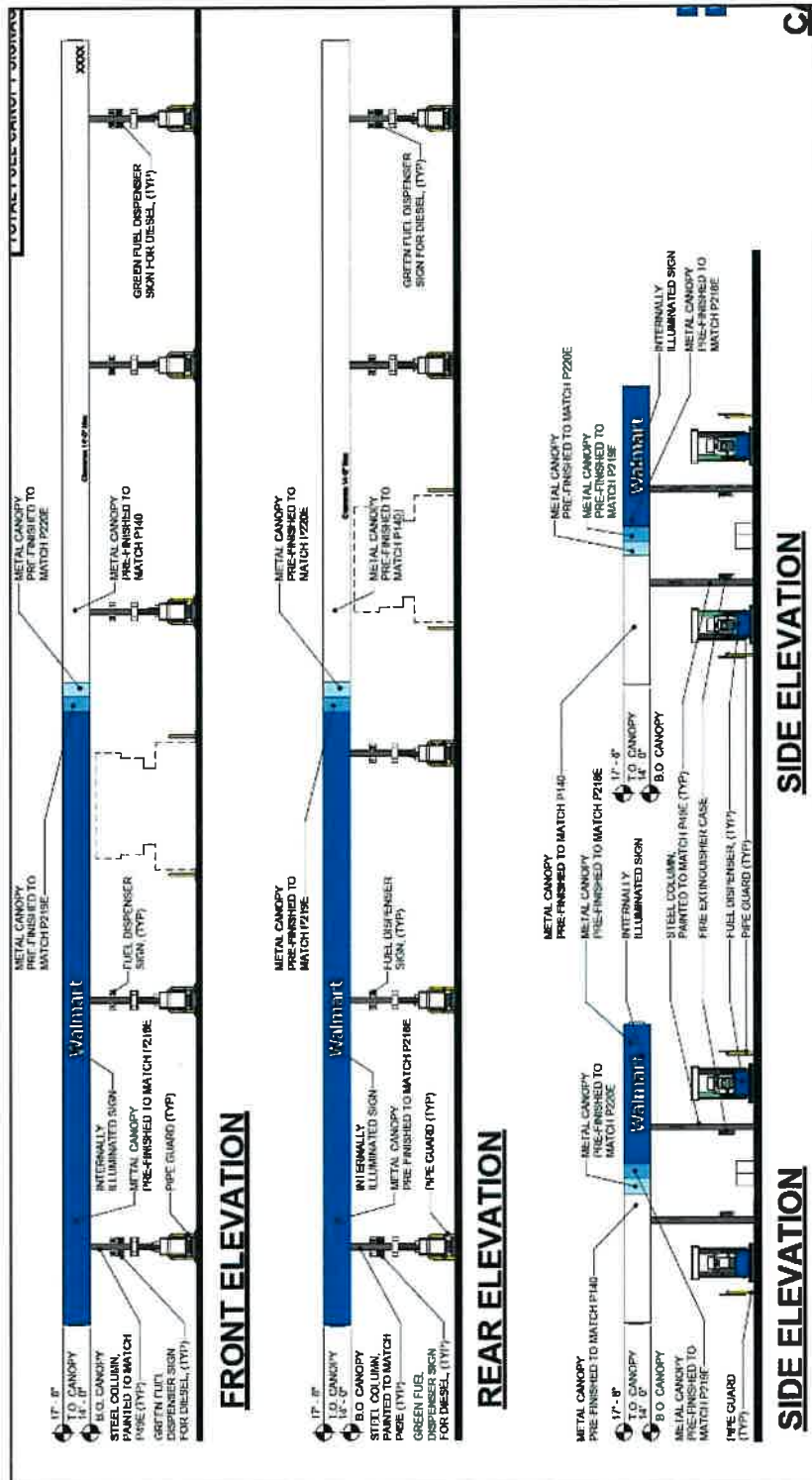
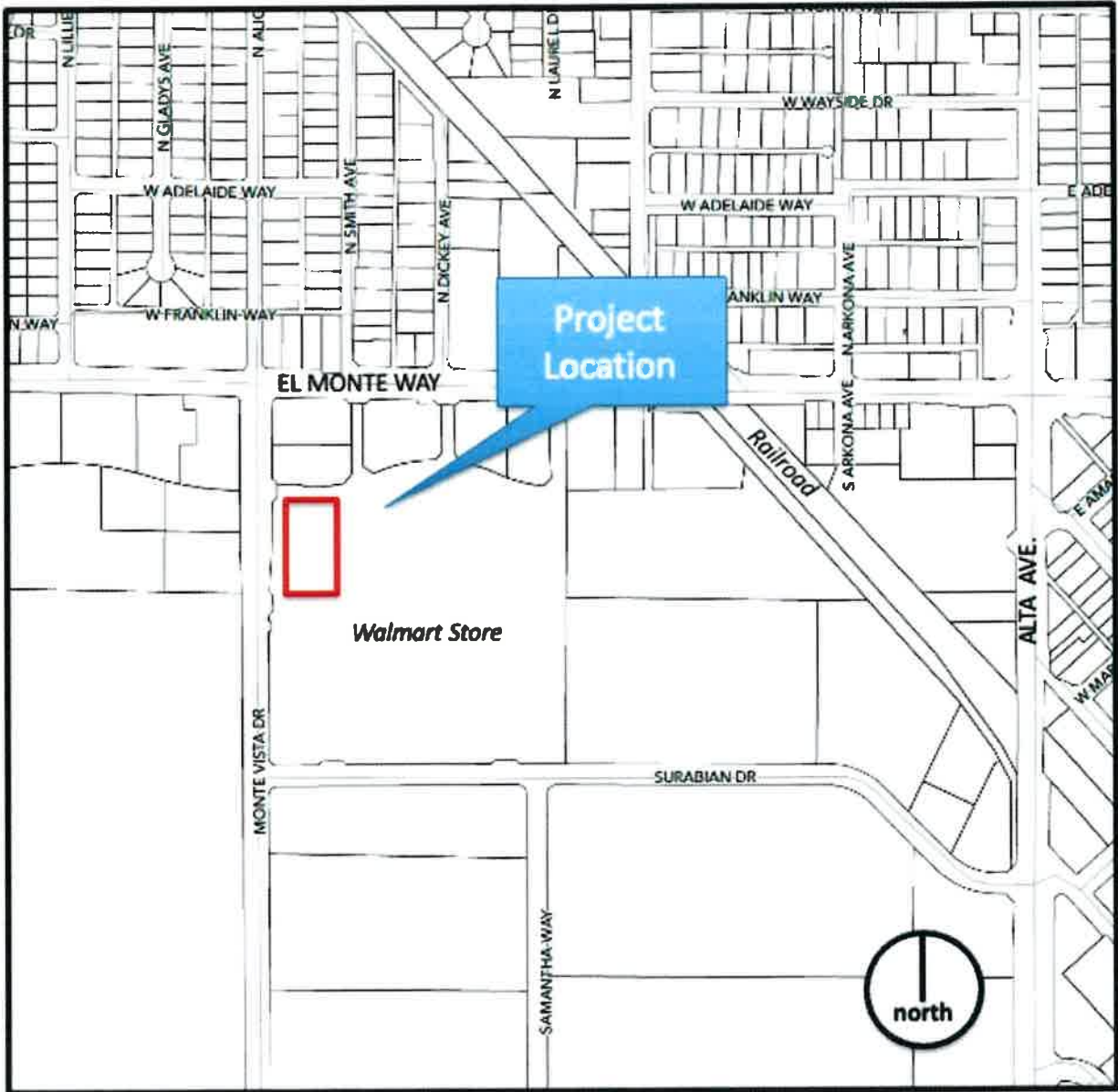


Exhibit "C" (Façade Design for Kiosk)



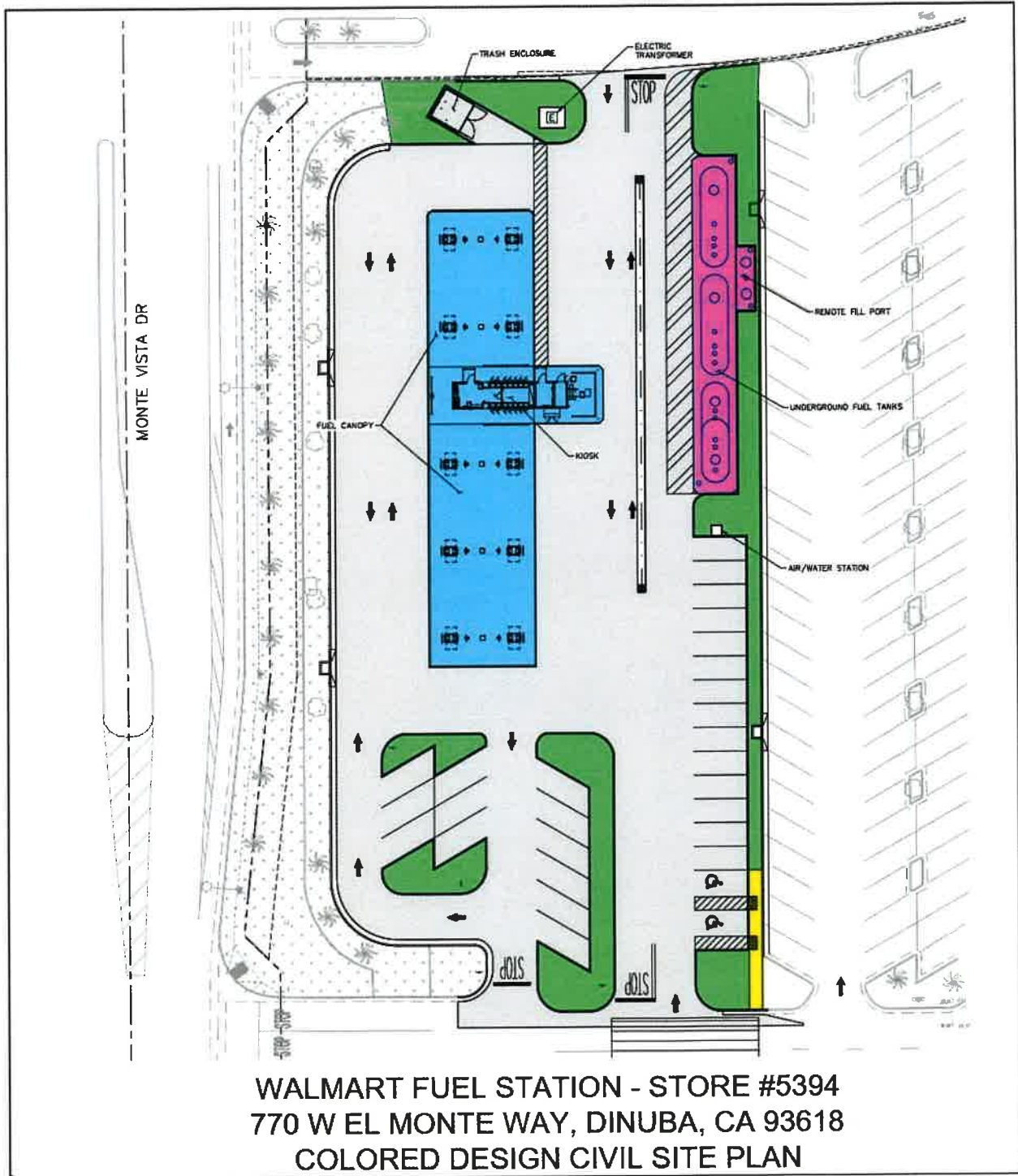
Attachment "B" (Location Map)



Attachment "C" (Aerial Photo)



Attachment "D" (Proposed Site Plan)



**WALMART FUEL STATION - STORE #5394
770 W EL MONTE WAY, DINUBA, CA 93618
COLORED DESIGN CIVIL SITE PLAN**

