

# AGENDA

## ORANGE COVE PLANNING COMMISSION MEETING **TUESDAY, DECEMBER 1, 2020** MEETING AT 6:30 P.M.

**TELECONFERENCE**  
**888-204-5987**  
**Access Code: 8166599#**

Coy Weldon, Chairman  
Planning Commissioners  
Rev. Rick Applegarth,  
Vicky Alvarado - Rick E. Alonso - Charles Lopez

### **A. Call to Order/Welcome**

Planning Commissioner and Staff

### **B. Confirmation of Agenda**

(Materials regarding an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 633 6<sup>th</sup> Street, Orange Cove, CA 93646 during normal business hours.)

### **C. Consent Calendar:**

1. **Planning Meeting Minutes of October 20, 2020**

### **D. Administration**

2. **SUBJECT: PUBLIC HEARING - BC Recycling Site Plan Review**  
for a Conditional Use Permit to establish a Recycling Collection  
Facility at 940 Park Blvd. Orange Cove, CA

**Recommendation:** Planning Commission to consider approving Resolution No. PC 2020-10 Recommending Approval to the Orange Cove City Council Site Plan Review 2020-01 and Conditional Use Permit 2020-01 for a proposed Recycling Collection Facility at the Northeast Corner of Park Boulevard and West Railroad

## **E. Adjournment**

**Public Comment:** Members of the public shall have an opportunity to address the City Council concerning this matter.

**ADA Notice:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 626-4488 ext. 214. Notification 48 hours prior to the meeting will enable the City to make arrangements to ensure accessibility to this meeting.

**Documents:** Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at front counter at City Hall and at the Orange Cove Library located at 815 Park Blvd., Orange Cove, CA during normal business hours. In addition, most documents are posted on City's website at [cityoforange Cove.com](http://cityoforange Cove.com).

### **NOTICE**

**If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing. (Government Code Section 65009.)**

### **STATEMENT ON RULES OF DECORUM AND ENFORCEMENT**

The Brown Act provides that members of the public have a right to attend public meetings, to provide public comment on action items and under the public forum section of the agenda, and to criticize the policies, procedures, or services of the city or of the acts or omissions of the city council. The Brown Act also provides that the Planning Commission has the right to exclude all persons who willfully cause a disruption of a meeting so that it cannot be conducted in an orderly fashion.

During a meeting of the Orange Cove Planning Commission, there is a need for civility and expedition in the carrying out of public business in order to ensure that the public has a full opportunity to be heard and that the Commissioners has an opportunity to conduct business in an orderly manner. The following is provided to place everyone on notice of the rules of decorum and enforcement.

## **GENERAL RULES OF DECORUM**

While any meeting of the Planning Commission is in session, the following rules of decorum shall be observed:

1. All remarks shall be addressed to the Planning Commission as a whole and not to any single member, unless in response to a question from a member of the City Council.
2. A person who addresses the Planning Commission under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct (i) which is likely to provoke others to violent or riotous behavior, (ii) which disturbs the peace of the meeting by loud and unreasonable noise, (iii) which is irrelevant or repetitive, or (iv) which disrupts, disturbs, or otherwise impedes the orderly conduct of any Planning Commission meeting.
3. A person, other than members of the Planning Commission and the person who has the floor, shall not be permitted to enter into the discussion unless requested by the Chairman to speak.
4. Members of the Planning Commission may not interrupt a person who has the floor and is making public comments. Members of the Planning Commission shall wait until a person completes his or her public comments before asking questions or commenting. The Chairman shall then ask the Planning Commissioners if they have comments or questions.
5. No person in the audience at a Planning Commission meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt or otherwise impede the orderly conduct of any Planning meeting.

## **ENFORCEMENT OF DECORUM RULES**

While the Planning Commission is in session, all persons must preserve order and decorum. A person who addresses the Planning Commission under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct which is likely to provoke others to violent or riotous behavior, which disturbs the peace of the meeting by loud and unreasonable noise, which is irrelevant or repetitive, or which disrupts, disturbs, or otherwise impedes the orderly conduct of any Planning meeting.

The Chairman or other presiding officer shall request that a person who is breaching the rules of decorum cease such conduct. If after receiving such a warning, the person persists in breaching the rules of decorum, the Chairman or other presiding officer may order the person to leave the City Council meeting. If such person does not leave, the Chairman or presiding officer may request any law enforcement officer who is on duty at the meeting as sergeant-at-arms to remove the person from the Council Chambers. In the event there is no one from law enforcement present, the Chairman or presiding officer may direct the City Manager to contact law enforcement.

In accordance with the Point of Order Rule 4.6, the majority of the Planning Commission may overrule the Chairman if the majority of the Planning Commission believes the Chairman or other presiding officer is not applying the rules of decorum appropriately.

# MINUTES

## ORANGE COVE PLANNING COMMISSION MEETING

**TUESDAY, OCTOBER 20, 2020**

**MEETING AT 6:30 P.M.**

**TELECONFERENCE**

**888-204-5987**

**Access Code: 8166599#**

**Coy Weldon, Chairman  
Planning Commissioners  
Rev. Rick Applegarth,**

**Vicky Alvarado - Rick E. Alonso - Charles Lopez**

### **A. Call to Order/Welcome**

Planning Commissioner and Staff

Present: Chairman Coy Weldon, Commissioners Rick Applegarth, Rick Alonso (ABSENT), Vicky Alvarado and Charles Lopez

Staff present: City Clerk June Bracamontes and Interim City Manager Hernandez, Ray Hoak and City Attorney Dan McCloskey

### **B. Confirmation of Agenda**

(Materials regarding an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 633 6<sup>th</sup> Street, Orange Cove, CA 93646 during normal business hours.)

No Changes

### **C. Consent Calendar:**

- 1. Planning Meeting Minutes of April 7, 2020**

**Upon the motion by Commissioner Applegarth and seconded by Commissioner Lopez, Planning Commissioners approved the Consent Calendar as presented.**

**2. SUBJECT: PUBLIC HEARING - Macias Annexation  
(Reorganization) Project**

**Recommendation: Planning Commission to approve the  
following Resolutions:**

Ray Hoak presented to the Orange Cove Planning Commission the Macias Annexation as follows:

- Negative Declaration
- General Plan Amendment Zoning Amendment
- Tentative Subdivision Tract Map No. 6289
- Annexation
- Explained each Resolutions below

Chairman Coy Weldon opened the Public Hearing

Comments from the Planning Commission.

Coy Weldon had concerns about the Canal repair will this enlarge the fire department and the Police Dept. The Fire Protection District nothing will change there and will continue to serve

Commissioner Applegarth concern about the traffic main intersection. Ray in the environmental study page 10 and page 31 Applegarth concern is morning traffic and coming home. Ray indicated that it is categorized as level of service will not excess the capacity of the current road.

City Engineer indicated that the city intersection one of the improvements with a traffic light.

David Lopez resident of Orange Cove looking forward with these homes coming to the community of Orange Cove.

Brad Gilton indicated that Mr. Ray Hoak has been an amazing help appreciate his work has done a tremendous job. Conditions Full fill the grading plans Ready to start once totally accepted.

Chairman Coy Weldon requested a motion for the following resolutions.

- a. Resolution No. PC 2020-06 for consideration of and recommendation of adoption to the Orange Cove City Council for the Negative Declaration for the Macias Annexation Project

**Upon the motion by Commissioner Applegarth and seconded by Commissioner Lopez, the Planning Commissioners approved Resolution No. PC 2020-06**

- b. Resolution No. PC 2020-07 for consideration of and recommendation of approval to the Orange Cove City Council for General Plan Amendment (GPA 2020-12) to redesignate the property from 'Medium Density Residential to High Density Residential', and 'Medium Density Residential to General Commercial' and Zoning Amendment (ZA 2020-13) for consideration of and recommendation of approval to the Orange Cove City Council to Pre-Zone the property from 'Fresno County AL-20 District to Orange Cove's R-1-6 Single Family District' and to 'R-3 Multi-Family

**Upon the motion by Commissioner Applegarth and seconded by Commissioner Alvarado, Planning Commissioners approved Resolution No. PC 2020-07**

- c. Resolution No. PC 2020-08 for consideration of and recommendation of approval to the Orange Cove City Council for Tentative Tract Map 6289, subject to conditions, that will create 32 single family residential lots, one (1) multi-family residential lot for 100 apartment units, and 4 commercial lots.

**Upon the motion by Commissioner Applegarth and seconded by Commissioner Alvarado, Planning Commission approved Resolution No. PC 2020-**

- d. Resolution No. 2020-09 for consideration of and recommendation of approval to the Orange Cove City Council to initiate the annexation process of the Macias property into the City and detachment of the property from Fresno County, the Orange Cove Irrigation District and the Orange Cove Police Protection District.

**Upon the motion by Commissioner Applegarth and seconded by Commissioner Weldon, Planning Commission approved Resolution No. 2020-09**

Chairman Coy Weldon opened the Public Hearing:

**3. SUBJECT: PUBLIC HEARING: Howard Annexation  
(Reorganization) Project**

**Recommendation: Planning Commission to approve the  
following Resolutions:**

**Coy Weldon opened the Public Hearing:**

**The Tentative Tract Map High Density NORTHEAST CORNER of Adams and  
Jacobs**

Joanne Buller resident of Orange Cove presented her concerns regarding the location of the apartments and the impact on McCord and AL Connors Schools. High Density apartments moving to the less visible side of the project would like to see that happen. Move the apartments away from Adams and Jacobs Avenue.

Glenda Hill resident of Orange Cove concern about the traffic on Adams and Jacobs not a safe route for children, very congested and safety concern about the proposed Apartments in the development. The parking will impact the corner

with extra cars. To keep it safe the location of the apartments should be placed on the Westside.

Glenda Hill thanked Ray Hoak and Rudy Hernandez for listening to the concerns and thanked the Planning Commission. Suggested that the City also contact Sequoia Safety Counsel to include them regarding the developments.

Applegarth agreed with the lady's concerns. 2,000 cars a day with the all the housing development on the corner of Adams and Jacobs will increase 1500 cars a day. Would like to see a traffic light and special cross walks at this intersection.

- a. Resolution No. PC 2020-02 for consideration of and recommendation for adoption to the Orange Cove City Council for the Negative Declaration for the Howard Annexation Project.
- b. Resolution No. PC 2020-03 for consideration of and recommendation of approval to the Orange Cove City Council for General Plan Amendment (GPA 2020-10) to redesignate the property from 'Medium Density Residential to High Density Residential', and

Zoning Amendment (ZA 2020-11) for consideration of and recommendation of approval to the Orange Cove City Council to Pre-Zone the property from Fresno County AL-20 District to Orange Cove's R-1-6 Single Family District' and to 'R-3 Multi-Family Residential District'.

- c. Resolution No. PC 2020-04 for consideration of and recommendation of approval to the Orange Cove City Council for Tentative Tract Map 6288, subject to conditions, that will create 164 single family residential lots, one (1) high density multi-family residential lot for 100 apartment units.

**Suggestion to move the high density 100 apartment units to the West Side of the Project.**

- d. Resolution No. 2020-05 for consideration of and recommendation of approval to the Orange Cove City Council to initiate the annexation process of the Howard property into the City and detachment of the property from Fresno County, the Orange Cove Irrigation District and the Orange Cove Police Protection District.

City Attorney with the standards will count those cars. Its always done by counting cars. Action on the negative declaration and bring back a tentative map to the Planning Commission.

**Upon the motion by Chairman Weldon and seconded by Commissioner Alvarado, the Planning Commission approved Resolutions presented subject to relocating the High-Density Apartment Parcel located at the southeast corner to the southwest corner of Tentative Tract Map No. 6288 and Commissioners directed staff to come back with the revised Tentative Map.**



## **E. Adjournment**

Chairman Coy Weldon adjourned the Planning Commission Meeting.

Respectfully submitted:

\_\_\_\_\_  
June V. Bracamontes, City Clerk

PRESENTED TO PLANNING:

Date: \_\_\_\_\_

Action: \_\_\_\_\_



For the Meeting of: December 1, 2020

## CITY OF ORANGE COVE REPORT TO PLANNING COMMISSION

**To:** Orange Cove Planning Commission  
**Date:** December 1, 2020  
**From:** Ray Hoak, Building & Planning Department  
**Applicant:** BC Recycling  
**Subject:** Recycling Collection Facility  
Site Plan Review 2020-01  
Conditional Use Permit 2020-01  
**Attachments:** Site Plan and Resolution PC 2020-10

### **RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public hearing to receive testimony and then recommend adoption to the Orange Cove City Council the attached Resolution PC 2020-33-14 approving Conditional Use Permit (CUP) 2020-01 and Site Plan Review (SPR) 2020-01 with conditions.

### **EXECUTIVE SUMMARY:**

Mr. Adolfo Ramirez, owner of BC Recycling has submitted an application for a Site Plan Review and Conditional Use Permit to operate a Recycling Collection Facility at 940 Park Blvd., Orange Cove, Ca. A (CUP) Conditional Use Permit is required for a Recycling Collection Facility in the C-3 Central Business and Shopping District.

### **BACKGROUND:**

The property is currently not in use. The site formerly contained an automotive repair business. BC recycling recently purchased the property and wishes to relocate their recycling facility business from the southeast corner of Park Blvd & 12<sup>th</sup> Street (AC Market) to their property.

Prepared by: \_\_\_\_\_

Approved by: \_\_\_\_\_

REVIEW: City Manager: \_\_\_\_\_

Finance: \_\_\_\_\_

City Attorney: \_\_\_\_\_

### **TYPE OF ITEM:**

### **COUNCIL ACTION: APPROVED DENIED NO ACTION**

\_\_\_\_ Consent  
\_\_\_\_ Info Item  
\_\_\_\_ Action Item  
\_\_\_\_ Department Report  
\_\_\_\_ Redevelopment Agency

\_\_\_\_ Public Hearing  
\_\_\_\_ Matter Initiated by a Council  
Member  
\_\_\_\_ Other  
\_\_\_\_ Continued to: \_\_\_\_\_

**SITE PLAN REVIEW**

A SPR is required before new business development is constructed in the City of Orange Cove. The property contains .72 acres with open area at the rear of the property. The other area of the property contains a vacant double wide garage, two small block wall buildings and a detached bathroom. The recycling facility will be operated outdoors at the rear of the property and fenced separately from the rest of the property containing the structures.

The site is designated as General Commercial on the General Plan Land Use Map. The existing zoning is C-3 Central Business and Shopping. The following paragraphs further describe the project for the purposes of the SPR.

Surrounding Uses: The surrounding uses are as follows:

<u>Location</u>	<u>General Plan Designation</u>	<u>Zoning</u>	<u>Existing Use</u>
North	Public Facilities & Open Space	PF - Public Facilities	Vacant City Land & Rails to Trails
West	General Commercial	C-3 Central Business & Shopping	Restaurant & Vehicle Tow Yard
South	General Commercial	C-3 Central Business & Shopping	O'Reillys, AC Market, Super Burger
East	Public Facilities & Open Space	PF - Public Facilities	Vacant City Land & Rails to Trails

A. Parking: Six parking spaces are provided including handicap parking inside the recycling area.

B. Street: The gated drive approaches at 10<sup>th</sup> Street and West Railroad will be improved and maintained with decomposed granite.

C. Lighting: Two hooded security lights will illuminate the recycling area.

D. Trash Enclosure: One trash enclosure will be provided for the recycle area.

E. Fencing: Privacy fencing is provided to shield the recycling business from the surrounding properties.

F. Loading Zone: One loading zone is required and a dedicated concrete recycling service zone is provided.

G. Conditions of Approval: Staff proposes the Conditions of Approval for the project attached as Exhibit A and B to the Resolution PC 2020-13.

**CONDITIONAL USE PERMIT**

Recycling collection facilities are allowed in the C-3 zone district subject to a Conditional Use Permit. In order to approve Conditional Use Permit No. 2020-01, the Planning Commission must make the following findings:

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

Comment: The property is located in a 'CalRecycle Convenience Zone' because the

recycle business will be located within ½ mile of businesses that sell recyclable beverage containers. The purpose of C-3 district is “to provide the opportunity for various types of retail stores, offices, service establishments, and wholesale businesses to concentrate for the convenience of the public...”

2. That the proposed location, structures, and uses, and the conditions under which they would be operated and maintained, will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity. Such considerations should include, but are not limited to, avoidance or traffic congestion, safety of pedestrian and vehicular circulation, and esthetic values within the district;

Comment: The outdoor recycling business will be located in the back portion of property. There are no structures located in the recycle area. Rolling gates adjacent to E. Railroad and 10th St. will provide vehicle access and interior circulation for entrance and exiting. The location of the facility does not interfere with vehicle or pedestrian circulation. Visual impacts are minimized by installing vinyl privacy slats in the chain link fencing.

3. That the proposed use will comply with all of the applicable provisions of this title, including but not limited to yards, coverage, height of structures, walls and fences, landscaping, off-street parking and loading facilities, lighting, and signs

Comment: The recycling facility will contain 6 parking stalls including handicap parking. The recycling area of the property will be separated from the rest of the property with a 6' high chain link fence enclosure with vinyl privacy slats. The site will contain a dedicated concrete pad collection area with 3 roll-off containers for storage. The recycling area will include hooded security lighting.

Staff believes that the Planning Commission can make the above findings.

#### **CEOA:**

Staff has determined that this project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 Class 32, In-fill Development Projects, according to the State CEQA Guidelines.

#### **NOTICE:**

Adjoining property owners within three hundred feet of the project have been notified by mail and the 'Notice of Public Hearing' was published on the City Website and in the Reedley Exponent.

#### **REASON FOR RECOMMENDATION:**

The recycling facility current location is located in small open space at the southeast corner of the AC Market property directly adjacent to the corner sidewalks. Business operations often obstruct the public right of way (sidewalks) and traffic congestion occurs at the corner. The relocation of the business to the new site will provide a safe business operating environment eliminating pedestrian and traffic congestion from the public right of way.

#### **FISCAL IMPACT:**

No change. The owners will continue operations with their current business license.

#### **ALTERNATIVES:** The Planning Commission may:

1. Request changes in the Site Plan
2. Request additional information from staff or the developer.
3. Approve as recommend, or with modified conditions.
4. Reject the request, with specific reasons for the denial. If denied by the Planning Commission, the project could be appealed to the city Council.

**ACTIONS FOLLOWING APPROVAL:**

The recommendations of the Planning Commission will be forwarded to the City Council for their consideration.

**CONFLICT OF INTEREST:**

None.

BC Recycling – 940 Park Blvd.





## **RESOLUTION NO. PC 2020-10**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE COVE RECOMMENDING APPROVAL TO THE ORANGE COVE CITY COUNCIL SITE PLAN REVIEW 2020-01 AND CONDITIONAL USE PERMIT 2020-01 FOR PROPOSED RECYCLING COLLECTION FACILITY AT THE NORTHEAST CORNER OF PARK BOULEVARD AND WEST RAILROAD.**

**WHEREAS**, Site Plan Review Application 2020-01 and Conditional Use Permit Application CUP 2020-01 have been submitted by BC Recycling to allow the improvements related to the development of a Recycling Collection Facility on a .72-acre site in the C-3 zone district; and

**WHEREAS**, the project is located on the northeast corner of Park Boulevard and West Railroad Avenue, 940 Park Boulevard, APN 375-172-01; and

**WHEREAS**, the Notice of Public Hearing for the project was mailed to property owners within 300 feet of the property and the Notice was published in the Reedley Mid-Valley Times as well as posted on the City Website.

**WHEREAS**, the Planning Commission considered the matter at a regularly scheduled meeting on December 1, 2020, reviewed the staff report, accepted public testimony both for and against, and

**WHEREAS**, the Planning Commission considered all items enumerated in Section 17.56.050 related to Site Plan Review and Section 17.52.060 related to Conditional Use Permits of the Orange Cove Municipal Code; and

**WHEREAS**, the project qualifies for a Categorical Exemption as Class 32, Infill Development according to the California Environmental Quality Guidelines; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission hereby finds:

1. That the site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, spaces, walls, and fences, parking, loading, landscaping, and other features required by Site Plan Review 2020-01 are consistent with the other land uses in the neighborhood;
2. That the streets are adequate to accommodate the proposed use;
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood;
4. That points of ingress and egress, utility services, are adequately addressed in Site Plan Review 2020-01;
5. The Planning Commission makes all of the findings required by Section 17.52.060 of the Orange Cove Municipal Code;

6. A CEQA Categorical Exemption as Class 32, Infill Development Projects, is hereby adopted and that there is no substantial and credible evidence in the record that this project will have a significant environmental effect.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends to the Orange Cove City Council approval of Site Plan Review 2020-01 and Conditional Use Permit 2020-01 subject to the following conditions:

1 The Site Plan shall be developed in substantial conformance with the Site Plan dated 10/02/2020 attached hereto as Exhibit A and Conditions of Approval attached hereto as Exhibit B.

I hereby certify the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Orange Cove at a meeting held on the 1st day of December, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

ATTEST:

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June Bracamontes, City Clerk

# PROJECT DESCRIPTION: BC RECYCLING CENTER-CUP AP.

OWNER: ADOLFO RAMIREZ  
1943 E HOUSTON AVE  
VISALIA, CA 93292  
(559) 623-2557

SITE ADDRESS: 840 PARK BLVD.  
ORANGE COVE, CA 92646

APN: 375-172-001

FLOOD ZONE: 7C

ZONING: C-3

OCCUPANCY: N/A

ON SITE DRAINAGE: SHEET FLOW TO STREET

## EXHIBIT A

### COLLECT DATA

2B

ONS SHALL TAKE PRECEDENCE OVER SCALE.

THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, BOTH AS ADOPTED BY THE BOARD OF SUPERVISORS OF ORANGE COUNTY, CALIFORNIA.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE OWNERS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE APPROPRIATE UTILITIES COMPANIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA FROM THE APPROPRIATE SURVEYOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL DATA FROM THE APPROPRIATE GEOTECHNICAL ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL DATA FROM THE APPROPRIATE ENVIRONMENTAL CONSULTANT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL DATA FROM THE APPROPRIATE HISTORICAL CONSULTANT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL DATA FROM THE APPROPRIATE ARCHITECT.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING DATA FROM THE APPROPRIATE ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE DATA FROM THE APPROPRIATE LANDSCAPE ARCHITECT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC DATA FROM THE APPROPRIATE TRAFFIC ENGINEER.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOIL DATA FROM THE APPROPRIATE SOIL ENGINEER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER DATA FROM THE APPROPRIATE WATER ENGINEER.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR DATA FROM THE APPROPRIATE AIR ENGINEER.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOISE DATA FROM THE APPROPRIATE NOISE ENGINEER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION DATA FROM THE APPROPRIATE VIBRATION ENGINEER.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLIMATE DATA FROM THE APPROPRIATE CLIMATE ENGINEER.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SEISMIC DATA FROM THE APPROPRIATE SEISMIC ENGINEER.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOPHYSICAL DATA FROM THE APPROPRIATE GEOPHYSICAL ENGINEER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REMOTE SENSING DATA FROM THE APPROPRIATE REMOTE SENSING ENGINEER.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPACE DATA FROM THE APPROPRIATE SPACE ENGINEER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TIME DATA FROM THE APPROPRIATE TIME ENGINEER.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENERGY DATA FROM THE APPROPRIATE ENERGY ENGINEER.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIAL DATA FROM THE APPROPRIATE MATERIAL ENGINEER.

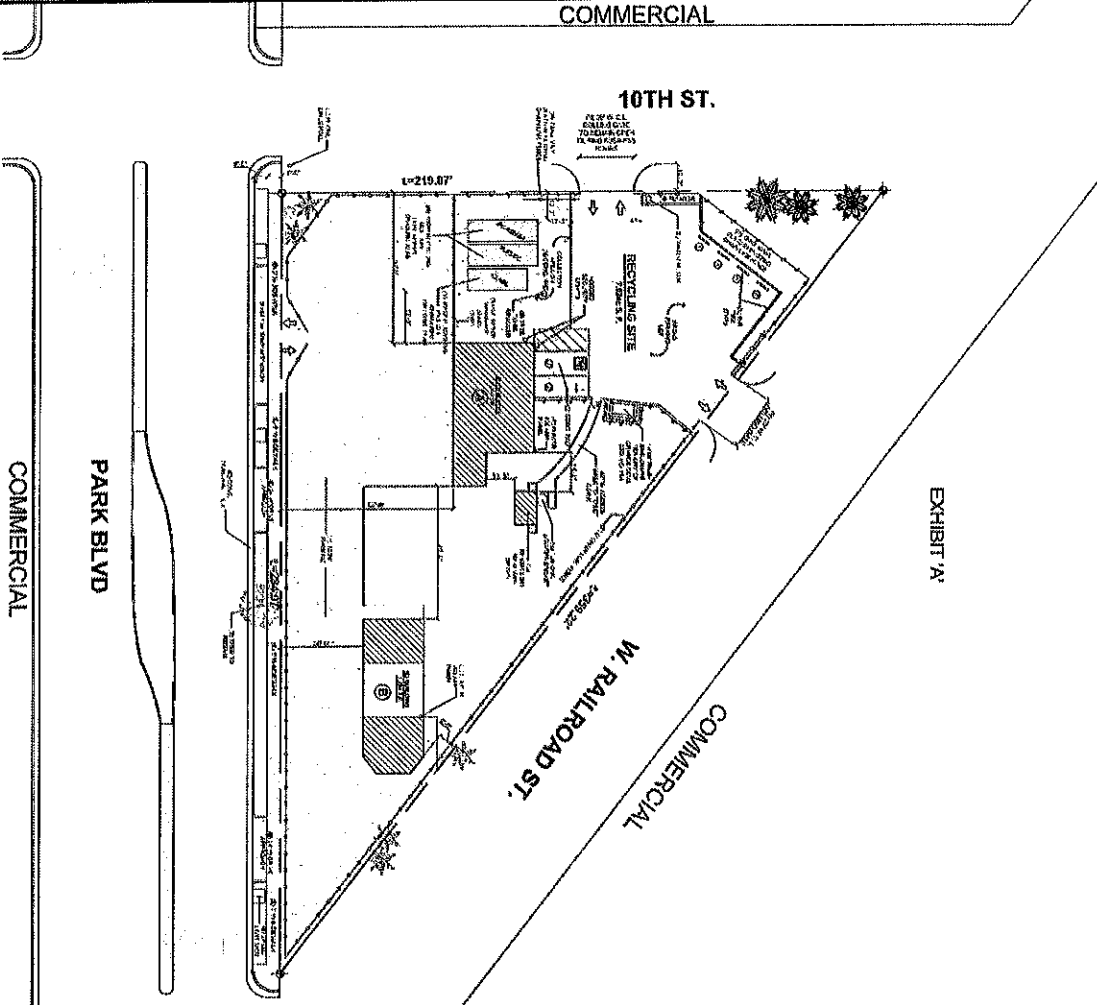
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION DATA FROM THE APPROPRIATE INFORMATION ENGINEER.

## SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP NTS

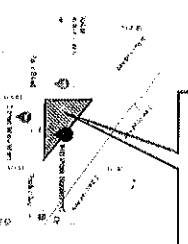
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### ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	PROPERTY LINE	10	WATER METER
2	CENTERLINE	11	POWER POLE
3	EXISTING	12	PIPE FITTING
4	NEW	13	STANDARD
5	WALL	14	WATER TROUGH
6	WATER	15	WATER TROUGH
7	SEWER	16	WATER TROUGH
8	WATER TROUGH	17	WATER TROUGH
9	WATER TROUGH	18	WATER TROUGH
10	WATER TROUGH	19	WATER TROUGH
11	WATER TROUGH	20	WATER TROUGH
12	WATER TROUGH	21	WATER TROUGH
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33	WATER TROUGH	42	WATER TROUGH
34	WATER TROUGH	43	WATER TROUGH
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38	WATER TROUGH	47	WATER TROUGH
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40	WATER TROUGH	49	WATER TROUGH
41	WATER TROUGH	50	WATER TROUGH
42	WATER TROUGH	51	WATER TROUGH
43	WATER TROUGH	52	WATER TROUGH
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45	WATER TROUGH	54	WATER TROUGH
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91	WATER TROUGH	100	WATER TROUGH

### SUBJECT SITE



1001 W. Main St. Suite A  
Visalia, CA 93291  
Ph: (559) 432-5450  
Fax: (559) 432-5450  
skylab1001@skylabtotal.net

**SKYLAB** Inc. 3  
RESIDENTIAL DESIGN

BC RECYCLING CENTER  
**ADOLFO RAMIREZ**  
840 PARK BLVD. ORANGE COVE, CA 92646



**EXHIBIT B**  
Conditions of Approval  
Resolution 2020-33

**BC RECYCLING**

940 Park Blvd, Orange Cove, CA

SPR 2020-01, CUP 2020-02

1. Approval shall be in conformance of the Site Plan prepared by Skylab Inc. dated 10/02/2020, except as may be modified by other conditions of approval.
2. The owner shall install bollards to protect the water meter from vehicles.
3. The ground surface in the recycling area, including the gated drive approaches shall be improved and maintained with decomposed granite.
4. The owner shall install a trash enclosure in conformance with Orange Cove City Standards M-4
5. The owner shall install security lighting on the wall of building A.
6. The hours of operation shall be Monday through Saturday from 9am to 5pm.
7. All structures on the property shall be painted to improve their appearance. All structures on the property shall be secured against entry.
8. Any additional business expansion of the property shall be by separate site plan review.
9. The bathrooms plumbing and electrical shall be functional. The owner shall install an exterior mop sink next to the bathroom.
10. Liquids remaining in bottles and cans shall be drained into a separate vessel and disposed of in the mop sink. The dumping of liquids onto the ground is not permitted.
11. The owner shall install 20' long rolling gates at the W. Railroad and 10<sup>th</sup> Street entrances.
12. The owner shall install privacy vinyl slats in the chain link fencing to shield the recycling area.
13. The owner shall remove the tree from the collection area and replace or repair concrete to a level surface.
14. The owner shall submit an Application for Utilities to the Finance Department and secure a utility account.
15. The owner shall repair or verify that the operational status of the water meter is in compliance with the Orange Cove Standard Construction Drawings Page W-2.
16. Attached BC Recycling Operational Statement
17. Prior to certificate of occupancy/use, the above conditions shall be completed for inspections and approved. Failure to comply with these conditions may be grounds for revocation of this approval.

BC Recycling Co., 1043 E. Houston Ave., Visalia, CA. 93292

Re: Small Recycling Facility, 940 Park Blvd. Orange Cove, CA. 93646

## Operational Statement

It is the intent of the proposed project located at 940 Park Blvd., Orange Cove, CA. to locate a Small Recycling Facility on the back portion of the site. See Site Plan for proposed size and location. The project will consist of 3 roll-off containers which will be used to collect CRV aluminum, glass and plastic. Once full, each container will be picked up from site and replaced with an empty container. The handicap parking space will be of a solid surface (concrete or a.c. paving) as well as all the area where the containers will be placed along with the area used for CRV collection. All other areas will be D.G. surface as indicated. The area will be swept and cleaned on a daily basis using the mop sink provided. This mop sink will also be used for the dumping of any liquids remaining in containers being recycled, such as beer, wine, water, etc.. As far as restroom facilities, the existing restroom will be for the use of the employees only, no public restrooms will be provided. For aesthetics and privacy, the entire recycling site area will be protected and screened by a 6' high chain link fence with privacy vinyl slats. (See Site Plan). BC Recycling will remove and dump all trash from site on a weekly basis.

The hours of operation will be Monday thru Saturday from 9 am to 5 pm, closed from 12 pm thru 12:30 pm for lunch. There will be a maximum of 2 employees during these working hours.

The existing buildings A and B will be painted and new windows/doors installed but will not be a part of this application.