



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: September 6, 2022 NEW BUSINESS

SUBJECT: REQUEST BY WAL-MART STORES LLC., FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE DEVELOPMENT OF A FUEL STATION AND CONVENIENCE STORE LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE 3.4210 MAJ).

FROM: Development Services Department – Planning Division

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### PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application (MAJ) to construct a sixteen-pump fuel station with a 1,440-square foot convenience store located on an undeveloped parcel within Destination Ramon that will function as an extension of Walmart Supercenter.

### RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to the attached conditions.

### BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that Walmart Inc. is the sole corporation. The Public Integrity Disclosure form is included as an attachment to this report.

### BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
04/05/21	The ARC reviewed the project and recommended to continue the project for further review.
05/18/21	The ARC reviewed the project a second time and recommended denial to Planning Commission.
09/22/2021	The Planning Commission (PC) continued the item for further review.
11/11/2021	PC reviewed ZTA to remove the minimum building size requirement for automobile service stations (case 5.1546 ZTA).

<i>Related Relevant City Actions</i>	
03/24/2022	City Council (CC) reviewed the ZTA.
04/07/2022	City Council approved the ZTA.
06/14/2022	Applicant resubmitted the MAJ/DP applications.
07/13/2022	PC reviewed the Development Permit and Conditional Use Permit applications and approved the project, subject to conditions.

**STAFF ANALYSIS:**

<i>Site Area</i>	
Net Acres	1.90 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in PSZC Sections 92.17.03 and 93.23.01 as part of Development Permit application (Case Nos. 3.4210 MAJ/DP & 5.1523 CUP). The Planning Commission found the project to be in conformance at a public meeting on 07/13/2022 and adopted the findings by Resolution No. 6920.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> The project proposes consistent architectural treatment on all sides, as exemplified by the application of identical construction materials, color theme, and architectural elements in similar scale, shape, and form. The treatment consists of desert neutral colors, tan and dark brown stucco and CMU wall panels and Walmart Blue paint for the sign.	Y
2.	<i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i> The canopy for the fuel station is primarily white with gray and blue accent colors to match the Walmart sign, on the main building. The canopy has a metal finish with accent stone material at the base of all posts. Though the main building and accessory structure utilize different colors and materials, the colors are neutral and appropriate for a service station.	Partial
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The façade and fenestration are composed in a harmonious manner. All windows and doors on the proposed buildings face north and are oriented toward the furling pumps.	
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The proposed materials include desert neutral colors and consist of stucco, metal, and CMU block. These materials are commonly used in local construction and are contextually appropriate. The adjacent properties, including the Walmart Superstore, Petsmart, and Bank of America, have been constructed using similar materials.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The project proposes a desert-neutral color palette that include various tones of brown, grey and white. The proposed colors are appropriate to the desert environment, with the exception of a small portion of the main building and canopy that consists of “Walmart Blue” color for their signage.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The proposed design incorporates a small overhang on the north elevation where the front entrance of the convenience store will be located. No other shade devices are proposed. Per Planning Commissions’ suggestion, the applicant shall enhance shading on the front of the building over the sidewalk area.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The applicant proposes to enhance the existing landscape by adding more foliage along Lawrence Crossley Road. The proposed plant palette consists of the plant materials that are included in the Lush and Efficient landscape gardening book. There is no turf application proposed for this project	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> The landscape plan is consistent with all applicable zoning requirements. Per Planning Commissions’ suggestion, the project will be conditioned and require the applicant to install additional trees along Lawrence Crossley Road, approximately every 15 feet.	Y
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	Due to the nature of the proposed use, the visitors' primary mode of transportation is expected to be a motor vehicle. The conditioned trees along Lawrence Crossley Road will be located within the existing planter and will provide shade to the adjacent sidewalk.	
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i>	Y, as conditioned
	The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00. The Outdoor Lighting Standards expressly prohibit disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Code Sections 93.21.00(A)(7), (8), (9), and (10). The project is subject to condition of approval PLN 2, which is intended to ensure conformance to this requirement.	
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i>	Y, as conditioned
	A Sign Permit application has not been submitted at the time this report was written. All signage is required to conform to the Sign Ordinance regulations as a standard condition of approval; therefore, the project will comply with this finding.	
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i>	Y
	The project proposes the installation of mechanical equipment, which will be located on the west side of the convenience store and screened by an enclosure that consists of CMU block.	
13.	<i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i>	Y
	The project site is not located within a Specific Plan area or Planned Development District. Other than the General Plan and zoning code, there are no specific design standards or regulations that would be applicable to the project.	

On July 13, 2022 the Planning Commission reviewed the proposed project and conditionally approved the Major Development Permit with direction that the Architecture Review Committee evaluate the following:

1. Define the Hours of Operation for the convenience store (6 AM – 11 PM).
2. Better articulate the circulation area around the north exit point.



3. ARC to review lighting, especially under the canopy.
4. ARC to consider additional trees every 15' along Lawrence Crossley Road.
5. ARC to encourage shading on the front of the building over the sidewalk area.
6. Remove the ice machine and magazine display on the outside of the store.
7. One (1) employee is okay so long as there is back up from the main store when needed.
8. Director may request proof of compliance with sales of alcohol conditions in PLN 8.
9. Applicant is to ensure trees are no removed from the plan when addressing the shade structure to the store.
10. Address Fire Condition No. 7, relative to essential structures.

**ENVIRONMENTAL ANALYSIS:**

A Final Environmental Impact Report (EIR) was previously prepared for the Destination Ramon development. On April 14, 2004 the City Council adopted the Statement of Facts and Findings, Statement of Overriding Considerations, Mitigation Monitoring Program and certified the Final EIR. Pursuant to Section 15162 of CEQA guidelines, the preparation of further environmental analysis is not necessary since the circumstances surrounding the project have not changed. The present project could not, therefore, result in any new environmental impacts beyond those already identified and assessed in the certified Environmental Impact Report.

**CONCLUSION:**

The proposed project is consistent with the General Plan and meets the applicable development standards. In conclusion, staff finds that the recommended conditions of approval are adequate to address the issues and recommends that the Architectural Review Committee approve Case 3.4210 MAJ/DP, for an automobile fuel station with liquor sales, subject to the conditions stated in Exhibit A of the attached draft resolution.

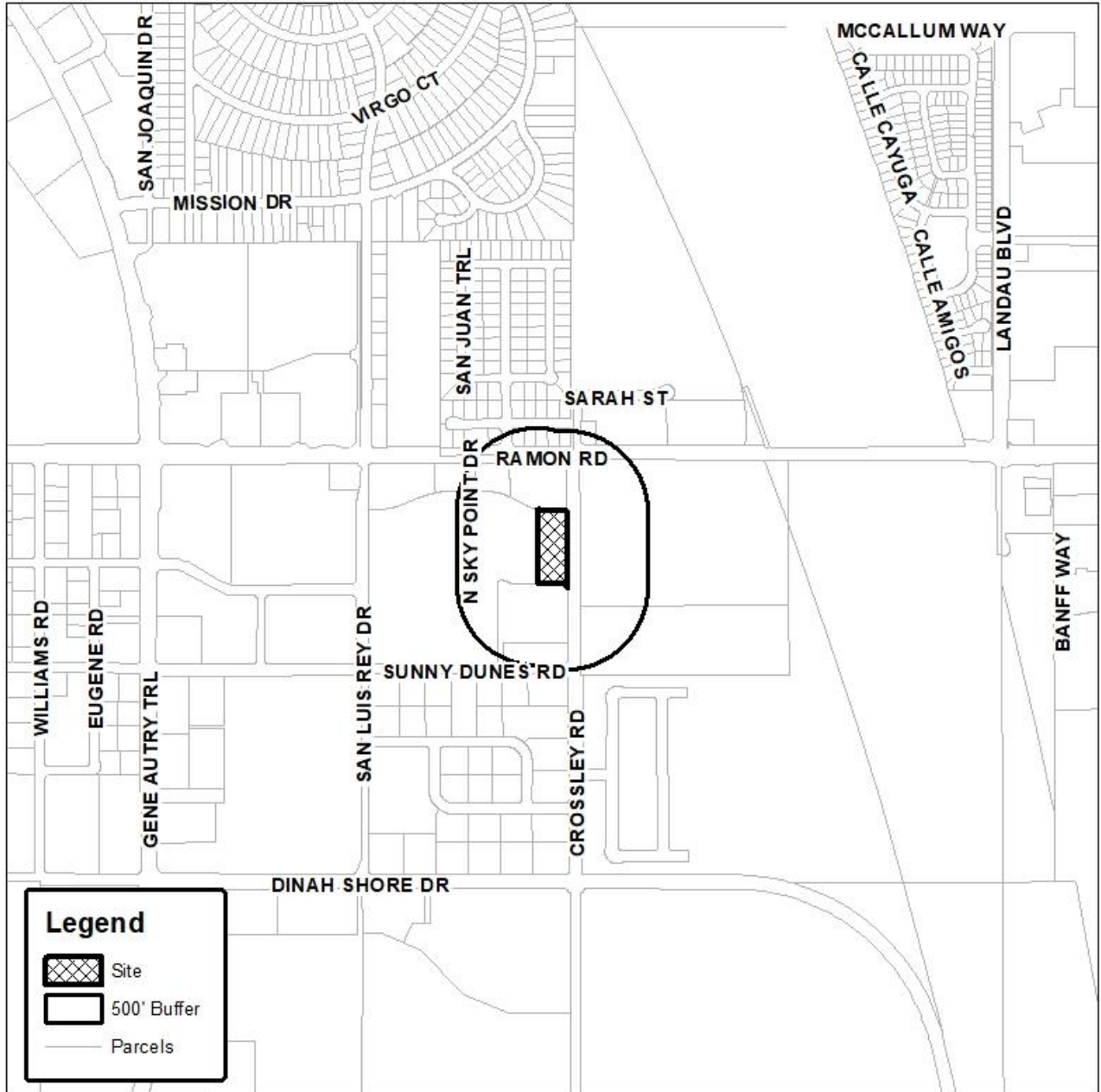
PREPARED BY:	Alex Rubalcava, Assistant Planner
REVIEWED BY:	David Newell, AICP Assistant Director of Planning Services
REVIEWED BY:	Chris Hadwin, Director of Planning Services

**ATTACHMENTS:**

1. Vicinity Map
2. ARC Resolution
3. PC Resolution and Conditions of Approval
4. Public Integrity Disclosure Form
5. Arch Plans



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS  
5601 East Ramon Road

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION TO ALLOW CONSTRUCTION OF A FUEL STATION AND CONVENIENCE STORE WITH LIQUOR SALES LOCATED AT 5601 EAST RAMON ROAD, ZONE M-1 (CASE 3.4210 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. Walmart (“Applicant”) has filed an application with the City pursuant to The Palm Springs Zoning Code (PSZC) Section 94.04.00 (Architecture Review) of the Zoning Ordinance for the construction of a new 16-pump fuel station and 1,440-square foot convenience store where liquor may be sold, located at 5601 East Ramon Road, Zone M-1 (The “Project”).

B. On July 13, 2022, a public hearing on the application to consider Case Numbers 3.4210 MAJ/DP & 5.1523 CUP was held by the Planning Commission in accordance with applicable law, and at said meeting, the Commission voted 7 to 0 to approve The Project.

C. A Final Environmental Impact Report (EIR) was previously prepared for the Destination Ramon development. On April 14, 2004 the City Council adopted the Statement of Facts and Findings, Statement of Overriding Considerations, Mitigation Monitoring Program and certified the Final EIR. Pursuant to Section 15162 of CEQA guidelines, the preparation of further environmental analysis is not necessary since the circumstances surrounding the project have not changed. The present project could not, therefore, result in any new environmental impacts beyond those already identified and assessed in the certified Environmental Impact Report.

D. On September 6, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable law, and at said meeting the Architecture Review Committee carefully reviewed and considered all the evidence presented in connection with the project, including, but not limited to, the staff report, and all written and oral testimony presented.

E. Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;*

The project proposes consistent architectural treatment on all sides, as exemplified by the application of identical construction materials, color theme, and architectural elements in similar scale, shape, and form. The treatment consists of desert neutral colors, tan and dark brown stucco and CMU wall panels and Walmart Blue paint for the sign.

2. *The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;*

The canopy for the fuel station is primarily white with gray and blue accent colors to match the Walmart sign, on the main building. The canopy has a metal finish with accent stone material at the base of all posts. Though the main building and accessory structure utilize different colors and materials, the colors are neutral and appropriate for a service station.

3. *The façade elements and fenestration are composed in a harmonious manner;*

The façade and fenestration are composed in a harmonious manner. All windows and doors on the proposed buildings face north and are oriented toward the fueling pumps.

4. *The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;*

The proposed materials include desert neutral colors and consist of stucco, metal, and CMU block. These materials are commonly used in local construction and are contextually appropriate. The adjacent properties, including the Walmart Superstore, Petsmart, and Bank of America, have been constructed using similar material.

5. *The proposed color scheme is appropriate to the desert environment and consistent with the site context;*

The project proposes a desert-neutral color palette that include various tones of brown, grey and white. The proposed colors are appropriate to the desert environment, with the exception of a small portion of the main building and canopy that consists of “Walmart Blue” color for their signage.

6. *Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;*

The proposed design incorporates a small overhang on the north elevation where the front entrance of the convenience store will be located. No other shade devices are proposed. Per Planning Commissions’ suggestion, the applicant shall enhance shading on the front of the building over the sidewalk area.

7. *The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;*

The proposed plant palette consists of the plant materials that are included in the Lush and Efficient landscape gardening book. There is no turf application proposed for this project. Per Planning Commissions’ suggestion, the project will be conditioned and require the applicant to install additional trees along Lawrence Crossley Road, approximately every 15 feet.

8. *The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;*

The landscape plan is consistent with all applicable zoning requirements. Per Planning Commissions’ suggestion, the project will be conditioned and require the applicant to install additional trees along Lawrence Crossley Road, approximately every 15 feet.

9. *The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;*

Due to the nature of the proposed use, the visitors’ primary mode of transportation is expected to be a motor vehicle. The conditioned trees along Lawrence Crossley Road will be located within the existing planter and will provide shade to the adjacent sidewalk.

10. *The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;*

The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00. The Outdoor Lighting Standards expressly prohibit disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Code Sections 93.21.00(A)(7), (8), (9), and (10). The project is subject to condition of approval PLN 2, which is intended to ensure conformance to this requirement.

11. *Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;*

A Sign Permit application has not been submitted at the time this report was written. All signage is required to conform to the Sign Ordinance regulations as a standard condition of approval; therefore, the project will comply with this finding.

12. *Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;*

The project proposes the installation of mechanical equipment, which will be located on the west side of the convenience store and screened by an enclosure that consists of CMU block.

13. *The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.*

The project site is not located within a Specific Plan area or Planned Development District. Other than the General Plan and zoning code, there are no specific design standards or regulations that would be applicable to the project.

#### THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Based upon the foregoing, the Architectural Review Committee hereby approves Case Nos. 3.42104-MAJ for the construction of a fuel station and convenience store with

liquor sales, located at 5601 East Ramon Road.

ADOPTED this 6<sup>th</sup> day of September, 2022.

AYES:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Planning Director

RESOLUTION NO.

EXHIBIT A

Case 3.4210 MAJ & 5.1523 CUP  
Walmart Fuel Station

5601 East Ramon Road  
APN: 680-170-060

September 6, 2022

**CONDITIONS OF APPROVAL**

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of the Development Services Department, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

**ADMINISTRATIVE CONDITIONS**

- ADM 1. Project Description. This approval is for the project described per Case 3.4210 MAJ & 5.1523 CUP, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped June 27, 2022, including site plans, architectural elevations and colors on file in the Planning Division except as modified by the approved by conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City, County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of the Development Services Department or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of



- Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4210 MAJ and 5.1523 CUP. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 10. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

## PLANNING DEPARTMENT CONDITIONS

- PLN 1. Signage. Any proposed signage must be approved by the Planning Division.
- PLN 2. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code. Manufacturer's cut sheets of all exterior lighting shall be submitted to the Planning Department for approval prior to the issuance of building permits. No lighting of hillsides is permitted.
- PLN 3. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 4. Outdoor Display of Merchandise. Unless specifically permitted by Land Use Permit, all driveways and parking areas shall remain clear of merchandise display at all times. Violations to this condition may result in fines, CUP revocation proceedings or other actions as deemed appropriate by the City.
- PLN 5. Property Use and CUP. If the use of the subject property is ever changed, the City reserves the right to modify or revoke this Conditional Use Permit application pursuant to Section 94.02.00(I) of the Zoning Code.
- PLN 6. Valid Lease Agreement Required. If the lease agreement between the property owner and the applicant expires and is not renewed, the CUP will become null and void.
- PLN 7. Riverside County Public Health. The distillery is subject to the regulations of Riverside County Public.
- PLN 8. Sale of Beer and Wine. Sales of beer and wine from the same location as a gasoline and other moto vehicle fuel sales may be permitted under the following conditions:
- a. Such sales may be offered only in conjunction with the secondary retail sale of food, groceries and sundries in which not less than seventy-five (75) percent by value of the retail sales of all products, other than gasoline and other moto vehicle fuels, comprises sales of products other than beer and wine.
  - b. Video recording surveillance cameras shall be used to record all purchases of alcoholic beverages.
  - c. The Operator shall submit, annually, proof of compliance with sales of alcohol conditions.
- PLN 9. Must comply with Section 93.23.01 (Automobile Service Stations).

- PLN 10. Hours of Operation: 6AM-11PM.
- PLN 11. Remove the ice machine and display racks in front of the convenience store.
- PLN 12. Request ARC review lighting under the canopy, additional trees along Lawrence Crossley Road (approx. every 15') and to encourage shading on the front of the building over the sidewalk area, but such structure shall not require loss of trees shown on the approved plans.
- PLN 13. Improve circulation and channelization of northerly exit.
- PLN 14. There shall be at least one store attendant during operating hours and a nearby security or other store personnel to respond to safety or security issues.

### **POLICE DEPARTMENT CONDITIONS**

- POL 1. Video surveillance shall be provided to law enforcement upon request.
- POL 2. Coded or locked bathroom door.

### **ENGINEERING DEPARTMENT CONDITIONS**

#### STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 24 to 48 hour inspection notification is required.

#### ON-SITE

- ENG 2. The minimum pavement section for all on-site pavement (drive aisles, parking spaces) shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 3. The applicant shall demonstrate access rights across the adjacent properties. Proof of access rights shall be submitted to the City Engineer prior to approval of a grading plan.

ENG 4. On-site drive aisles and parking lots shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey surface drainage of the on-site improvements to the on-site drainage system, in accordance with applicable City standards.

#### SANITARY SEWER

ENG 5. All sanitary facilities shall be connected to the public sewer system (via the proposed on-site private sewer system). The existing sewer service to the property shall be used for new sanitary facilities. New laterals shall not be connected at manholes.

ENG 6. All on-site sewer systems shall be privately maintained by a Home Owners Association (HOA). Provisions for maintenance of the on-site sewer system acceptable to the City Engineer shall be included in the Covenants, Conditions and Restrictions (CC&R's) required for this project.

#### GRADING

ENG 7. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.

- ENG 8. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 9. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 10. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 11. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 12. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 13. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan.
- ENG 14. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval.

- ENG 15. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-782-3271).

#### WATER QUALITY MANAGEMENT PLAN

- ENG 16. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 17. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from within the underground parking garage and the on-site private drive aisles. Direct release of nuisance water to adjacent public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 18. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder

or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

## DRAINAGE

ENG 19. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).

ENG 20. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

## GENERAL

ENG 21. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.

- ENG 22. All proposed utility lines shall be installed underground.
- ENG 23. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2015 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 24. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 25. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 26. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

## TRAFFIC

- ENG 27. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.
- ENG 28. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 29. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.



ENG 30. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

### **FIRE DEPARTMENT CONDITIONS**

1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements. This building will require fire sprinklers and a fire alarm system based on the change of use.
3. **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.
4. Shall ensure fueling station is installed to the requirements of the 2019 California Fire Code, **Chapter 23 Fuel Dispensing**.
5. **Plans and Permits (CFC 105.1):**  
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set. Plans shall be submitted to:

City of Palm Springs  
Building and Safety Department  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

6. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
7. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
8. **Turning Radius:** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.
9. **Dead Ends:** Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.
10. **Designated Fire Lanes:** In private developments fire lanes shall not be less than 24 feet in width (curb to curb) with no parking on either side and shall be identified.
11. **Private Fire Hydrants:** This development may require private fire hydrants  
Please speak with Desert Water Agency.
12. **Fire Extinguishers:** Fire Extinguisher shall be required every 75 feet of travel.

**END OF CONDITIONS**





# Palm Springs, CA - Store #1832



**Design Presentation Only - Not For Construction**

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast font style, construction variations required by building codes or inspectors, material availability or final design detailing.

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Issued:

July 26, 2022



P76U  
Medium Walmart Blue  
Stucco Finish



P300U  
Orange  
SW #6363 "Gingery"  
Stucco Finish



P302U  
Dark Brown  
SW #7735 "Palm Leaf"  
Prefinished metal fascia



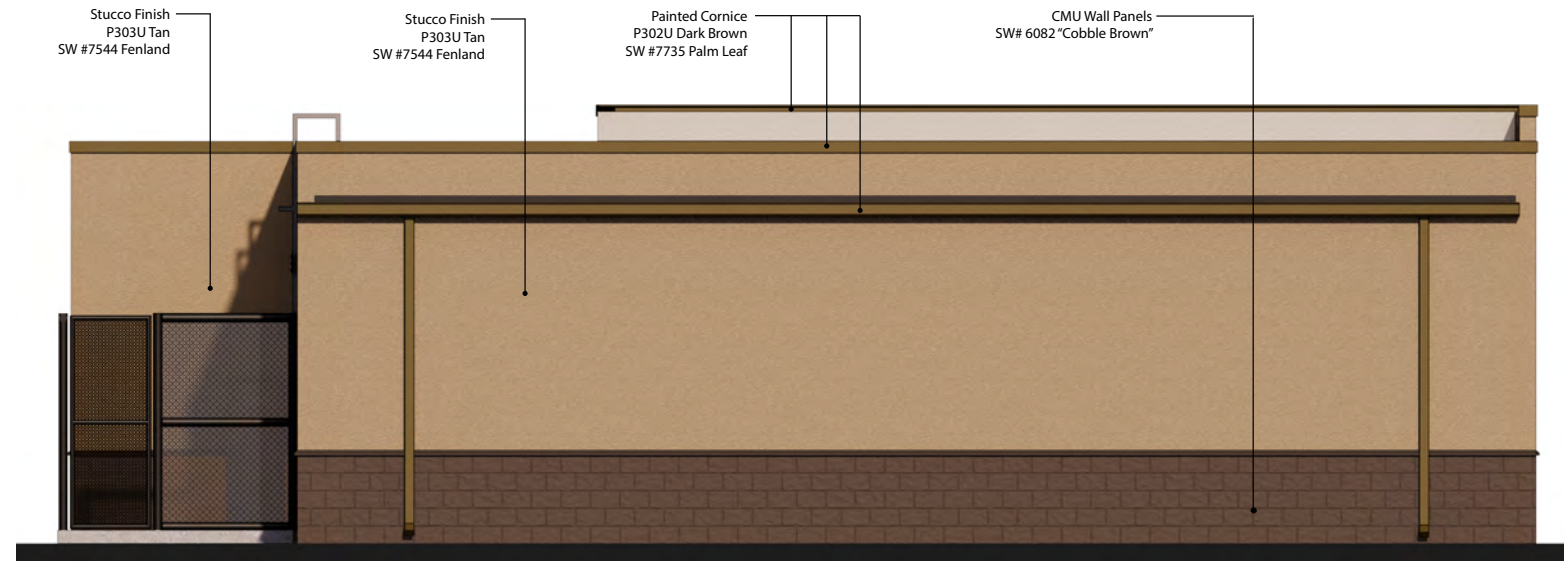
P303U  
Tan  
SW #7544 "Fenland"  
Stucco Finish & CMU Block Wall



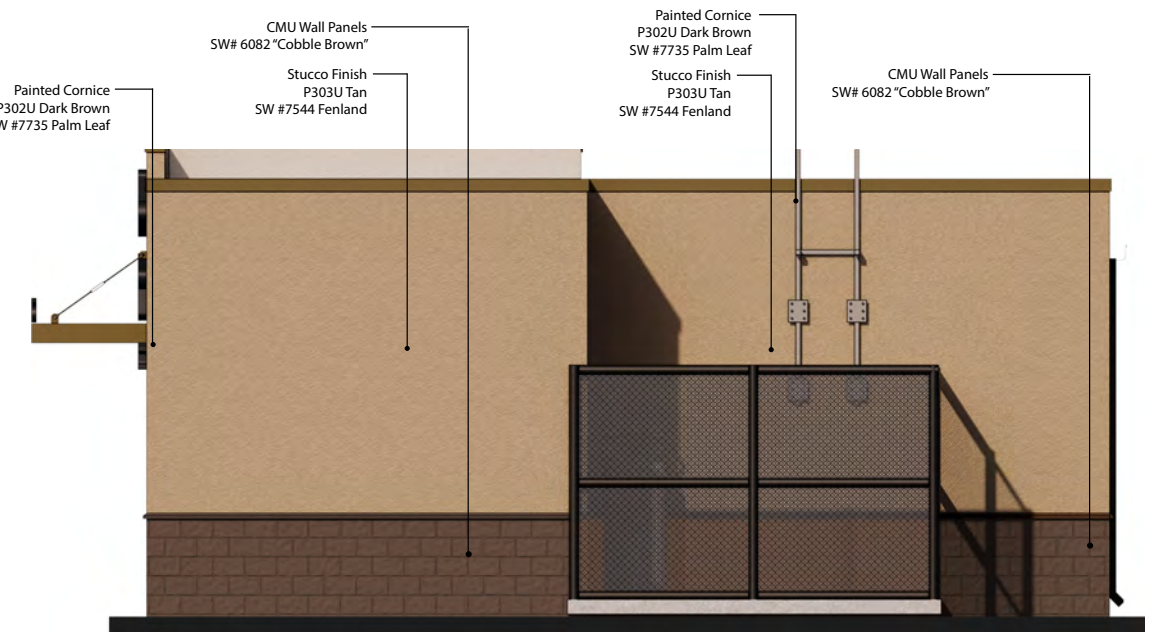
CMU Wall Panels  
SW# 6082 "Cobble Brown"







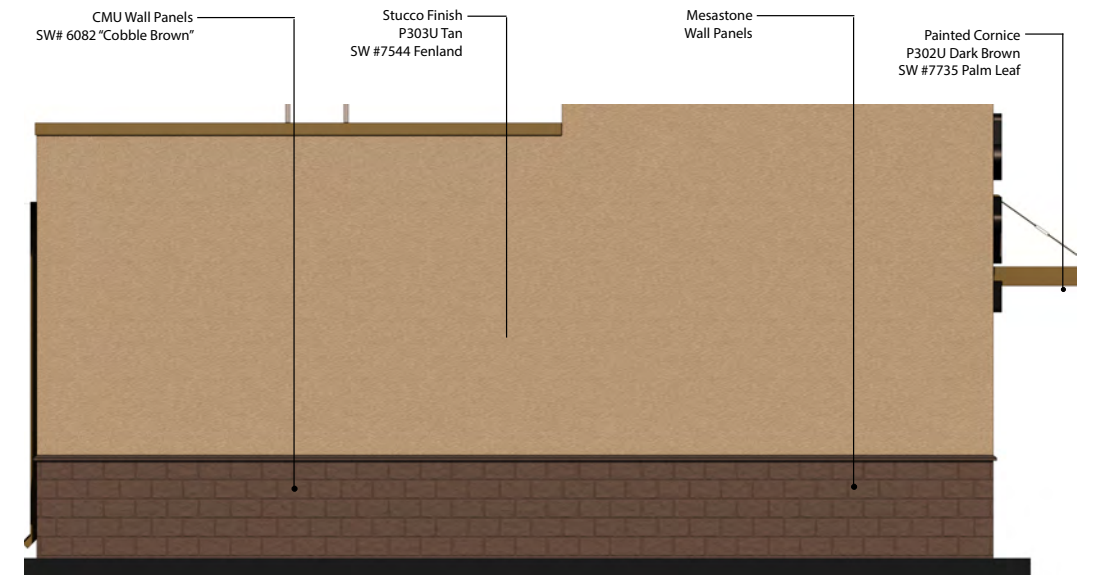
Proposed Back Elevation



Proposed Right Side Elevation



Proposed Front Elevation



Proposed Left Side Elevation



P76U  
Medium Walmart Blue  
Stucco Finish



P300U  
Orange  
SW #6363 "Gingery"  
Stucco Finish



P302U  
Dark Brown  
SW #7735 "Palm Leaf"  
Prefinished metal fascia



P303U  
Tan  
SW #7544 "Fenland"  
Stucco Finish & CMU Block Wall



CMU Wall Panels  
SW# 6082 "Cobble Brown"



P76U  
Medium Walmart Blue  
Stucco Finish  
Prefinished Metal Canopy Fascia

P84U  
Light Gray  
Color To Match  
SW #7641 "Collonade Gray"  
Canopy Columns

P140E  
White  
Prefinished metal canopy fascia

P240  
Gray  
Pantone Color System 427C  
Factory prefinished canopy

P300U  
Orange  
SW #6363 "Gingery"  
Stucco Finish

P302U  
Dark Brown  
SW #7735 "Palm Leaf"  
Prefinished metal fascia

P303U  
Tan  
SW #7544 "Fenland"  
Stucco Finish & CMU Block Wall

CMU Wall Panels  
SW# 6082 "Cobble Brown"





P76U  
Medium Walmart Blue  
Stucco Finish  
Prefinished Metal Canopy Fascia

P84U  
Light Gray  
Color To Match  
SW #7641 "Collonade Gray"  
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SW #6363 "Gingery"  
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P302U  
Dark Brown  
SW #7735 "Palm Leaf"  
Prefinished metal fascia

P303U  
Tan  
SW #7544 "Fenland"  
Stucco Finish & CMU Block Wall

CMU Wall Panels  
SW# 6082 "Cobble Brown"



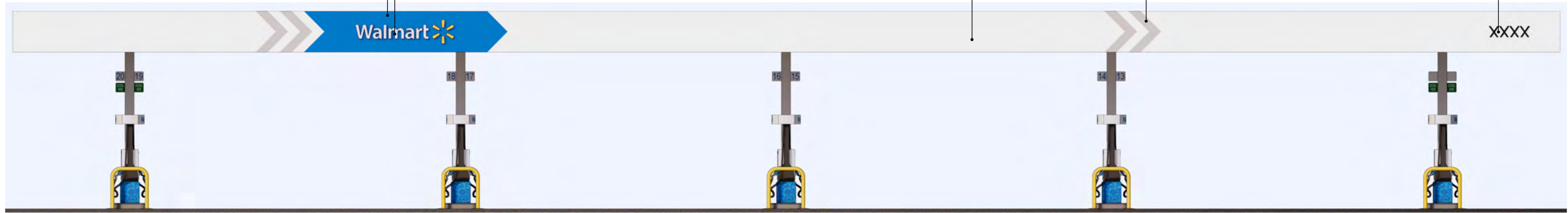


"Walmart"  
Illuminated Plastic Sign  
Factory Prefinished Canopy  
P76U Medium Walmart Blue

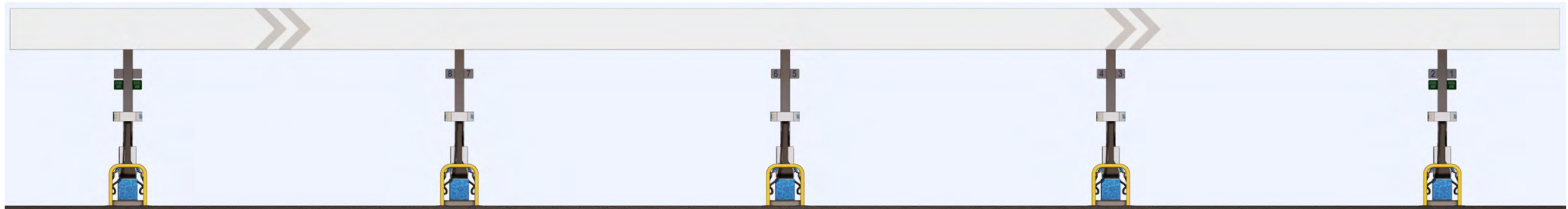
Factory Prefinished Canopy  
White Paint

Factory Prefinished Canopy  
P240 Gray  
Pantone Color System 427C

Address Number  
Plastic sign



Proposed Front Elevation - Overall



Proposed Back Elevation - Overall



Proposed Left Side Elevation - Overall



Proposed Right Side Elevation - Overall



P76U  
Medium Walmart Blue  
Prefinished Metal Canopy Fascia



P84U  
Light Gray  
Color To Match  
SW #7641 "Collonade Gray"  
Canopy Columns



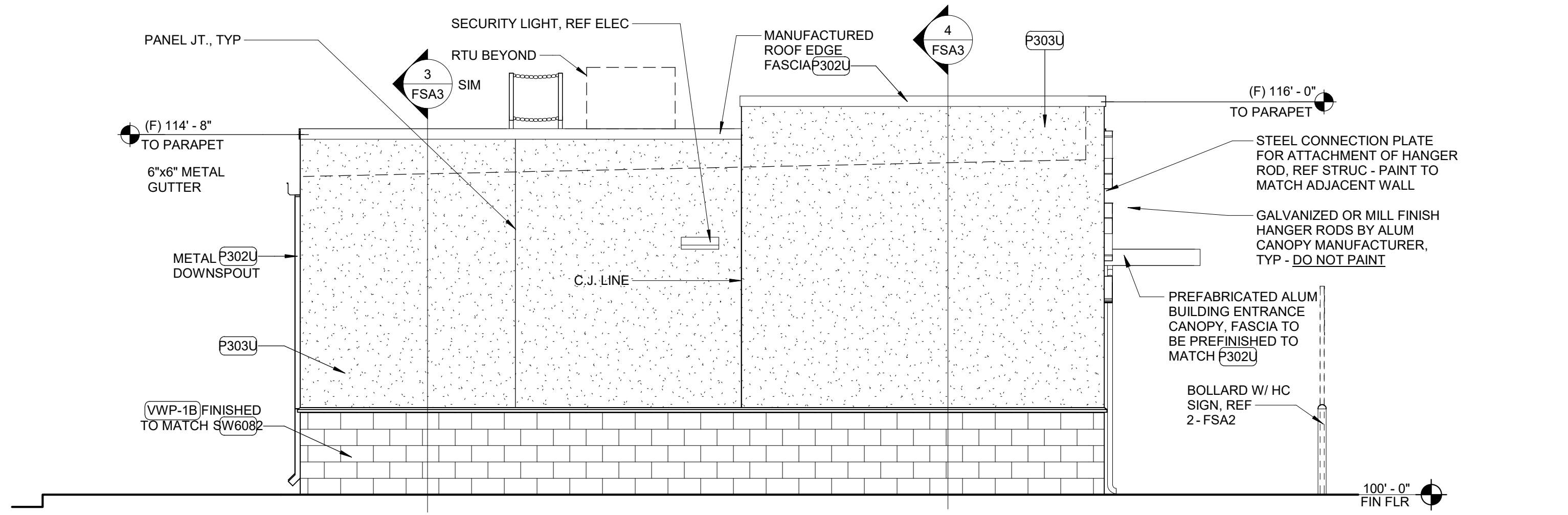
P140E  
White  
Prefinished Metal Canopy Fascia



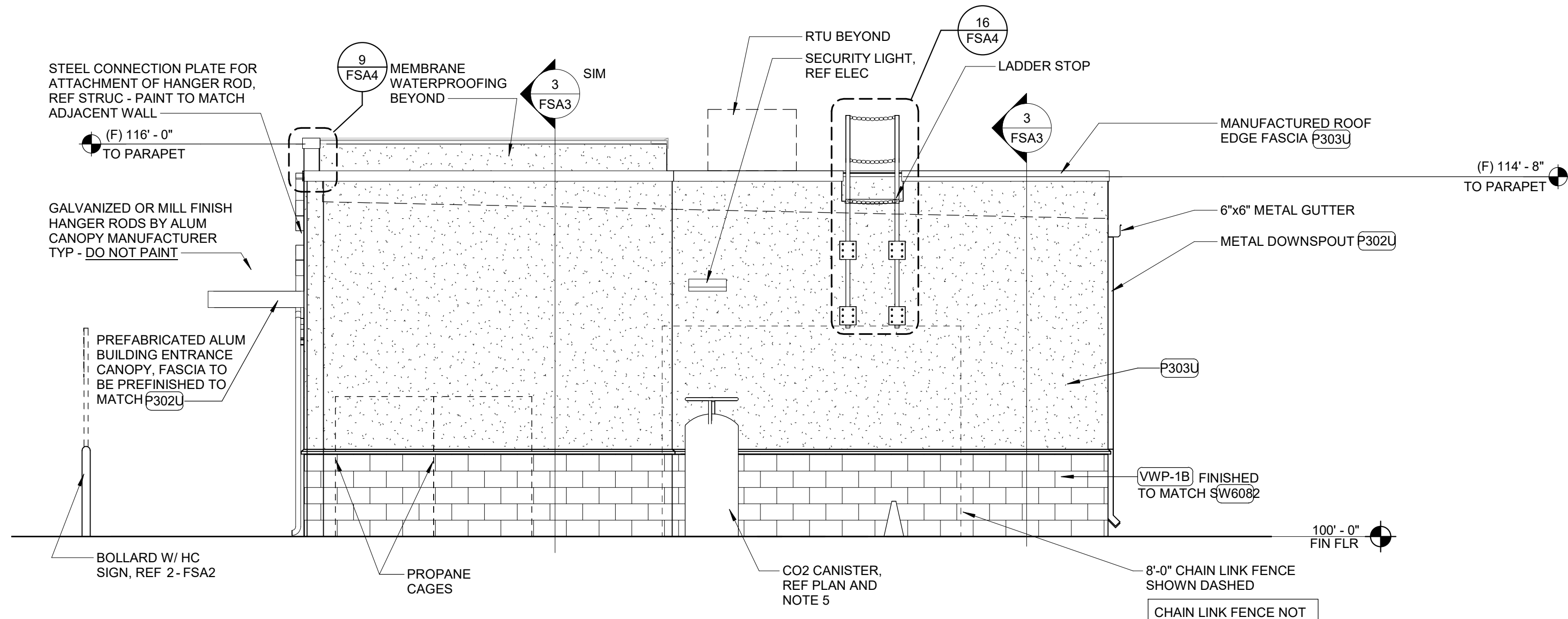
P240  
Gray  
Pantone Color System 427C  
Factory prefinished canopy



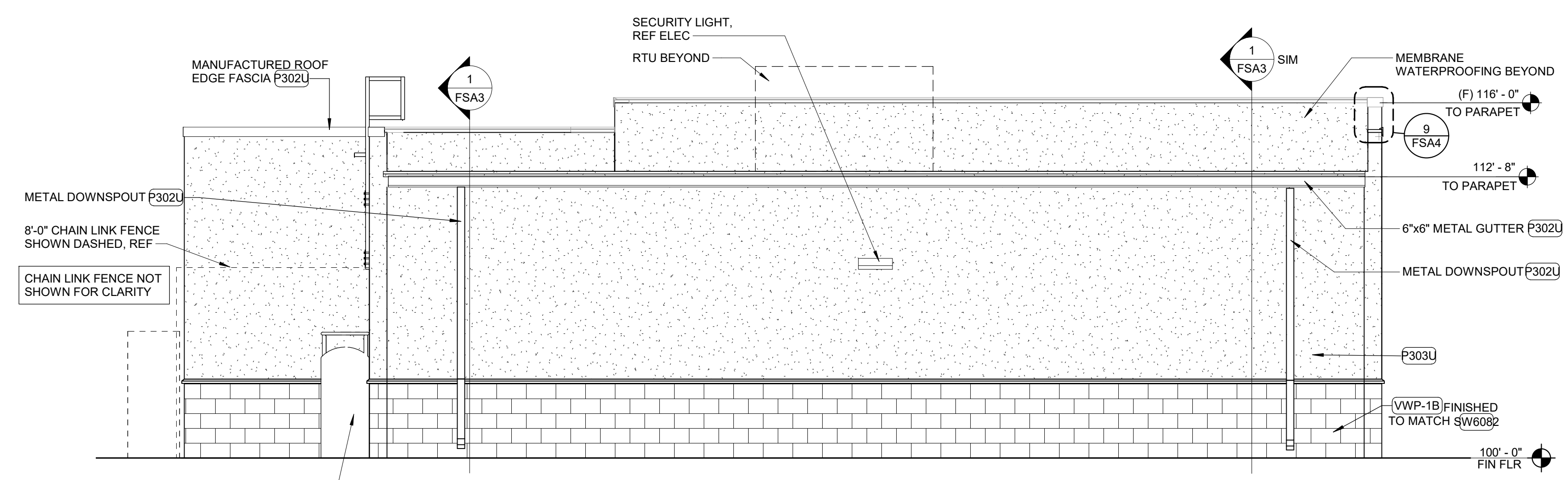
Stone Wainscot  
Eldorado Stone  
Mountain Ledge "Yukon"



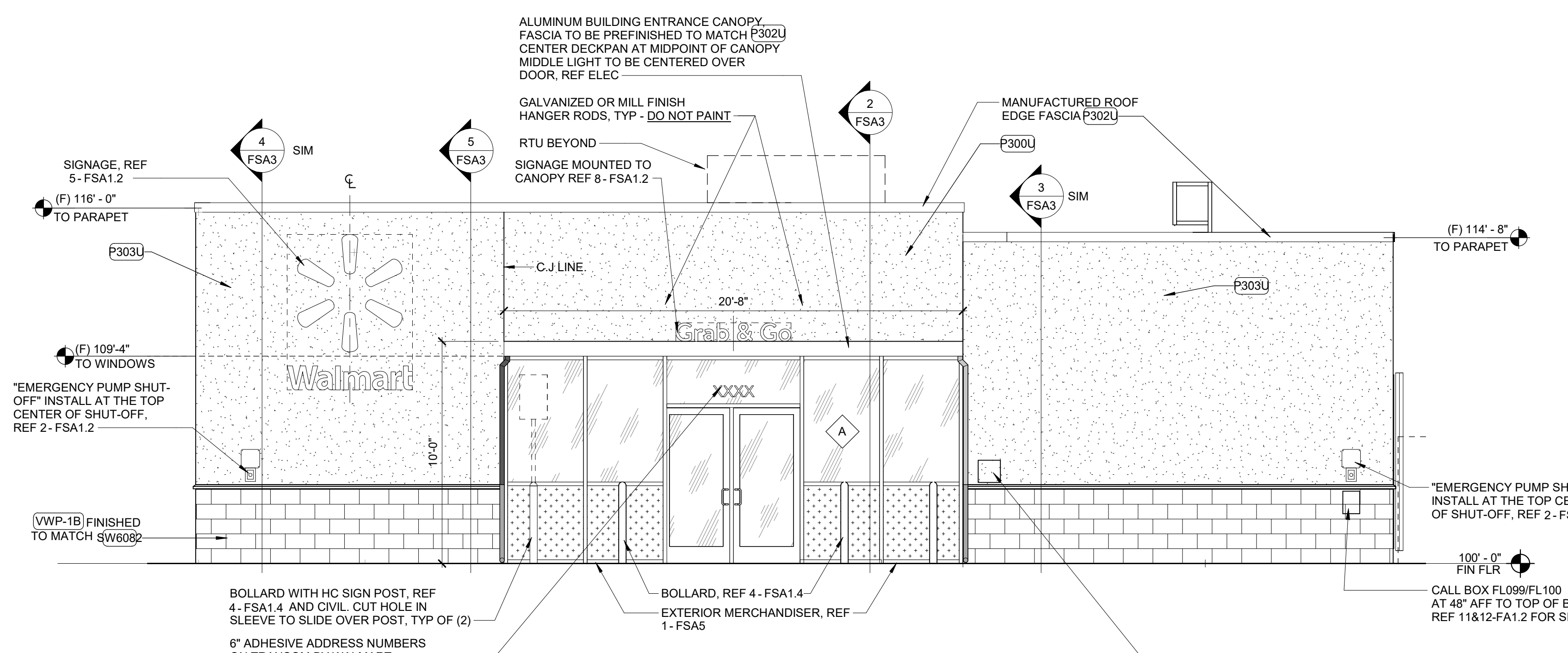
**5 SIDE ELEVATION**  
1/4" = 1'-0" 1 FSA2



**4 SIDE ELEVATION**  
1/4" = 1'-0" 1 FSA2



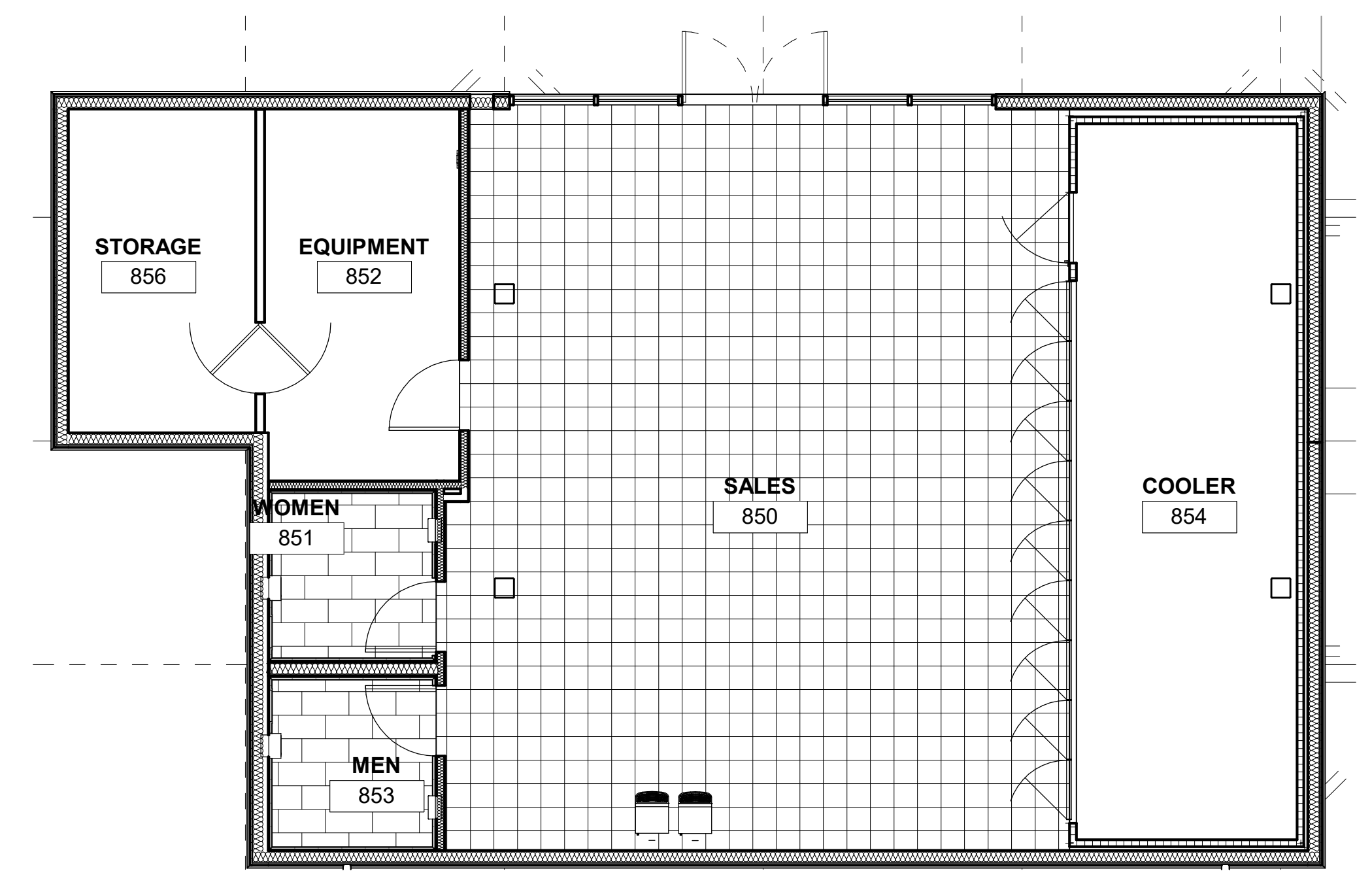
**3 REAR ELEVATION**  
1/4" = 1'-0" 1 FSA2



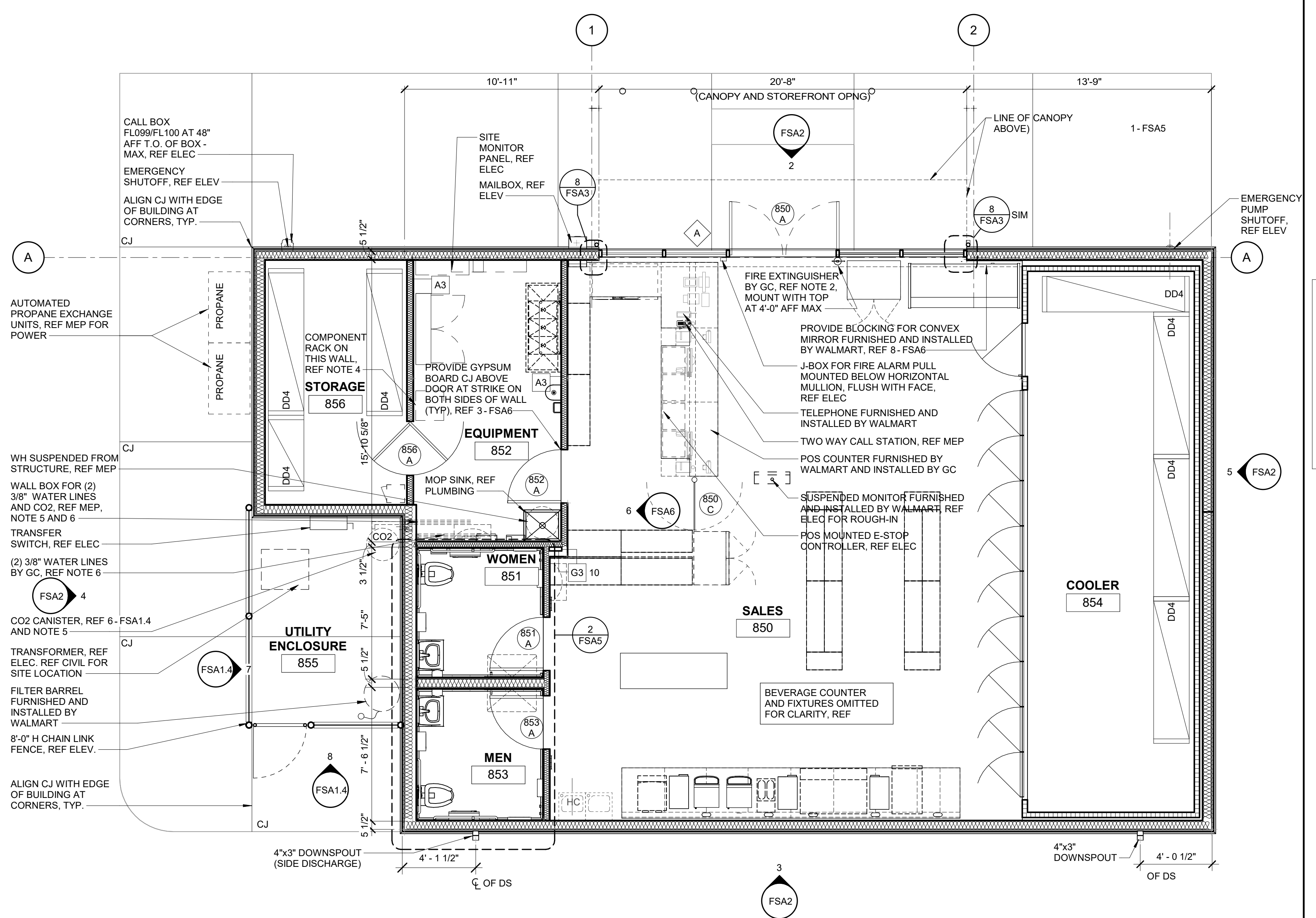
**2 FRONT ELEVATION**  
1/4" = 1'-0" 1 FSA2

**FLOOR FINISH LEGEND**  
REF SHEET A5 FOR ADDITIONAL FINISH INFORMATION

CT53	PORCELAIN FLOOR TILE
EC2	NATURAL COLORED CONCRETE
LVT3	CREAM TERRAZZO LVT



**6 FLOOR FINISH PLAN**  
3/16" = 1'-0" 2 FSA2



**1 FLOOR PLAN**  
1/4" = 1'-0" 2 FSA2

**COLOR LEGEND**

P300U	ORANGE TO MATCH SW #6363 "GINGERY"
P302U	DARK BROWN TO MATCH SW #7735 "PALM LEAF"
P303U	TAN TO MATCH SW #7544 "FENLAND"
SW6082	COBBLE BROWN

**VENEER WALL LEGEND**

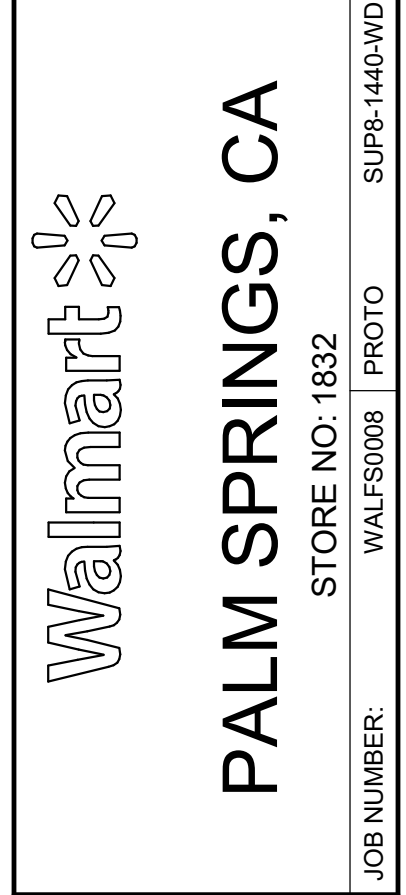
VWP-1B	SPLIT FACE FIBER CEMENT WALL PANEL
--------	------------------------------------

- SHEET NOTES**
- REFER TO MEP FOR MORE INFORMATION. REF SHEET F5T6 FOR EQUIPMENT ITEMS <FLXX> NOT SCHEDULED HERE.
  - 2A-40B/C, 13 LB MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS AND SIZE SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.
  - INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD UNO.
  - INSTALL COMPONENT RACK SUPPLIED WITH DATA DISCONNECT (FLOOR) AND UPS (FLOOR) REF ELEC FOR LOCATION. DWR WILL BE INSTALLED IN RACK BY WALMART.
  - CO2 CANISTER BY VENDOR. GC TO PROVIDE STRAPS PER 6-FSA1.4 AND 2" PVC THRU WALL AT 2'-4" TO WALL BOX AT BEVERAGE COUNTER FOR CANISTER INSTALL BY VENDOR (WITH SEALANT AFTER INSTALL).
  - PROVIDE (2) 3/8" ID BRAIDED FOOD GRADE VINYL TUBING RUNS FROM FILTERS IN EQUIPMENT ROOM TO WALL BOX AT BEVERAGE COUNTER (W/ 8" EXTRA BEYOND WALL BOX), REF MEP.
  - REFERENCE SHEET FSA6 FOR PARTITION TYPE INFORMATION.
  - ALL WOOD BLOCKING BELOW ROOF DECK BY GC UNO.



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CONSULTANTS



**ISSUE BLOCK**

NO.	DESCRIPTION	DATE

CHECKED BY: Checker  
DRAWN BY: Author  
FILE NAME: 1440-FSA2  
PROTO CYCLE: 062521  
DOCUMENT DATE: 07/26/22

**DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION**

SERVICE BUILDING

SHEET: **FSA2**



1. REFER TO SHEET FSA2 FOR COLOR LEGENDS.

COLOR LEGEND	
P302U	DARK BROWN TO MATCH SW #7735 "PALM LEAF"
P303U	TAN TO MATCH SW #7544 "FENLAND"

STIPULATION FOR REUSE  
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CONSULTANTS

**Walmart\***  
**PALM SPRINGS, CA**  
 STORE NO: 1832  
 WALFS0088 | PHOTO SUPP-1440WVD  
 JOB NUMBER:

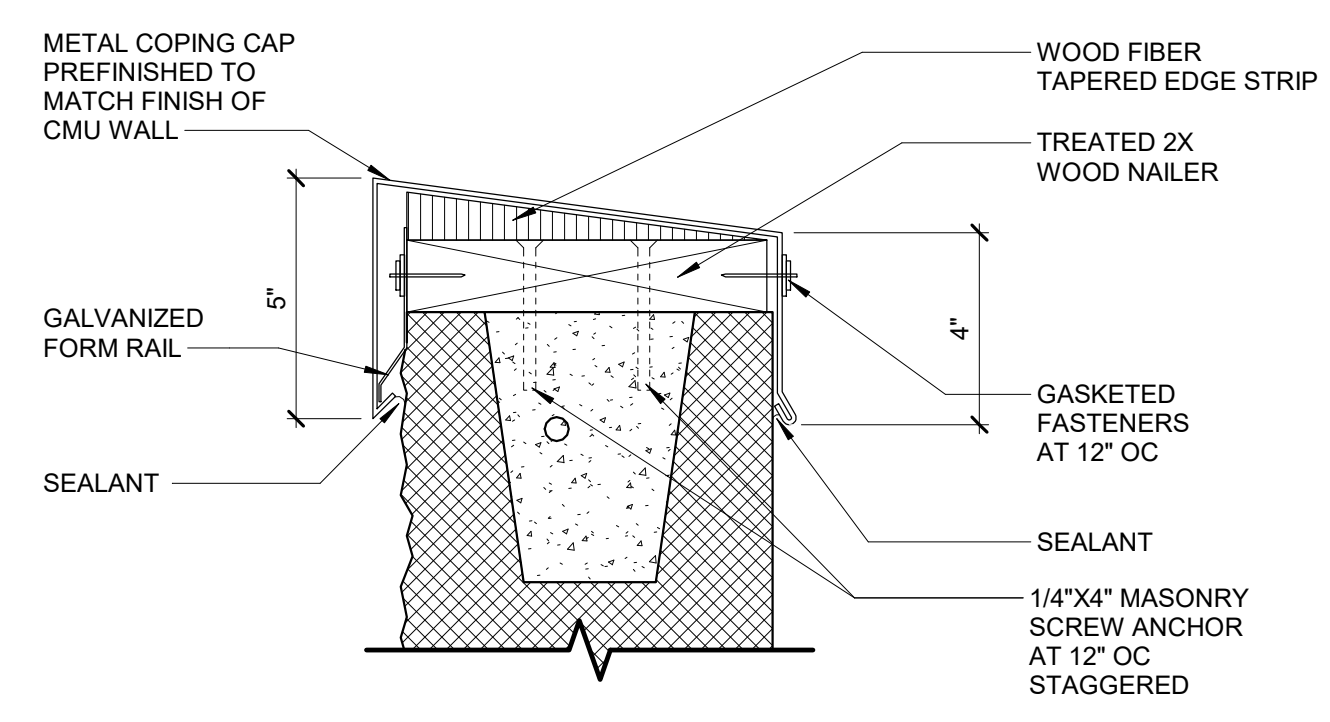
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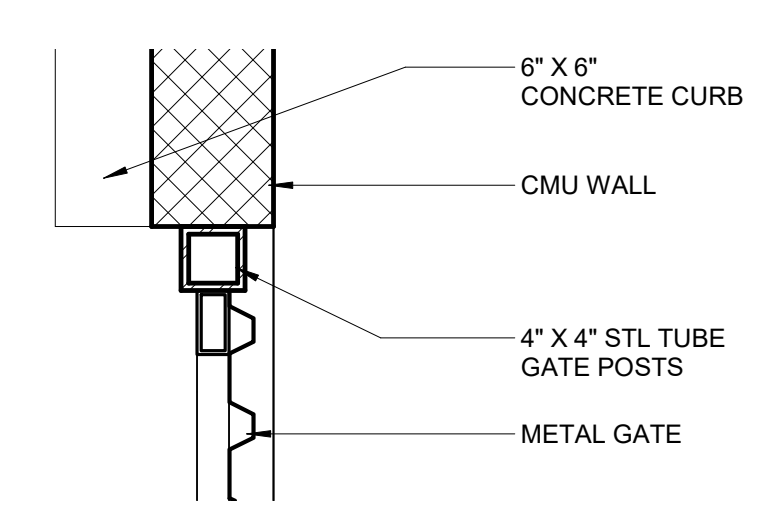
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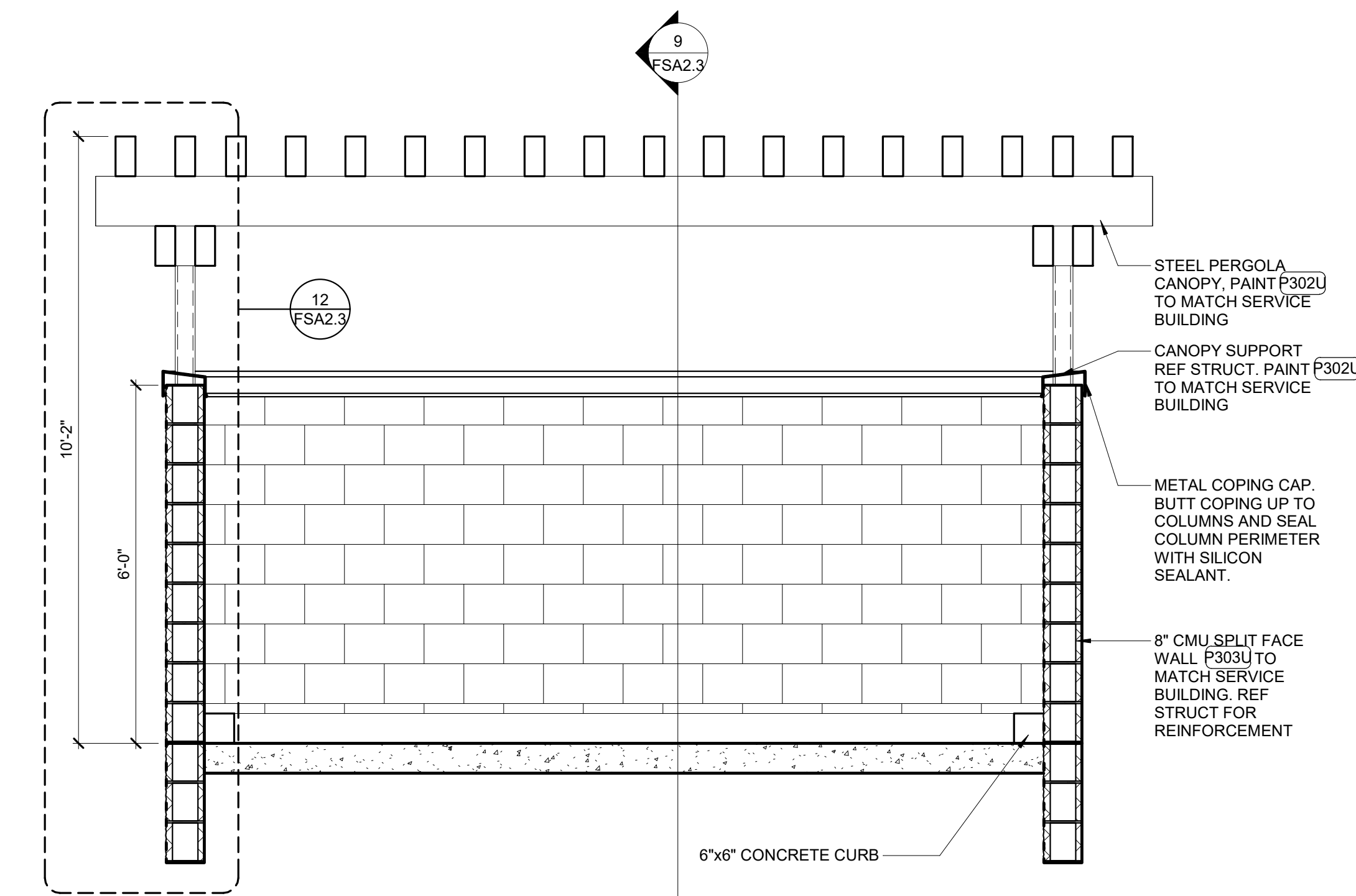
TRASH ENCLOSURE PLANS AND DETAILS



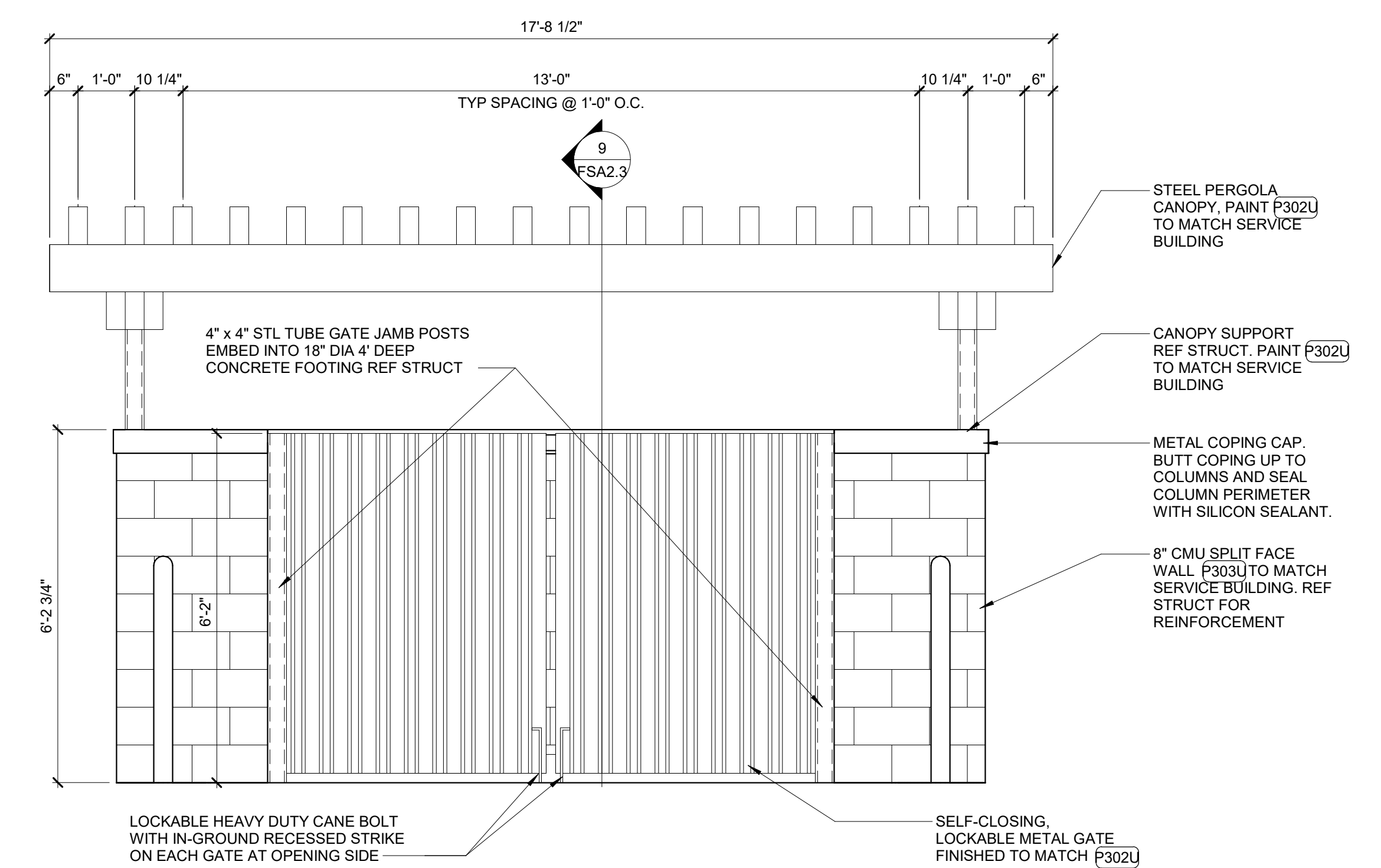
**11 WALL CAP FLASHING**  
 3" = 1'-0"  
 12 FSA2.3



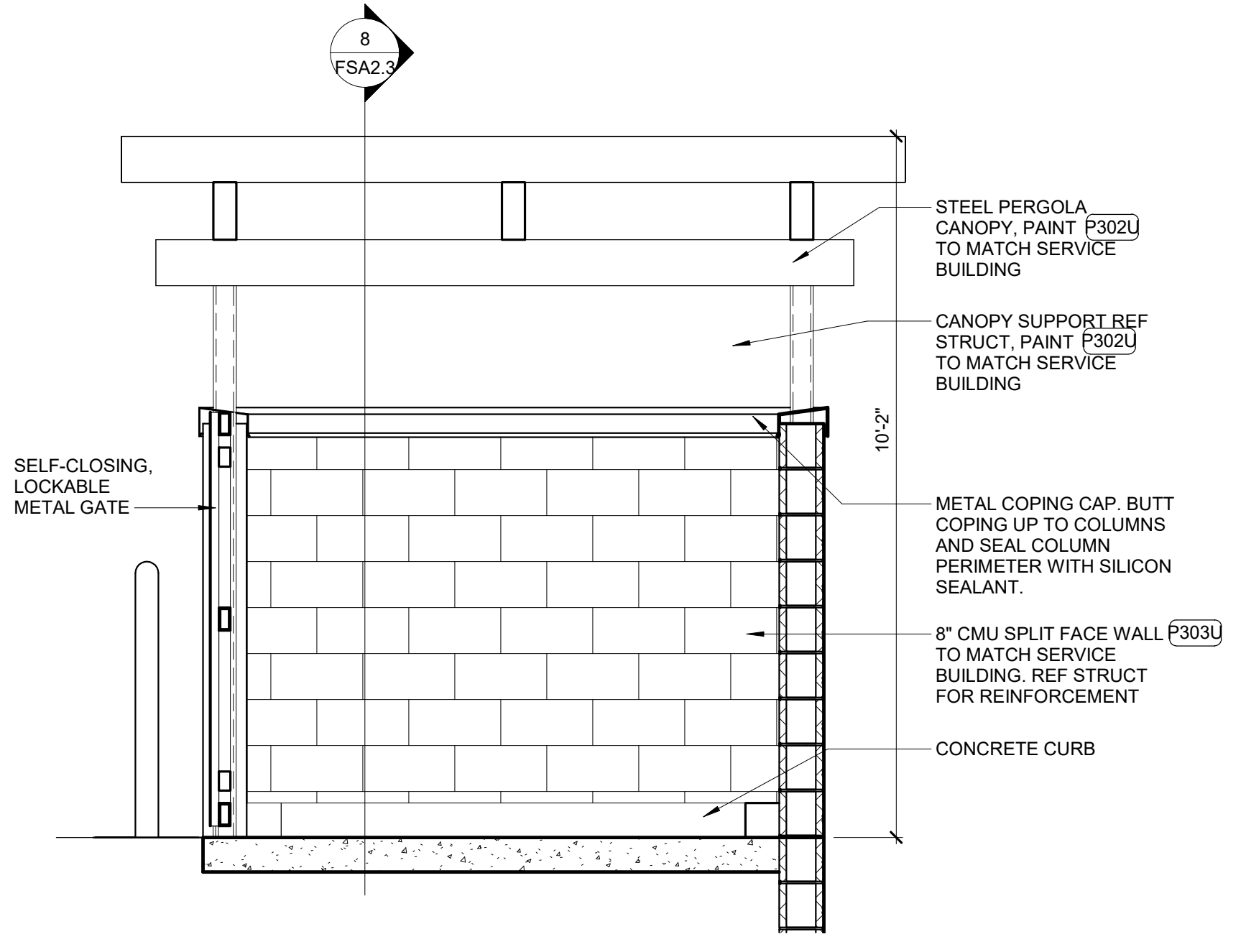
**10 TRASH ENCLOSURE GATE PLAN**  
 1" = 1'-0"  
 1 FSA2.3



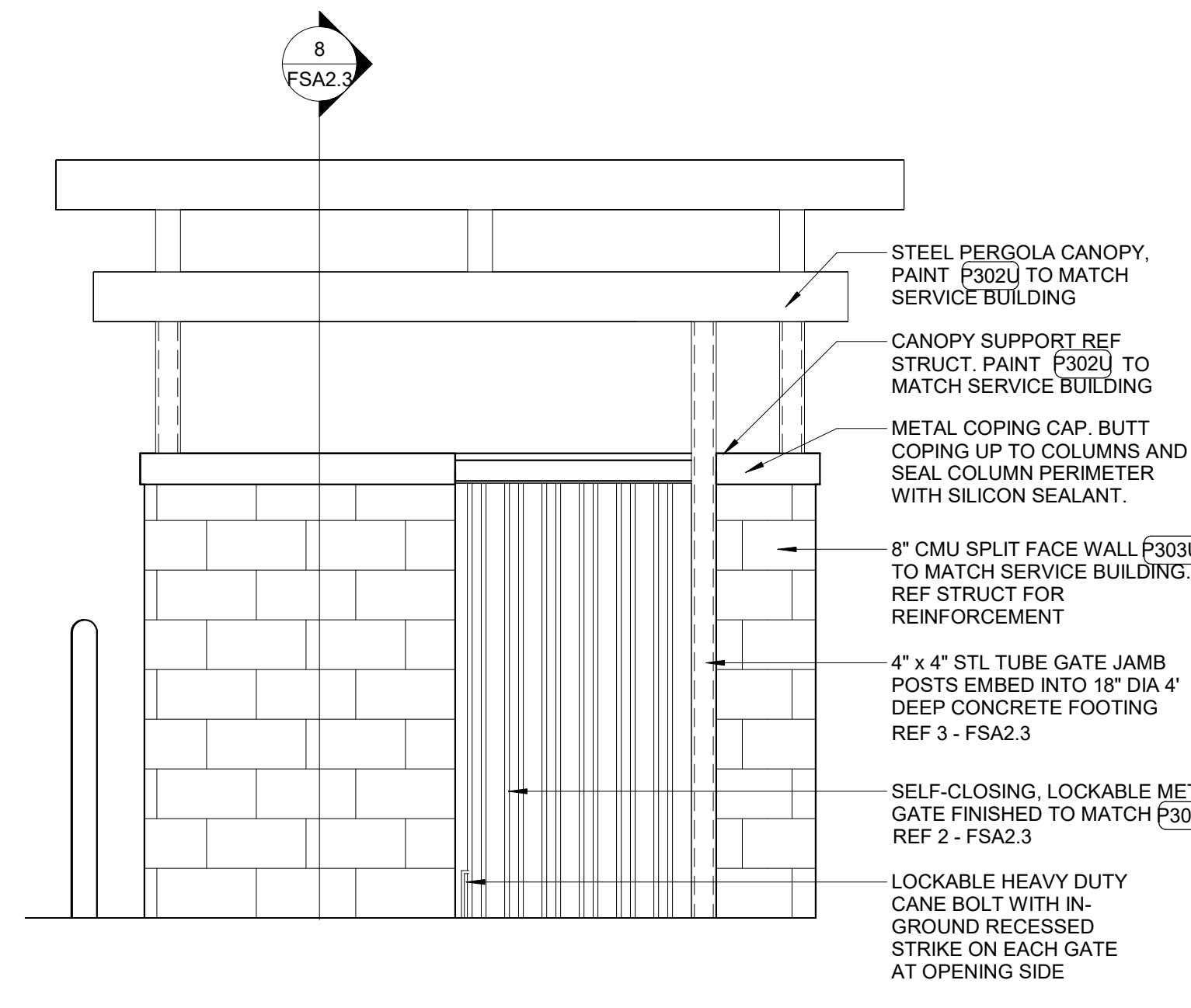
**8 TRASH ENCLOSURE SECTION**  
 1/2" = 1'-0"  
 1 FSA2.3



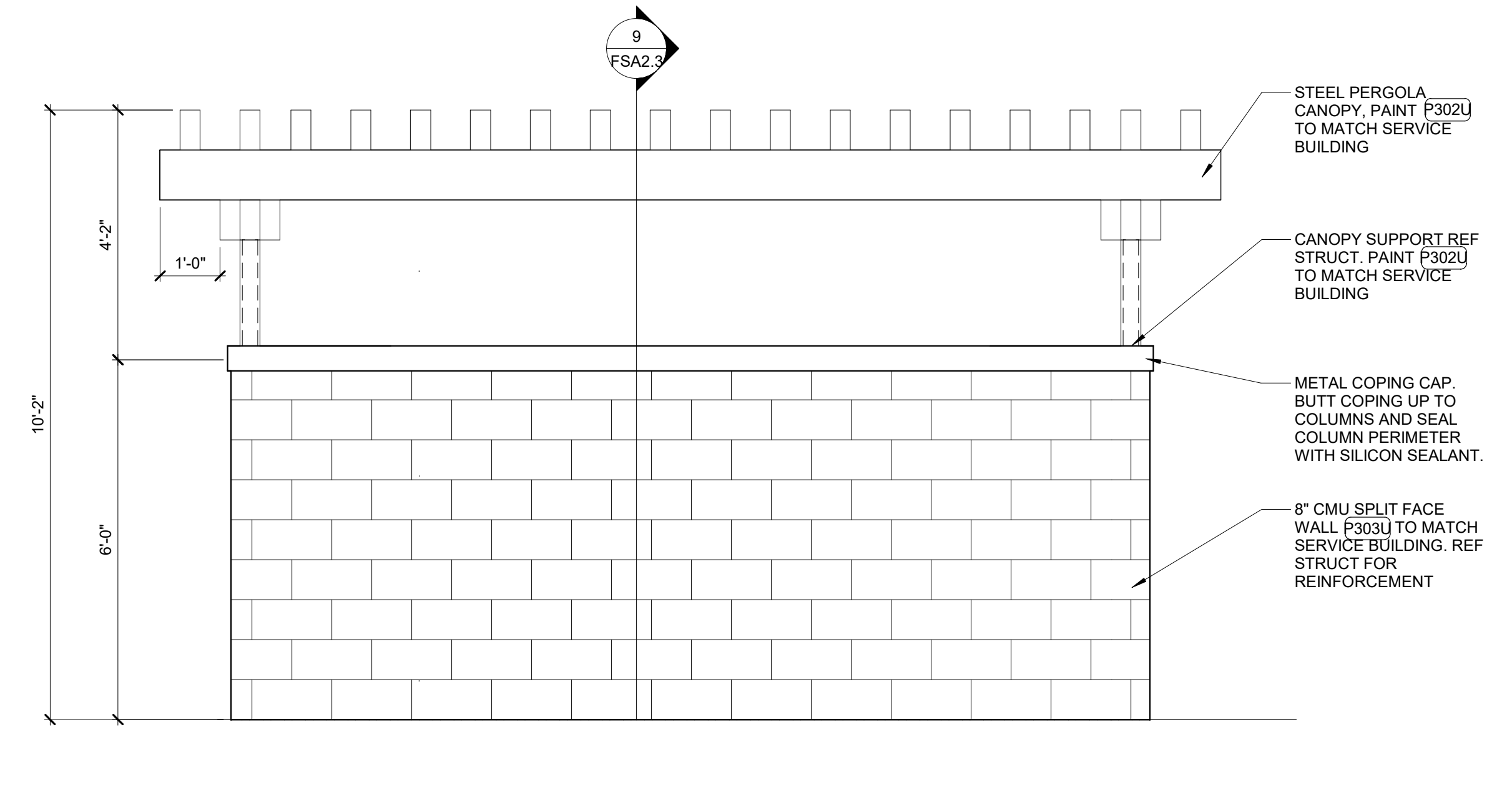
**7 TRASH ENCLOSURE FRONT ELEVATION**  
 1/2" = 1'-0"  
 1 FSA2.3



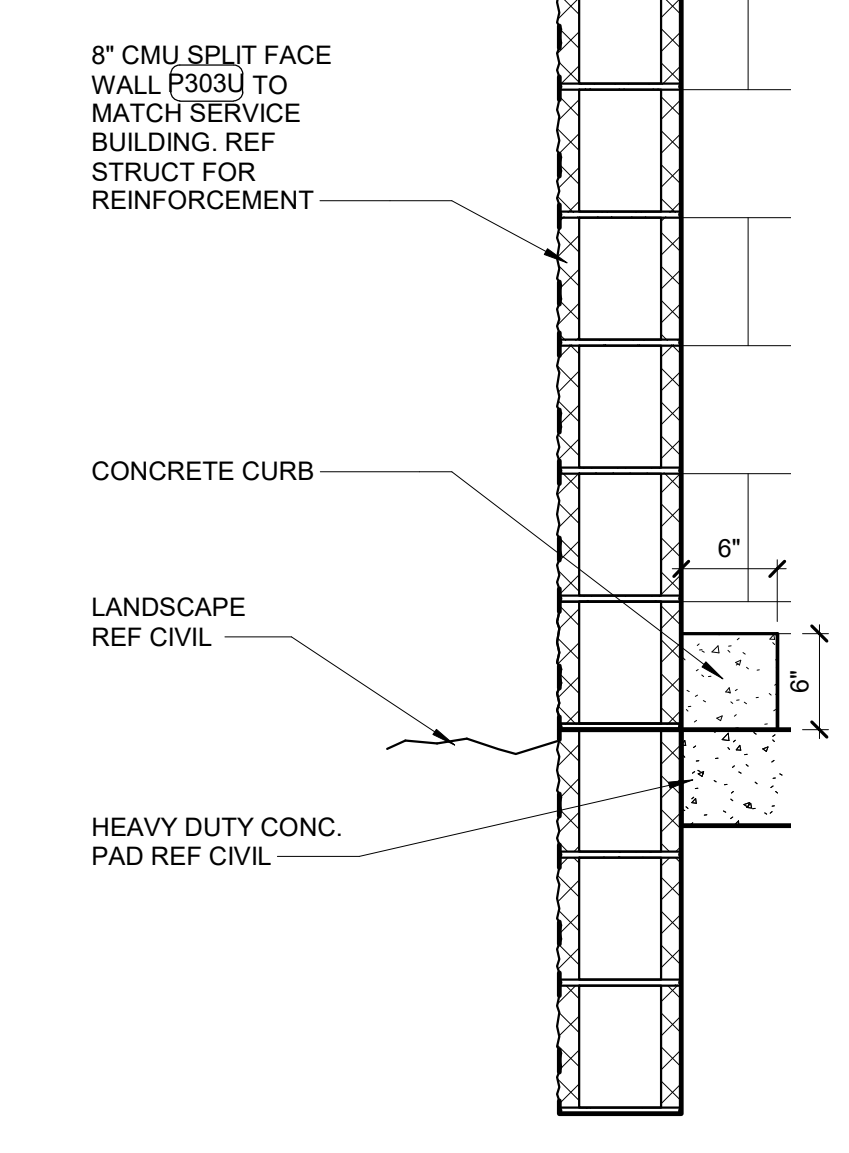
**9 TRASH ENCLOSURE SECTION**  
 1/2" = 1'-0"  
 5 FSA2.3



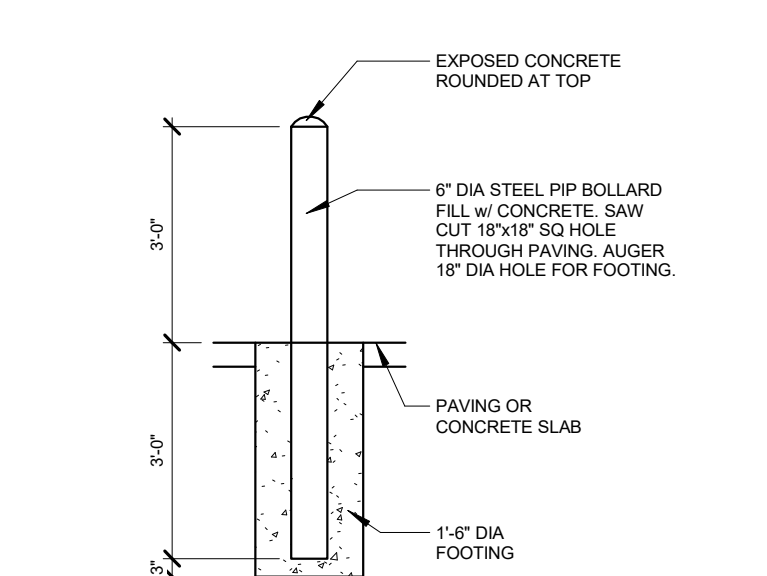
**6 TRASH ENCLOSURE SIDE ELEVATION**  
 1/2" = 1'-0"  
 1 FSA2.3



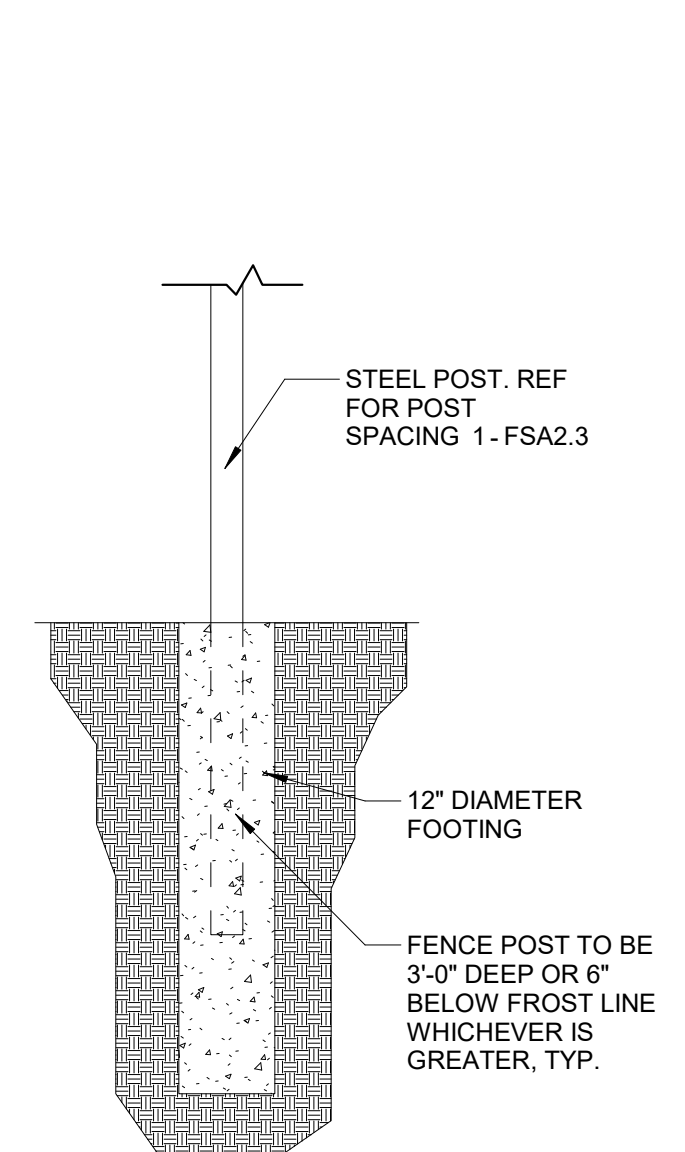
**5 ENCLOSURE ELEVATION**  
 1/2" = 1'-0"  
 1 FSA2.3



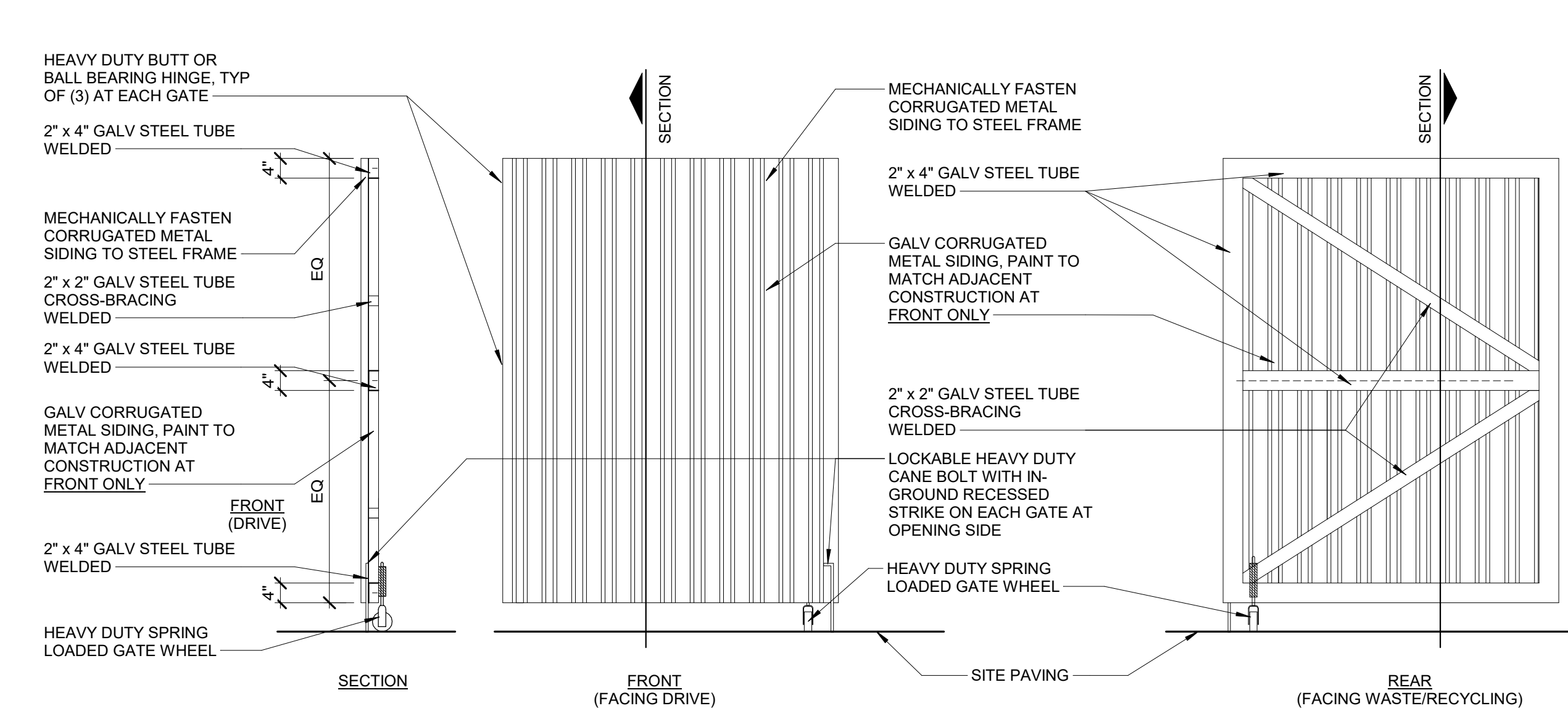
**12 TRASH ENCLOSURE WALL DETAIL**  
 1" = 1'-0"  
 8 FSA2.3



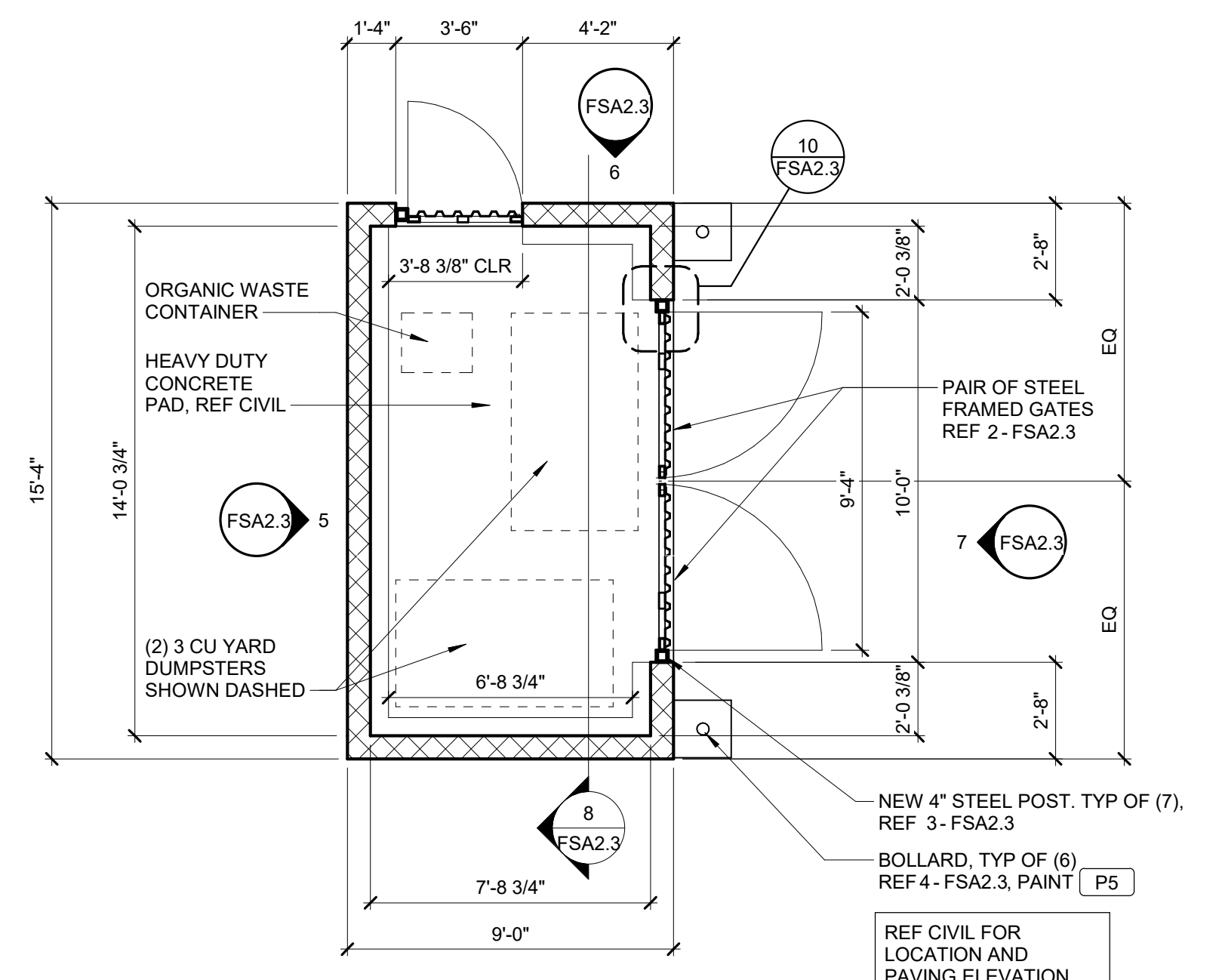
**4 BOLLARD DETAIL**  
 3/8" = 1'-0"



**3 POST SECTION**  
 1/2" = 1'-0"

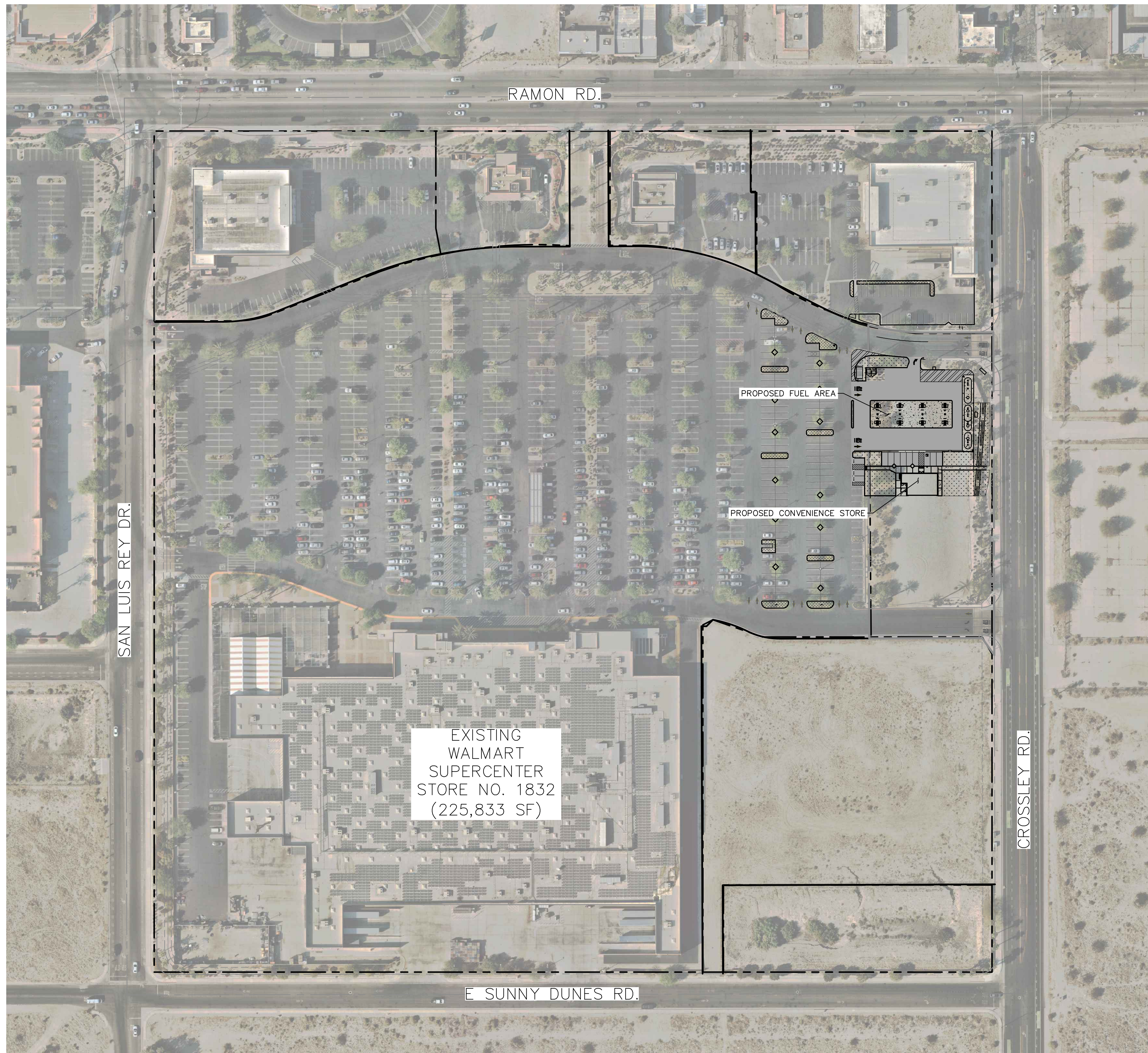


**2 METAL GATE ELEVATION AND SECTION**  
 1/2" = 1'-0"




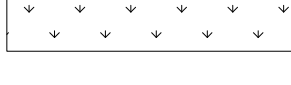
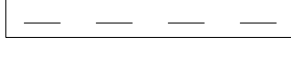


**1 DUMPSTER PLAN**  
 1/4" = 1'-0"  
 2 FSA2





**LEGEND**

-  EXISTING PROPERTY LINE
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED ASPHALT PAVING
-  PROPOSED LANDSCAPING
-  HEAVY DUTY CONCRETE

**PROJECT TEAM**

<b>DEVELOPER/OWNER</b>	<b>CIVIL ENGINEER</b>
WAL-MART STORES INC. MAIL STOP 0505 708 SW 8TH STREET BENTONVILLE, AR 72716	KIMLEY-HORN & ASSOCIATES C/O JACOB GLAZE, P.E. 1100 W TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92868 (714) 705 1374

**DATA SUMMARY**

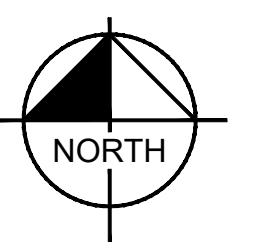
APN:	680-170-060
ZONING DISTRICT:	SERVICE/MANUFACTURE ZONE (M1)
LAND USE:	SELF SERVICE GAS STATION
FLOOD ZONE:	ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA FLOOD MAP 06065C1578G
<b>SITE COVERAGE</b>	
TOTAL SITE AREA:	±37,347 S.F. (0.86 AC) 100%
BUILDING AREA:	1,440 S.F. (0.03 AC) 3.83%
IMPERVIOUS AREA:	26,984 S.F. (0.62 AC) 72.1%
LANDSCAPE AREA:	9,355 S.F. (0.21 AC) 24.46%
FLOOR AREA RATIO:	1.1%
<b>SETBACK</b>	
FRONT:	10'
REAR:	50' FROM STREET CENTER LINE
SIDE (N):	10'
SIDE (S):	10'

**PARKING SUMMARY**

**PARKING REQUIREMENTS:** (1,440 S.F. \* 1 STALL/200 S.F.) = 7 STALLS REQUIRED PER CITY CODE  
 ADA PARKING FOR 1-25 PARKING STALLS = 1 ADA PARKING STALLS REQUIRED PER CITY CODE

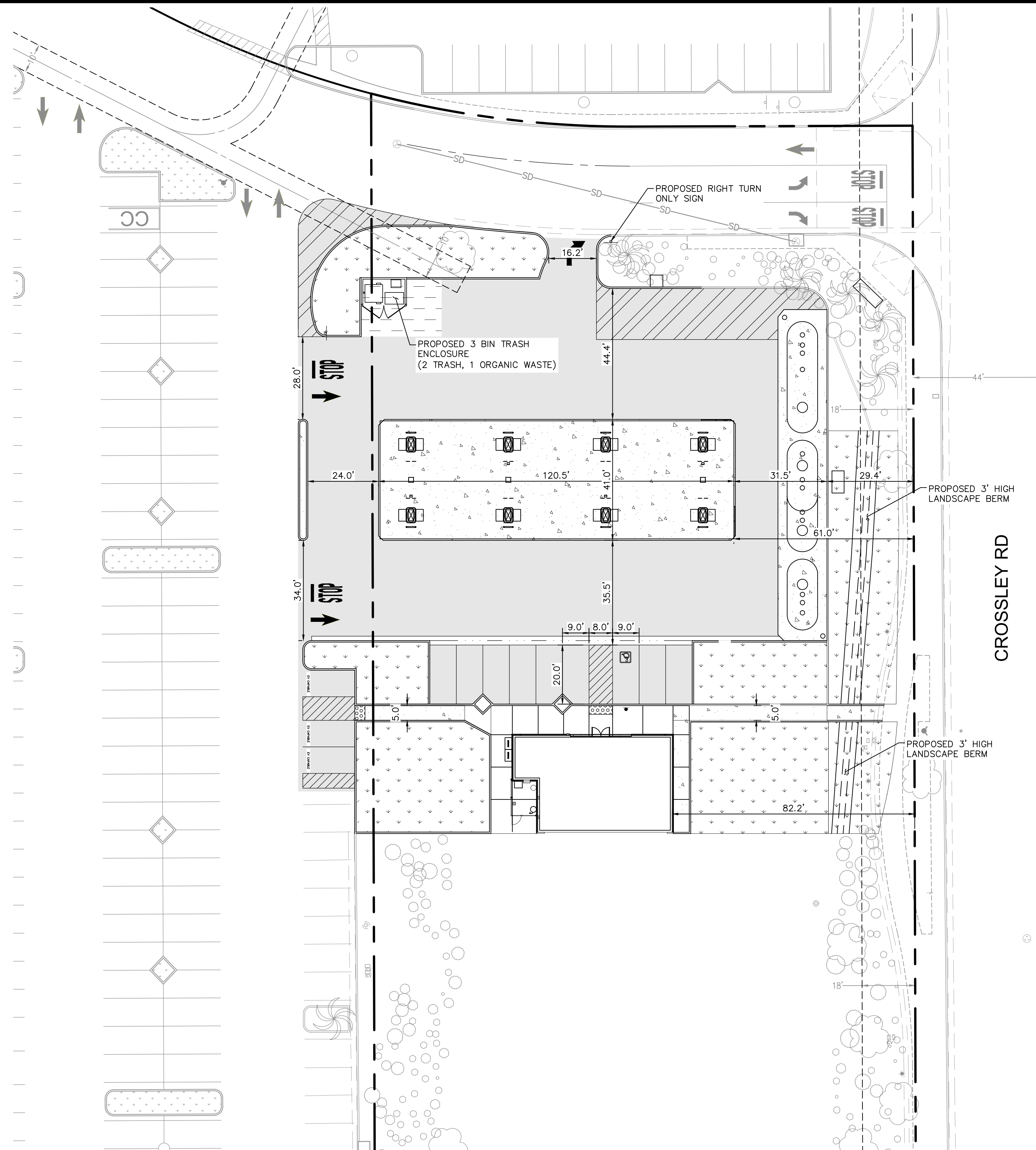
<b>PARKING TABLE:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
STANDARD	7	8
COMPACT (C)	N/A	0
CLEAN AIR / VANPOOL / EV	0	3
EV CAPABLE	0	3
ACCESSIBLE	1	1
<b>TOTAL:</b>	<b>8</b>	<b>12</b>

**WALMART FUEL STATION - STORE #1832**  
**5601 E RAMON RD. PALM SPRINGS, CA 92264**



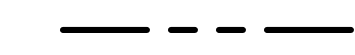
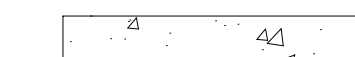

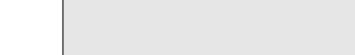

GRAPHIC SCALE IN FEET  
 0 40 80 160  
 SCALE: 1" = 80'  
 WHEN PRINTED AT FULL  
 SIZE 24"x36"





**WALMART FUEL STATION - STORE #1832**  
**5601 E. RAMON RD., PALM SPRINGS, CA 92264**  
**DESIGN CIVIL SITE PLAN**

**LEGEND**

-  EXISTING PROPERTY LINE
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED ASPHALT PAVING
-  PROPOSED LANDSCAPING
-  HEAVY DUTY CONCRETE PAVEMENT

**PROJECT TEAM**

<b>DEVELOPER/OWNER</b>	<b>CIVIL ENGINEER</b>
WAL-MART STORES INC. MAIL STOP 0505 708 SW 8TH STREET BENTONVILLE, AR 72716	KIMLEY-HORN & ASSOCIATES C/O JACOB GLAZE, P.E. 765 THE CITY DRIVE SOUTH, SUITE 200 ORANGE, CA 92868 (714) 705-1374

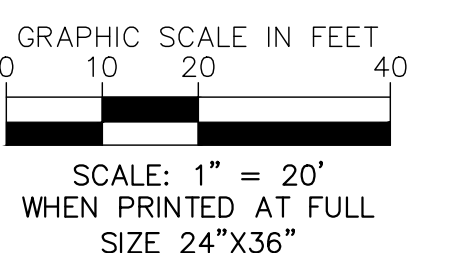
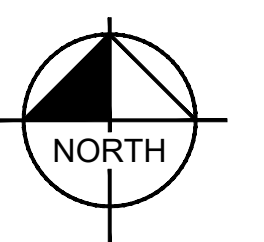
**DATA SUMMARY**

APN:	680-170-060
ZONING DISTRICT:	SERVICE/MANUFACTURE ZONE (M1)
LAND USE:	SELF SERVICE GAS STATION
FLOOD ZONE:	ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA FLOOD MAP 06065C1578G
<b>SITE COVERAGE</b>	
TOTAL SITE AREA:	±37,347 S.F. (0.86 AC) 100%
BUILDING AREA:	1,440 S.F. (0.03 AC) 3.83%
IMPERVIOUS AREA:	26,984 S.F. (0.62 AC) 72.1%
LANDSCAPE AREA:	9,355 S.F. (0.21 AC) 24.46%
FLOOR AREA RATIO:	1.1%
<b>SETBACK</b>	
FRONT:	10'
REAR:	50' FROM STREET CENTER LINE
SIDE (N):	10'
SIDE (S):	10'

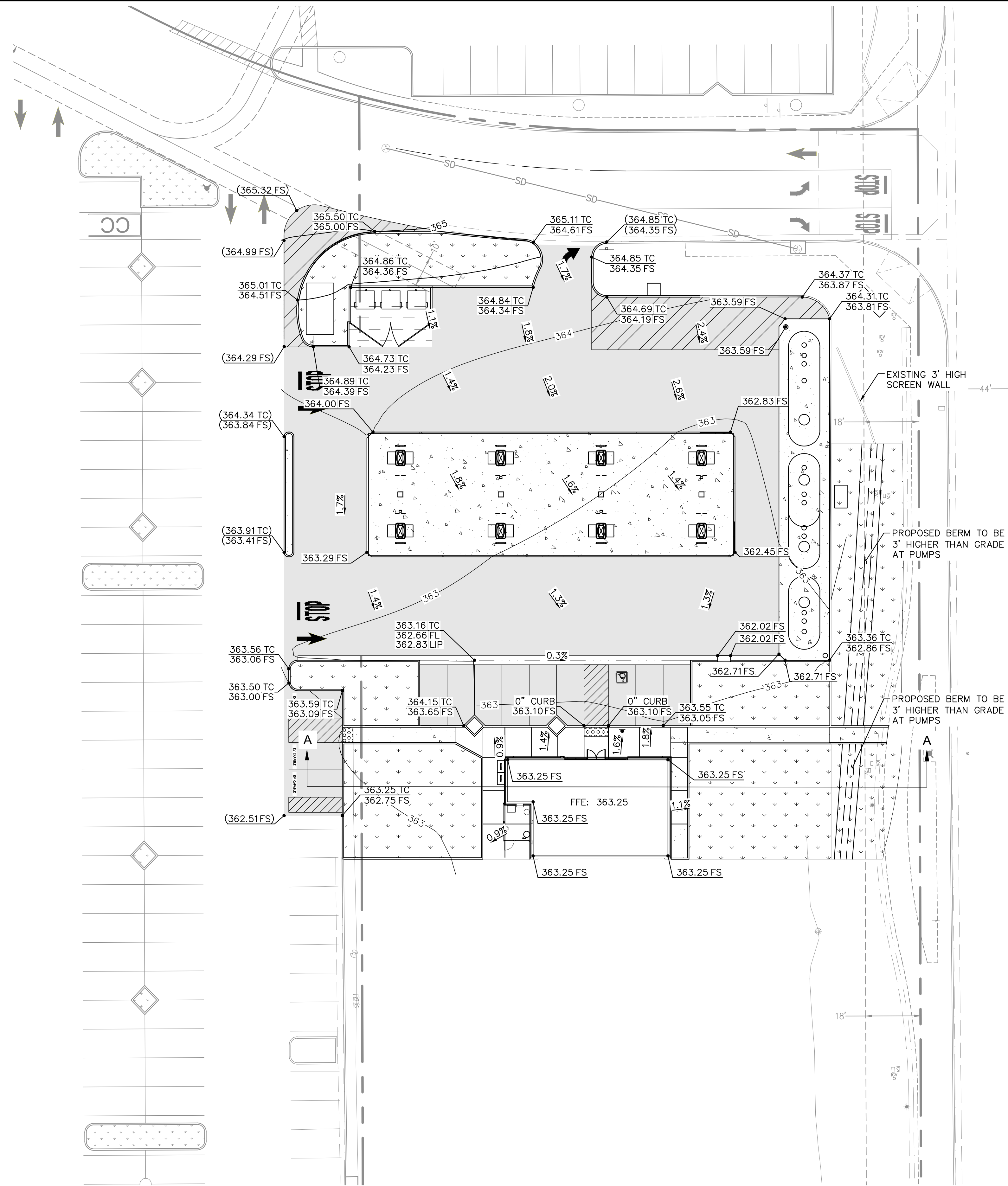
**PARKING SUMMARY**

**PARKING REQUIREMENTS:** (1,440 S.F. \* 1 STALL/200 S.F.) = 7 STALLS  
 REQUIRED PER CITY CODE  
 ADA PARKING FOR 1-25 PARKING STALLS =  
 1 ADA PARKING STALLS REQUIRED PER City CODE

<b>PARKING TABLE:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
STANDARD	7	8
COMPACT (C)	N/A	0
CLEAN AIR / VANPOOL / EV	0	0
EV CAPABLE	0	3
ACCESSIBLE	1	1
<b>TOTAL:</b>	<b>8</b>	<b>12</b>





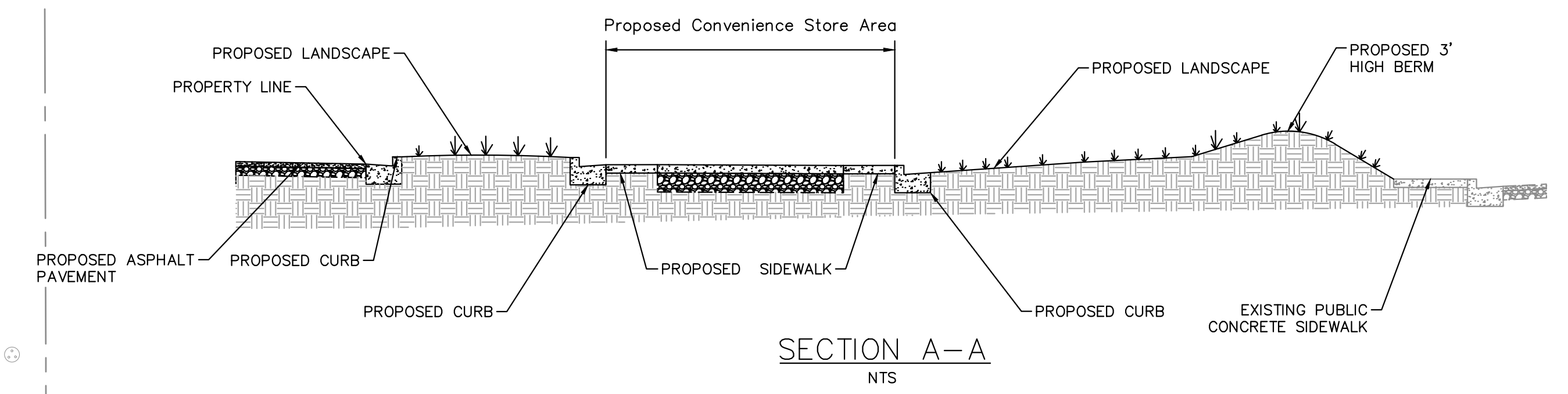


### GRADING LEGEND

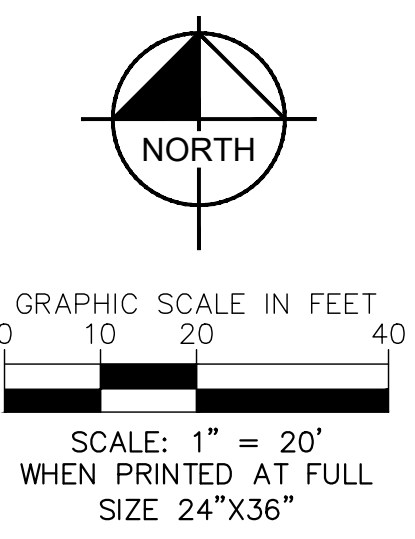
---	PROPERTY LINE
— 363 —	PROPOSED CONTOUR
- - - 363 - - -	EXISTING CONTOUR
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
TC	TOP OF CURB
FS	FINISH SURFACE
(363.50 TC) (363.00 FS)	EXISTING GRADE
363.50 TC 363.00 FS	PROPOSED GRADE
[Pattern]	HEAVY DUTY ASPHALT PAVING
[Pattern]	LANDSCAPING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	1" MILL AND OVERLAY
[Pattern]	TRUNCATED DOMES
X.X%	PROPOSED SLOPE

### PROJECT TEAM

<b>DEVELOPER/OWNER</b>	<b>CIVIL ENGINEER</b>
WAL-MART STORES INC. MAIL STOP 0505 708 SW 8TH STREET BENTONVILLE, AR 72716	KIMLEY-HORN & ASSOCIATES C/O JACOB GLAZE, P.E. 1100 W TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92868 (714) 705-1374

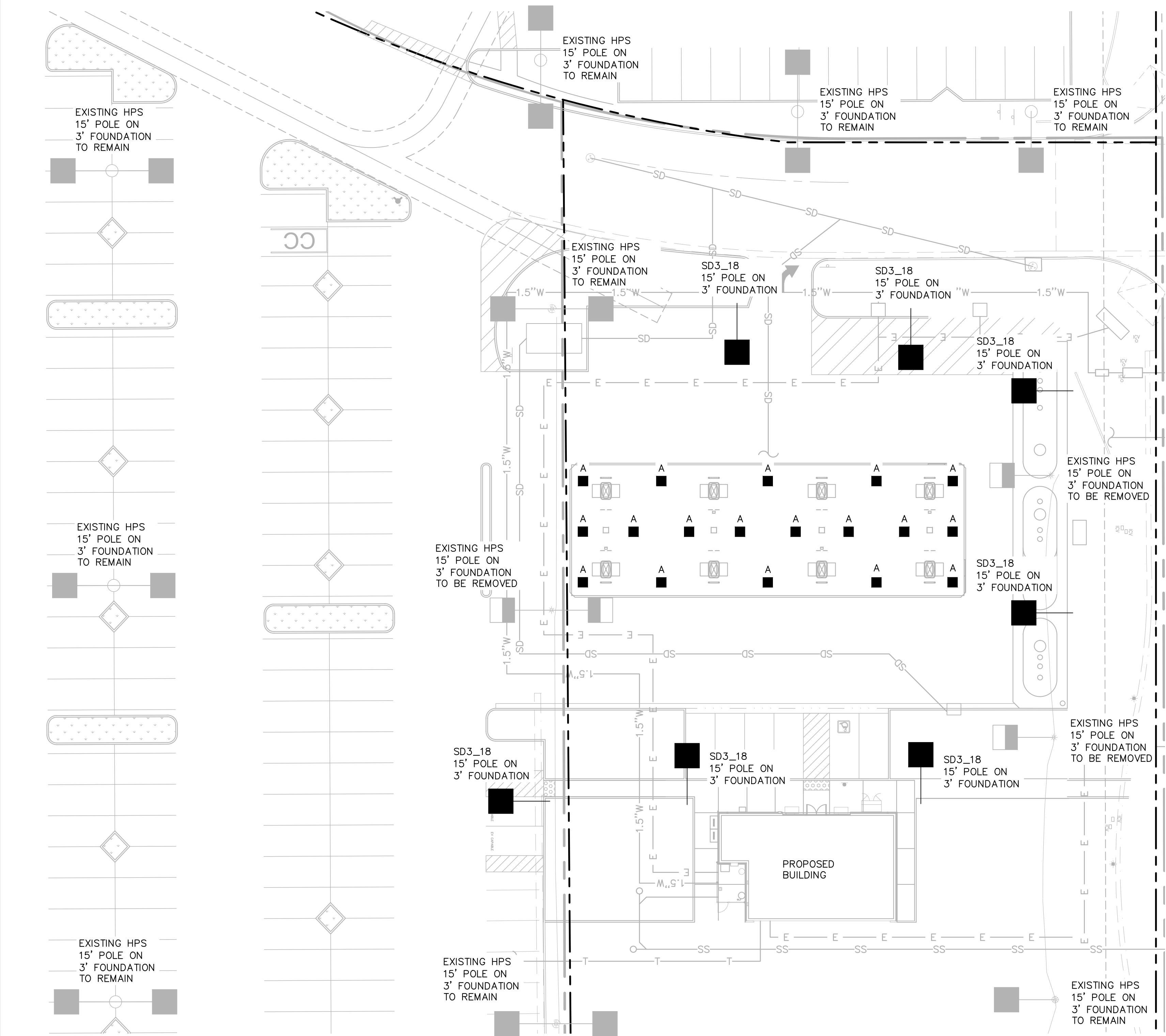


**WALMART FUEL STATION - STORE #1832**  
**5601 E. RAMON RD., PALM SPRINGS, CA 92264**  
**DESIGN CIVIL GRADING PLAN**

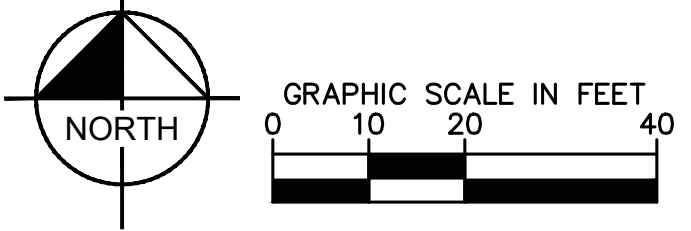








**A** PHOTOMETRIC SITE PLAN  
1" = 20"



LEGEND									
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUMENS	INITIAL LUMENS	BUG RATING
■	18	A	SINGLE	0.864	SCV-LED-15L-UNV-50-WHT-IMSBT1 CANOPY MOUNTED AT 15'	102	20948	14963	B3-U0-G1
●	7	SD3_18	SINGLE	0.864	1-EALP035D3AW75OND1BLCKF 15FT POLE ON 3FT FOUNDATION	74	14000	10000	B2-U0-G2
●	9	EXISTING TO REMAIN	EXISTING	N/A	EXISTING SINGLE AND DOUBLE FIXTURES 15FT POLE ON 3FT FOUNDATION	N/A	N/A	N/A	N/A
●	3	EXISTING TO BE REMOVED	EXISTING	N/A	EXISTING SINGLE AND DOUBLE FIXTURES 15FT POLE ON 3FT FOUNDATION TO BE REMOVED	N/A	N/A	N/A	N/A

**NOTES:**

- VOLTAGE FOR THE FUEL STATION SITE LIGHTING PACKAGE MAY BE DIFFERENT THAN SITE LIGHTING ASSOCIATED WITH THE STORE PARKING LOT. VERIFY AVAILABLE VOLTAGE PRIOR TO PURCHASE AND SHIPPING.
- ARRANGEMENT LUMEN VALUE INCREASED BY VALUE OF 1.4 PER WALMART SITE LIGHTING DESIGN AND COORDINATION CRITERIA
- INFORMATION OF EXISTING FIXTURES SHOWN ON SITE ARE UNKNOWN. EXISTING MOUNTING HEIGHT MEASURED TO BE 15' POLE ON 3' FOUNDATION. CONTRACTOR TO MATCH EXISTING POLE HEIGHTS ON SITE
- B-U-G RATING COMPLIANT WITH 'B-U-G ALLOWABLE RATINGS' PER WALMART DESIGN AND COORDINATION CRITERIA.
- FIXTURE INFORMATION OF EXISTING FIXTURES IS UNAVAILABLE AND ASSUMED TO BE A HPS VERSION OF 3-EALP035D3AW75OND1BLCKF TO MATCH THAT OF PROPOSED FIXTURES TO MEET PHOTOMETRIC CRITERIA OF WALMART FUEL STATION.
- ONLY EXISTING POLES WITHIN OR NEAR PROPERTY LIMITS ARE SHOWN ON SITE PLAN. CONTRACTOR WILL SEE ADDITIONAL EXISTING POLES OUTSIDE PROJECT LIMITS ON SITE.
- WALL MOUNTED FIXTURES ON FUEL STATION BUILDING NOT SHOWN.



NO.	REVISION	APPROVED	DATE	BENCH MARK	C.P.S. B.M. #20-18	ELEV. 344.675	PREPARED UNDER THE DIRECT SUPERVISION OF	DESIGN BY: EAE	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	REVIEWED BY: JOHN M. BRUDIN	APPROVED BY: JOEL MONTALVO	FILE NO.	SHEET
<b>Kimley»Horn</b> 1100 W TOWN AND COUNTRY ROAD, SUITE 700 ORANGE, CA 92668 (714) 939-1030							DRAWN BY: EAE REVIEWED BY: BRB	TRAFFIC ENGG FIELD ENGG	DATE DATE	R.C.E. NO. 41836 DATE	R.C.E. NO. 62624 DATE	CITY ENGINEER	CITY OF PALM SPRINGS, CALIFORNIA <b>WALMART FUEL #1832 - PALM SPRINGS</b>	DWG. NO. <b>E2.0</b>	CADD FILE NAME OF SHTS.	

### Ordering Number Logic

Evolve™ LED Area Light (EALP-03)

EALP 03 7

MOD ID	GENERATION	UNV	OPTICAL DISTRIBUTION	CR	CT	FINISH	CONTROLS	HOUSING	COLOR	OPTIONS
03	03	50	150-277	03	03	03	03	03	03	03

TYPE	OPTICAL	DESCRIPTION	TYPICAL METAL FOOTPRINT	TYPICAL TOTAL FOOTPRINT	WATTAGE	ARR. WATTS	ARR. LUMENS	INITIAL LUMENS	BUG RATING	
Type III	03	Symmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	04	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	05	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	06	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	07	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	08	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	09	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	10	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	11	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	12	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	Type IV	03	Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1
		04	Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1
05		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
06		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
07		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
08		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
09		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
10		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
11		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
12		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	

### Ordering Number Logic

Evolve™ LED Area Light (EALP-03)

EALP 03 7

TYPE	OPTICAL	DESCRIPTION	TYPICAL METAL FOOTPRINT	TYPICAL TOTAL FOOTPRINT	WATTAGE	ARR. WATTS	ARR. LUMENS	INITIAL LUMENS	BUG RATING	
Type III	03	Symmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	04	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	05	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	06	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	07	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	08	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	09	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	10	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	11	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
	12	Asymmetric Power 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
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		04	Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1
05		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
06		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
07		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
08		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
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10		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
11		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	
12		Asymmetric High Angle 15ft	2900	2900	250	102	20948	14963	B3-U0-G1	

**TYPE 3 - 03 - ASYMMETRIC WIDE**

**B** SITE LIGHTING FIXTURE CUTSHEET  
N.T.S.

### Scottsdale Vertex™ (SCV) Petroleum Canopy LED Luminaire

IP66

**OVERVIEW**

Lumen Package	9,000 - 23,000
Mounting Height	6' - 18'
Efficiency Range (LPW)	109 - 154
Weight (Shipping)	18.5 (8.4)

**QUICK LINKS**

Ordering Guide Performance Photometrics Dimensions

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged low-profile die-cast aluminum housing, optional unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LEA Duragrip™ polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

**Optical System**

- Symmetrical distribution utilizes a clear tempered glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 3000K, 4000K and 5000K color temperatures.
- Minimum CRI of 80.

**Electrical**

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- Custom lumen and wattage packages available.

**Installation**

- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- LED Calculated Life: >100K Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 16L Lumen Packages, and 45°C for 20L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High efficiency LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully enclosed in potting material for moisture resistance.

**Hazardous Location**

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per UL installation instructions. Models with optional controls are not approved for Class 1 Division 2 applications.
- Gas Groups A,B,C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Methane & Propane.

**Warranty**

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with MSBT or ALSC/ALSCS option.
- DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi.com  
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### Scottsdale Vertex SCV Petroleum

ORDERING GUIDE

Typical Order Example: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

Family / Canopy Luminaire	LED	Unv	Dim	Watt	Wht	Imsb	Imbt2	Color Temperature	Beam	Options
13L - 13000 Lumens	13L	UNV	50	WHT	IMSBT2	IMBT2	IMSBT2	3000K	BRK - Black BRC - Bronze	Blank - NONE ALSC - ALSC Linerless Wireless Control System ALSCS - ALSC Linerless Wireless Control System with Sensor ALSC2 - ALSC Linerless Wireless Control System with Sensor IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height
20L - 20000 Lumens	20L	UNV	50	WHT	IMSBT2	IMBT2	IMSBT2	3000K	BRK - Black BRC - Bronze	Blank - NONE ALSC - ALSC Linerless Wireless Control System ALSCS - ALSC Linerless Wireless Control System with Sensor ALSC2 - ALSC Linerless Wireless Control System with Sensor IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height
23L - 23000 Lumens	23L	UNV	50	WHT	IMSBT2	IMBT2	IMSBT2	3000K	BRK - Black BRC - Bronze	Blank - NONE ALSC - ALSC Linerless Wireless Control System ALSCS - ALSC Linerless Wireless Control System with Sensor ALSC2 - ALSC Linerless Wireless Control System with Sensor IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height IMSBT2 - IMSBT2 Mounting Height ALSC2 - ALSC2 Mounting Height

**Accessory Ordering Information**

Description	Part Number	Description	Part Number
Mount Panel Kit - EC (ECX to SCV for 18" Deck Panel with surge sensor)	675092	Anchor Bolt	675091
Mount Panel Kit - EC (ECX to SCV for 12" Deck Panel)	675092	Kit - Hex Pads and Socket (used for 35' stretch)	133540
Mount Panel Kit - EC2 (EC2 to SCV)	675092	Resistoring Top Panel Kit (includes top plate and wires)	675092W1
Mount Panel Kit - 180 (Mounting 2x4 Kit)	675092	Carbon Heat Sink	675092W2
Mount 2x4 Cover Panel (No Hole)	307182	Mount Kit - CR6000S LED	667480
Mount Kit Cover Panel (No Hole)	307182	Mount Kit for SC6000S to replace SC6000S LED	744333
20" X 30" Resin Panel Kit (No Hole)	307182W1	Mount Kit for SCV DIRECT MNT - W/ HOLE	7521292
20" X 30" Resin Panel Kit (No Hole)	307182W2		

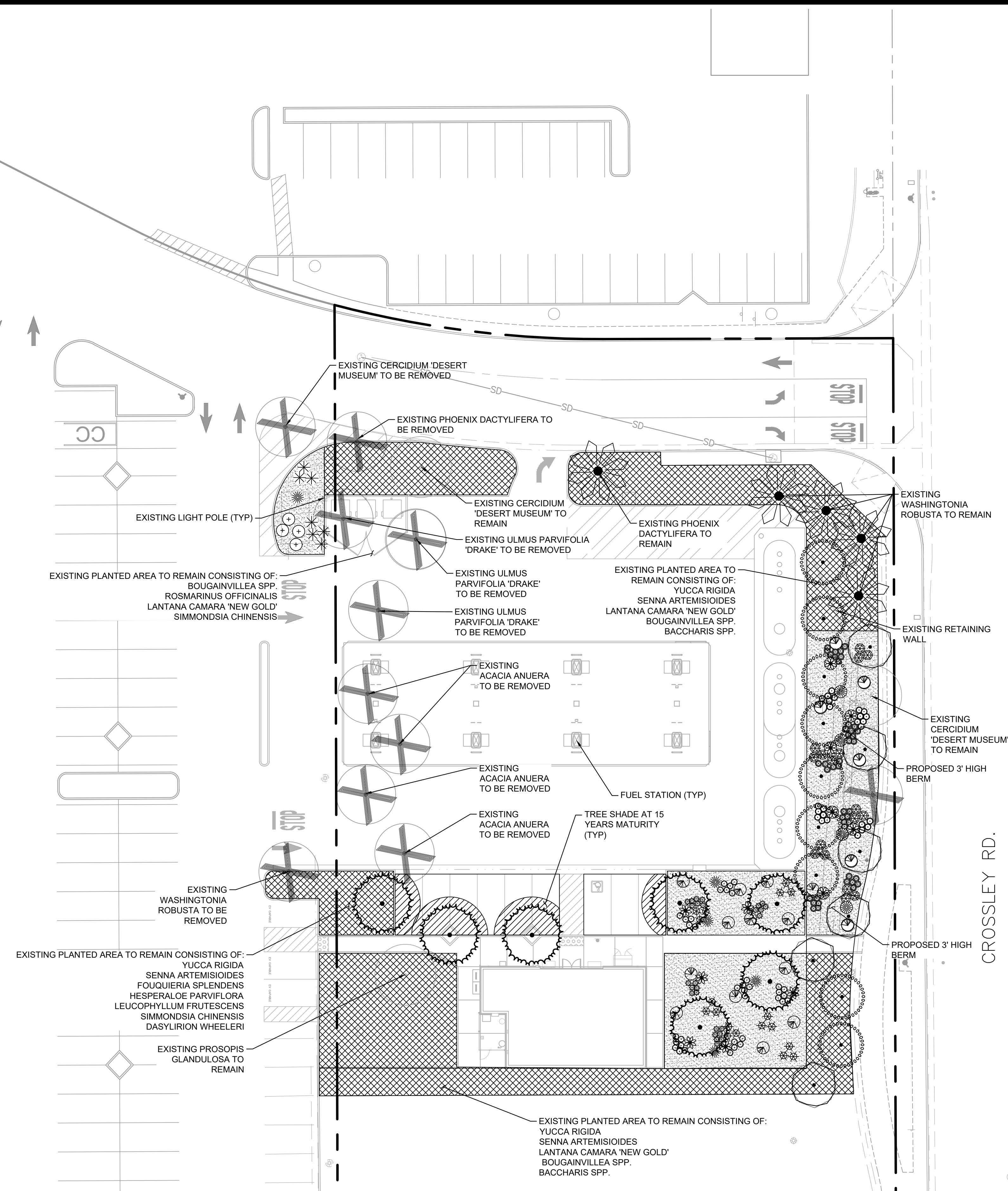
**FOOTNOTES:**

- 1 - IMSBT2 kit configuration via the LSI app that can be downloaded from your smartphone's app store.
- 2 - Custom lumen and wattage packages available consult factory. Values are within industry standard for 15' height.
- 3 - Ideal for 9' openings.
- 4 - Not available in NY.
- 5 - Custom lumen and wattage packages available consult factory. Values are within industry standard for 15' height.
- 6 - HL not compatible with ALSC or IMSBT controls or 3000K color temperature.

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(513) 370-5200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

**C** CANOPY LIGHTING FIXTURE CUTSHEET  
N.T.S.





**WALMART FUEL STATION - STORE #1832**  
**5601 E RAMON RD. PALM SPRINGS, CA 92264**  
**CONCEPTUAL LANDSCAPE PLAN - 02/04/21**

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	WUCOLS	CAL.
	9	ACACIA ANEURA / MULGA	24" BOX	5'-7" HT. X 3'-4" SPR.	LOW	2" CAL.
	6	CERCIDIUM FLORIDUM / BLUE PALO VERDE	24" BOX	6'-8" HT. X 5'-6" SPR.	LOW	2" CAL.
	5	EXISTING PALM / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	11	EXISTING TREE / TO BE REMOVED	-	-	-	-
	4	EXISTING TREE / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	7	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	24" BOX	6'-8" HT. X 3'-5" SPR.	MODERATE	2" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	WUCOLS	NATIVE
	12	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	36" O.C.	LOW	
	9	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.	4' O.C.	LOW	
	7	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	4' O.C.	LOW	
	4	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.	4' O.C.	LOW	
	35	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	36" O.C.	LOW	
	69	PHACELIA CAMPANULARIA / CALIFORNIA DESERT BLUEBELLS	5 GAL.	24" O.C.	LOW	
	19	ROMNEYA COULTERI / MATILIJIA POPPY	5 GAL.	48" O.C.	LOW	
	61	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL.	24" O.C.	LOW	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	NATIVE
	7,699 SF	EXISTING LANDSCAPE / EXISTING TO REMAIN - PROTECT IN PLACE	-	-	-	-

**LANDSCAPE NOTE:**

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

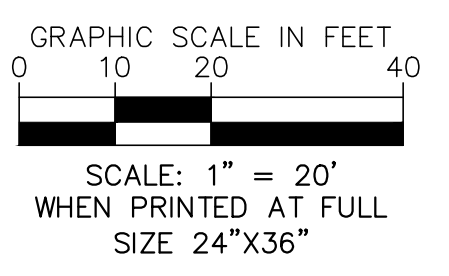
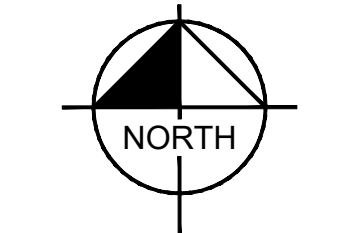
**IRRIGATION NOTE:**

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*Michael P. Madsen*  
 MICHAEL P. MADSEN, LLA 5798

SHADE TABLE	
TOTAL PARKING AREA	1,624 SF
REQUIRED SHADE	30% MIN. (488 SF)
PROVIDED SHADE	44% (730 SF)







**WALMART FUEL STATION - STORE #1832**  
**5601 E RAMON RD. PALM SPRINGS, CA 92264**  
**CONCEPTUAL LANDSCAPE PLAN - 02/04/21**

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	WUCOLS	CAL.
	9	ACACIA ANEURA / MULGA	24" BOX	5'-7" HT. X 3'-4" SPR.	LOW	2" CAL.
	6	CERCIDIUM FLORIDUM / BLUE PALO VERDE	24" BOX	6'-8" HT. X 5'-6" SPR.	LOW	2" CAL.
	5	EXISTING PALM / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	11	EXISTING TREE / TO BE REMOVED	-	-	-	-
	4	EXISTING TREE / TO REMAIN - PROTECT IN PLACE	-	-	-	-
	7	ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	24" BOX	6'-8" HT. X 3'-5" SPR.	MODERATE	2" CAL.

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	WUCOLS	NATIVE
	12	AGAVE ATTENUATA 'NOVA' / NOVA FOXTAIL AGAVE	5 GAL.	36" O.C.	LOW	
	9	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.	4' O.C.	LOW	
	7	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	4' O.C.	LOW	
	4	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.	4' O.C.	LOW	
	35	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	36" O.C.	LOW	
	69	PHACELIA CAMPANULARIA / CALIFORNIA DESERT BLUEBELLS	5 GAL.	24" O.C.	LOW	
	19	ROMNEYA COULTERI / MATILIJIA POPPY	5 GAL.	48" O.C.	LOW	
	61	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	5 GAL.	24" O.C.	LOW	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	NATIVE
	7,699 SF	EXISTING LANDSCAPE / EXISTING TO REMAIN - PROTECT IN PLACE	-	-	-	-

**LANDSCAPE NOTE:**

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

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