

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Vincent Salinas, Brett Taylor

MONDAY MARCH 11, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - Administrative Adjustment Annual Report to Planning Commission
5. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2013-08: A request by El Pollo Loco to establish a 2,800 Square foot fast food restaurant with a drive-thru lane in the Regional Retail Commercial (CR) zone. The property is located at 3704 South Mooney Boulevard (APN: 126-062-032).
6. PUBLIC HEARING – Bandon Smith
Conditional Use Permit No. 2013-06: A request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy. The site is located at 1111 N. Miller Park Court. (APN: 073-160-018, 019; 073-190-001)
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if

enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting. Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MARCH 21, 2013 BEFORE 5 PM.

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 25, 2013

City of Visalia



To: Planning Commission
From: Marica Martin, Project Planner (559) 713-4181
Date: January 14, 2013
Re: **Administrative Adjustment Annual Report to
Planning Commission**

DISCUSSION

Pursuant to Section 17.42.180 of the Visalia Municipal Code (VMC), the City Planner shall report to the Planning Commission a summary of the Administrative Adjustment applications processed and approved during the preceding calendar year (i.e., calendar year 2012). This report is intended to fulfill the requirements of Section 17.42.180.

The purpose of an administrative adjustment is to provide action on projects which are routine in nature but may require an interpretation of the established policies and standards set forth in the zoning ordinance. Administrative adjustments are limited to no more than 20% of a required development standard. Examples of development standards that are eligible for administrative adjustments include setbacks, site area, lot width, and building height. A copy of the Administrative Adjustment ordinance (i.e., Section 17.02.150 of the VMC) is attached to this report.

The City of Visalia Community Development Department issued a total of 3,082 building permits during the 2012 calendar year. Of those 3,082 building permits, 376 permits were issued for commercial projects, 1443 permits were issued for residential projects, and 1263 permits were issued for miscellaneous projects (Fire Suppression, Tree, Code Compliance, Sewer and Encroachment).

During the 2012 calendar year, a total of six administrative adjustment applications were filed and approved. Two were for commercial permits and four were for residential permits. Typical adjustments of residential development standards include encroachment into the required front, side and rear yard setbacks. Adjustments for commercial development standards consisted of a revision to the maximum height requirement allowance for a wrought iron fence and a reduction of four parking stalls.

The seven approved administrative adjustments represent .19% of the total number of permits issued by the City of Visalia Community Development Department for the 2012 calendar year.

ATTACHMENTS

- Administrative Adjustment Ordinance Section 17.02.150 through 17.02.180

Article 2. Administrative Adjustments

17.02.150 Purpose

The purpose of an administrative adjustment is to provide action on projects which are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance. (Prior code § 7213.1)

17.02.160 Scope of authority

A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.

B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.

C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and director of public works or his/her designee prior to granting said administrative adjustment. (Ord. 2011-09 §§ 3, 4, 2011: Ord. 9605 §30 (part), 1996: prior code § 7213.2)

17.02.170 Adjustment criteria

The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:

A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;

B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or design district within which the administrative adjustment is sought;

C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or design district in which the property is located;

D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan. (Ord. 9605 § 30 (part), 1996: prior code § 7213.3)

17.02.180 Report to planning commission

No later than January 31st, the city planner shall report to the planning commission a summary of the administrative adjustment applications that have been processed and approved during the proceeding calendar year. (Ord. 9605 § 30 (part), 1996: prior code § 7213.4)



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 11, 2013

PROJECT PLANNER: Paul Bernal, Senior Planner
Phone No.: (559) 713-4025

SUBJECT: Conditional Use Permit No. 2013-08: A request by El Pollo Loco to establish a 2,800 square foot fast food restaurant with drive-thru lane in the Regional Retail Commercial (CR) zone. The site is located at 3704 South Mooney Boulevard. (APN: 126-062-032)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-08, based upon the findings and conditions in Resolution No. 2013-11. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-08 based on the findings and conditions in Resolution No. 2013-11.

PROJECT DESCRIPTION

Conditional Use Permit 2013-08 is a request to construct a new 2,800 square foot El Pollo Loco restaurant with a drive-thru lane on a 0.65 acre parcel as depicted on Exhibit "A". The site is part of the Sequoia Plaza Shopping Center, which is located along the Mooney Boulevard corridor. The site was originally developed with a small retail building that was removed when Caltrans purchased the site during the Mooney Boulevard widening project.

As depicted on Exhibit "A," the fast food restaurant building will be constructed on the north half of the parcel. The drive-thru lane will wrap around the north side of the building and is accessible via the shopping center's drive aisle located to the east of the site (see Exhibit "A"). The proposed drive-thru will be constructed to accommodate eight vehicles; however, vehicles in the drive-thru lane will be completely contained on-site. In addition to the new building, 40 parking stalls will be provided with the development of this site.

Building elevations are provided in Exhibits "B" and "C", illustrating the building design for this El Pollo Loco. Fast-food restaurants are a permitted use in the C-SO (Shopping / Office Commercial) zone. However, when a drive-thru lane is proposed, this use requires a Conditional Use Permit as identified in Line Item No. 202 of the Zoning Matrix (Section 17.18.050) of the Visalia Zoning Ordinance.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Retail Commercial
Zoning:	C-R (Regional Retail Commercial)
Surrounding Land Uses and Zoning:	North: C-R (Regional Retail Commercial) – McDonalds Restaurant
	South: C-R (Regional Retail Commercial) – BevMo
	East: C-R (Regional Retail Commercial) – Wal-Mart

& Retail Businesses

West: C-R (Regional Retail Commercial) – Mooney Blvd.

Environmental Review: Categorical Exemption No. 2013-17

Special Districts: Design District “A”

Site Plan: 2012-234

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 2012-19, approved by the Planning Commission on May 14, 2012, was a request by BevMo to occupy the former Mainland Skate building directly south of the proposed project site.

PROJECT EVALUATION

Staff supports the requested conditional use permit, as conditioned, based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Fast food restaurants, with a drive-thru lane, are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located along Mooney Boulevard, a major street and State Highway (State Route 63) which has been urbanized with regional commercial development such as Costco, Packwood Shopping Center and the Visalia Mall. Staff has concluded that the proposed El Pollo Loco restaurant will be compatible and complementary to the surrounding area. Staff believes the proposed fast food restaurant is consistent in nature and character with the existing uses surrounding the project site.

The Sequoia Plaza Shopping Center site was developed as a regional retail shopping center. Over the course of the past 10 years, the major retail tenants (Costco, Home Base, and Circuit City) vacated the shopping center, leaving the center with no major anchor store tenants. This led to other retail commercial businesses vacating the shopping center. However, over the past two years the shopping center is undergoing revitalization and new tenants are locating back to this area along Mooney Boulevard.

Parking

The Zoning Ordinance Section 17.34.020.F.10, requires restaurants to have one parking stall per 100 square feet of gross building area. Based on this parking requirement, the 2,800 square foot El Pollo Loco restaurant requires 28 parking stalls. The project proposes 40 parking stalls in addition to the dedicated truck loading area and drive-thru lane. The parking ratio requirement for this fast food restaurant meets the parking requirements as identified in Section 17.34.020 of the Zoning Ordinance.

Traffic Circulation

The site is adjacent to Mooney Boulevard, a designated state highway. The California Department of Transportation (i.e., Caltrans) has finished the Mooney Boulevard widening project. These improvements include three north and south bound travel lanes and a deceleration lane across the Sequoia Plaza Shopping Center street frontage. These improvements are intended to increase the flow of traffic, especially during periods of high volume traffic.

Building Elevations

Exhibits "B" and "C" provide typical building elevations proposed for the El Pollo Loco restaurant. The elevations depict stucco siding with stone veneer wainscot, and plastered walls and columns. Staff has included Condition No. 3 of the Conditions of Approval for CUP No. 2013-08, requiring that the building elevations be developed consistent with those provided in Exhibits "B" and "C".

Landscaping

Street tree landscaping placement along Mooney Boulevard and the former James Avenue will include street trees within the landscape setback areas (see Exhibit "D"). It should be noted, on January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by the applicant's landscape architect and/or contractor.

Environmental Review

The requested action is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-17).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress and egress and parking for the proposed fast food restaurant.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress and egress and parking for the proposed fast food restaurant.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-17)

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2013-08

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2012-234.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A".
3. That the El Pollo Loco restaurant be developed in substantial compliance with the elevations shown in Exhibits "B" and "C".
4. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. In addition, landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
5. That all signs shall require a separate building permit.
6. That the noise emitted from the drive-thru teller speaker box shall meet all community noise standards.
7. That all other federal, state and city codes, ordinances and laws be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-08.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution 2013-11
- Exhibit "A" – Site Plan
- Exhibits "B" & "C" – Elevations
- Exhibit "D" – Landscape Plan
- Exhibit "E" – Floor Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies Conditional Use Permits

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the

same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes 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 zone in which the site is located;
 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2013-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-08, A REQUEST BY EL POLLO LOCO TO ESTABLISH A 2,800 SQUARE FOOT FAST FOOD RESTAURANT WITH DRIVE-THRU LANE IN THE REGIONAL RETAIL COMMERCIAL (CR) ZONE. THE SITE IS LOCATED AT 3704 SOUTH MOONEY BOULEVARD. (APN: 126-062-032)

WHEREAS, Conditional Use Permit No. 2013-08, A request by El Pollo Loco to establish a 2,800 square foot fast food restaurant with drive-thru lane in the Regional Retail Commercial (CR) zone. The site is located at 3704 South Mooney Boulevard (APN: 126-062-032); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 11, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2010-13 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

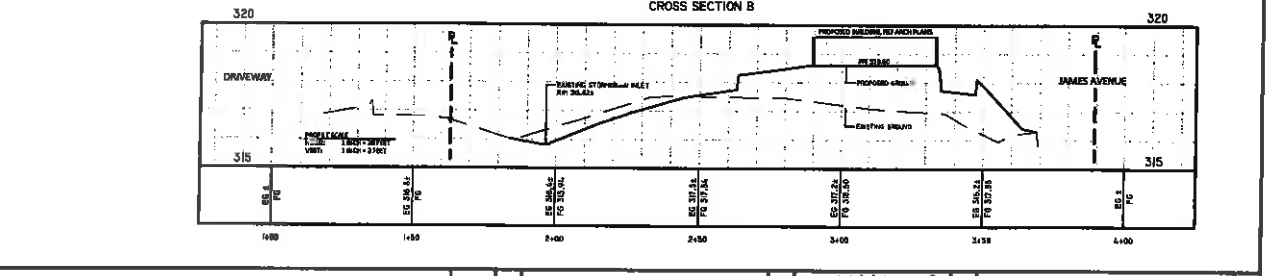
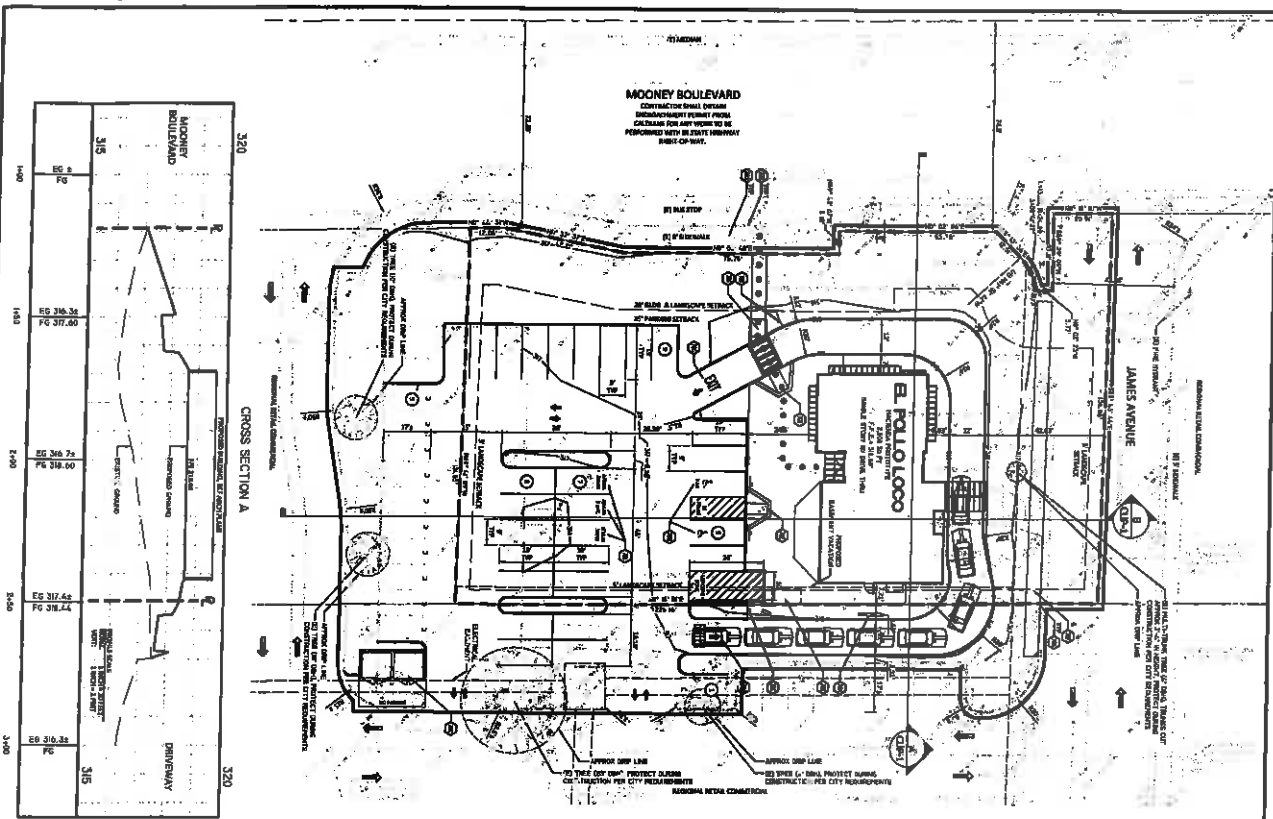
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress and egress and parking for the proposed fast food restaurant.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress and egress and parking for the proposed fast food restaurant.

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-17)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2012-234.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A".
3. That the El Pollo Loco restaurant be developed in substantial compliance with the elevations shown in Exhibits "B" and "C".
4. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. In addition, landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
5. That all signs shall require a separate building permit.
6. That the noise emitted from the drive-thru teller speaker box shall meet all community noise standards.
7. That all other federal, state and city codes, ordinances and laws be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-08.

FOR 3.2500 DRAWING, 27600-CUP AND LATT BAKED BY, BIRMANIA



KEY NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTIONS.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

FLOOD ZONE INFORMATION

THIS IS A FLOOD ZONE MAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTIONS.

THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.

ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

LEGAL DESCRIPTION

THE PROPERTY IS DESCRIBED AS: [Detailed legal description of the site]

UTILITY PROVIDERS

UTILITY PROVIDER	ADDRESS	PHONE
EL PASO ELECTRIC	1000 W. 10TH ST.	951-261-1111
AT&T	1000 W. 10TH ST.	951-261-1111
WATER	1000 W. 10TH ST.	951-261-1111
SEWER	1000 W. 10TH ST.	951-261-1111

PARKING DATA

TYPE	NUMBER
TOTAL	30
STREET	0
LOT	30

ACCESSIBLE PARKING DATA

TYPE	NUMBER
TOTAL	3
STREET	0
LOT	3

EL POLLO LOCO

CUP SITE PLAN

3726 S. MOONEY BLVD.

VISALIA, CA

Engineering Associates, Inc.

3726 S. MOONEY BLVD., SUITE 100

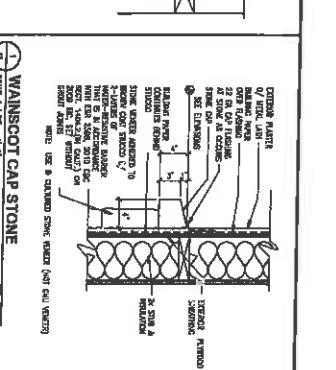
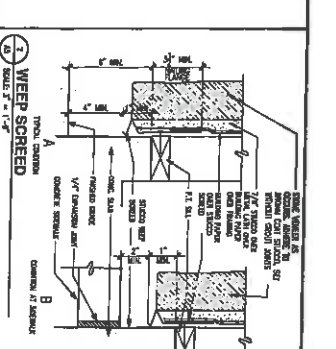
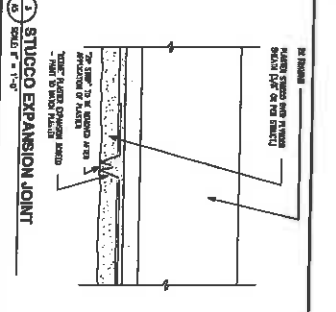
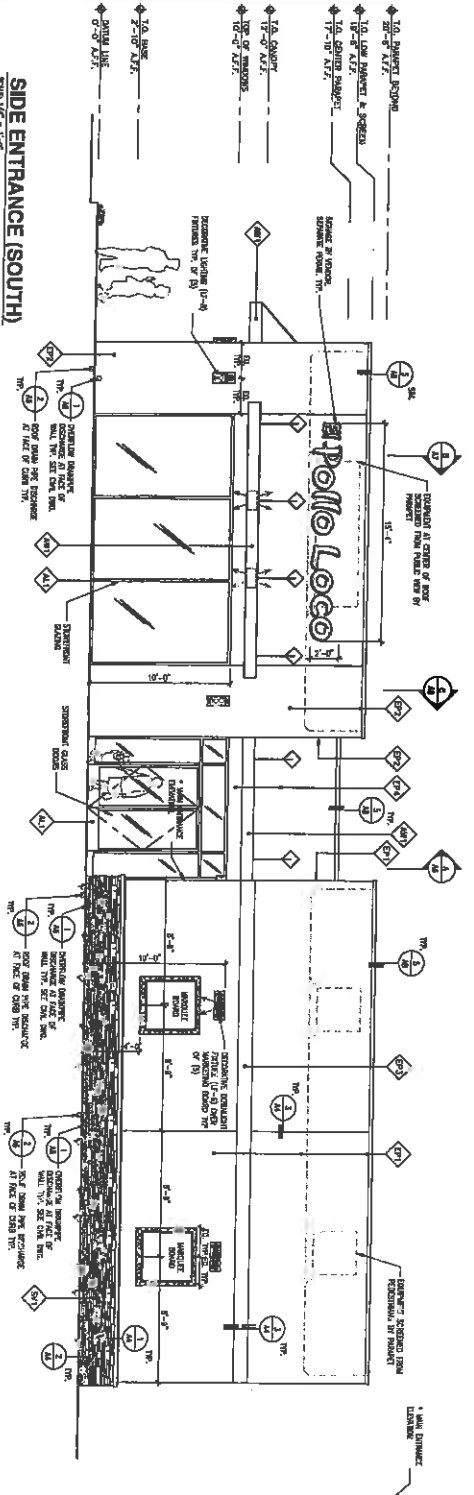
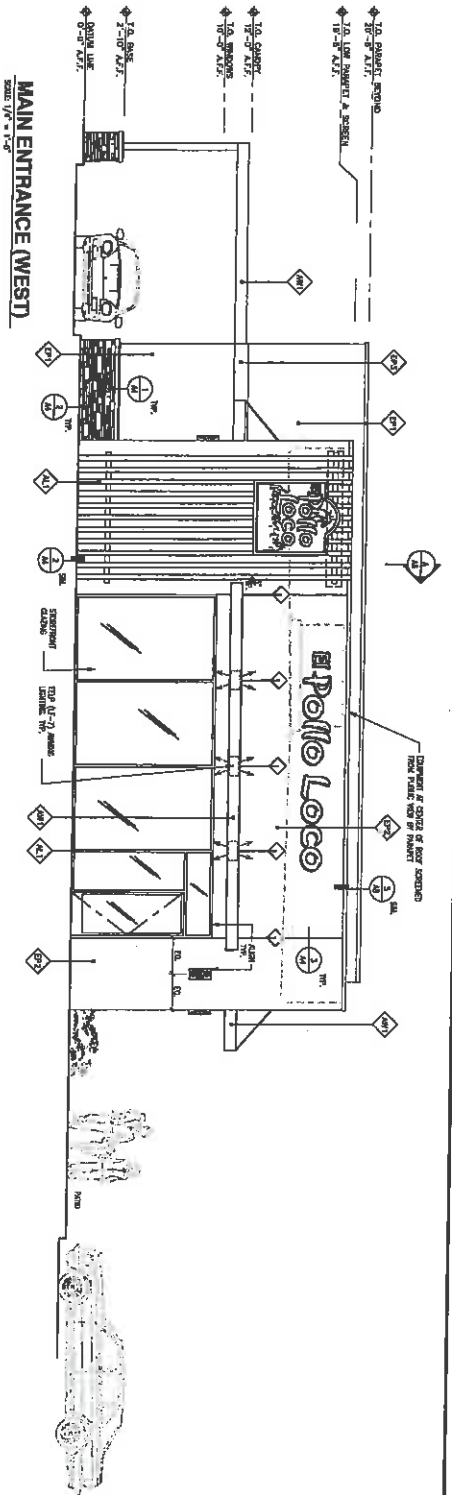
VISALIA, CA 93272

559-474-1110

559-447-1119

811

Know what's below.
Call before you dig.



GENERAL NOTES

1. STUDY ALL WALL AND ROOF SECTIONS.
2. FILL ALL OPENINGS WITH GRANITE FINISH.
3. FILL ALL CRACKS WITH GRANITE FINISH.
4. FILL ALL CRACKS WITH GRANITE FINISH.
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15. FILL ALL CRACKS WITH GRANITE FINISH.

LEGEND

10A	GRANITE FINISH - GRANITE FINISH
10B	GRANITE FINISH - GRANITE FINISH
10C	GRANITE FINISH - GRANITE FINISH
10D	GRANITE FINISH - GRANITE FINISH
10E	GRANITE FINISH - GRANITE FINISH
10F	GRANITE FINISH - GRANITE FINISH
10G	GRANITE FINISH - GRANITE FINISH
10H	GRANITE FINISH - GRANITE FINISH
10I	GRANITE FINISH - GRANITE FINISH
10J	GRANITE FINISH - GRANITE FINISH
10K	GRANITE FINISH - GRANITE FINISH
10L	GRANITE FINISH - GRANITE FINISH
10M	GRANITE FINISH - GRANITE FINISH
10N	GRANITE FINISH - GRANITE FINISH
10O	GRANITE FINISH - GRANITE FINISH
10P	GRANITE FINISH - GRANITE FINISH
10Q	GRANITE FINISH - GRANITE FINISH
10R	GRANITE FINISH - GRANITE FINISH
10S	GRANITE FINISH - GRANITE FINISH
10T	GRANITE FINISH - GRANITE FINISH
10U	GRANITE FINISH - GRANITE FINISH
10V	GRANITE FINISH - GRANITE FINISH
10W	GRANITE FINISH - GRANITE FINISH
10X	GRANITE FINISH - GRANITE FINISH
10Y	GRANITE FINISH - GRANITE FINISH
10Z	GRANITE FINISH - GRANITE FINISH

Pollo Loco

PROJECT INFORMATION

PROJECT: POLLO LOCO STORE #180

DATE: 08/11/13

SCALE: 1/8\"/>

Pollo Loco

PROJECT INFORMATION

PROJECT: POLLO LOCO STORE #180

DATE: 08/11/13

SCALE: 1/8\"/>

ADRIANUS HENRIK & ASSOCIATES, AIA ARCHITECTS

10000 BAYVIEW AVENUE, SUITE 200

ANN ARBOR, MI 48106

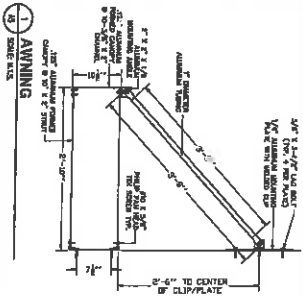
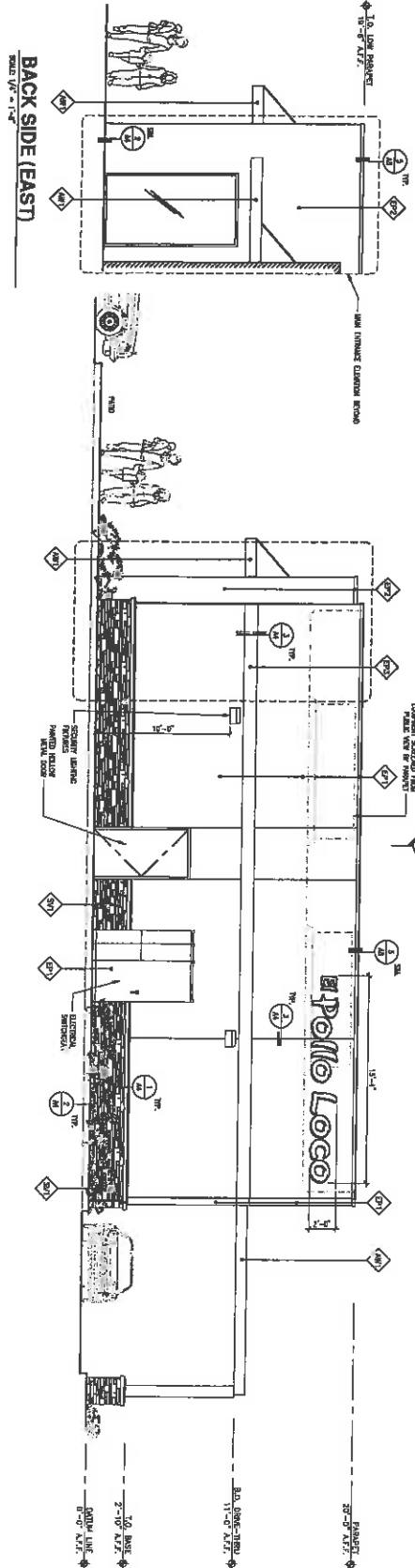
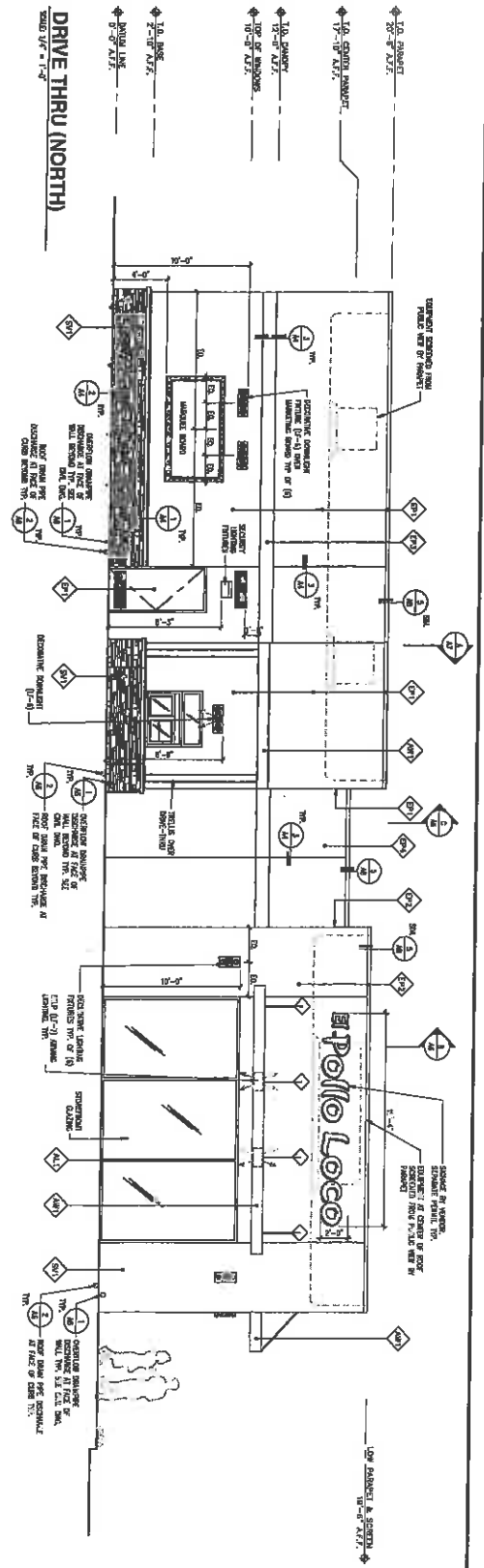
PH: 734.769.0000

F: 734.769.0001

WWW.AHARCHITECTS.COM

DATE: 08/11/13

SCALE: 1/8\"/>



GENERAL NOTES

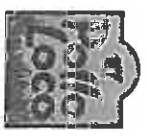
1. SEE 'A'

LEGEND

- 1. ALUMINUM FINISHING - ALUMINUM SQUARE
- 2. ALUMINUM FINISHING - ALUMINUM SQUARE
- 3. ALUMINUM FINISHING - ALUMINUM SQUARE
- 4. ALUMINUM FINISHING - ALUMINUM SQUARE
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- 13. ALUMINUM FINISHING - ALUMINUM SQUARE
- 14. ALUMINUM FINISHING - ALUMINUM SQUARE

ADN
ARNEI DAVIS NEMLOWE & ASSOCIATES, AN ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.ADNARCHITECTS.COM

REGISTERED ARCHITECT
 ARNEI DAVIS NEMLOWE
 NO. 1000 W. 10TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 LICENSE NO. 100000000



PROJECT PROFILE
 PROJECT: POLLO LOCO DRIVE THRU RESTAURANT
 LOCATION: 3728 S. MARKET BLVD., DENVER, CO
 DATE: 01/15/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: ARCHITECT
 SCALE: AS SHOWN
 SHEET NO.: 100000000
 TOTAL SHEETS: 100000000

AS



MEETING DATE 12/5/2012
SITE PLAN NO. 12-234
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

- ADDITIONAL COMMENTS** Conditional Use Permit is required.

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



MEETING DATE 12-5-12
SITE PLAN NO. 12-~~233~~ 234
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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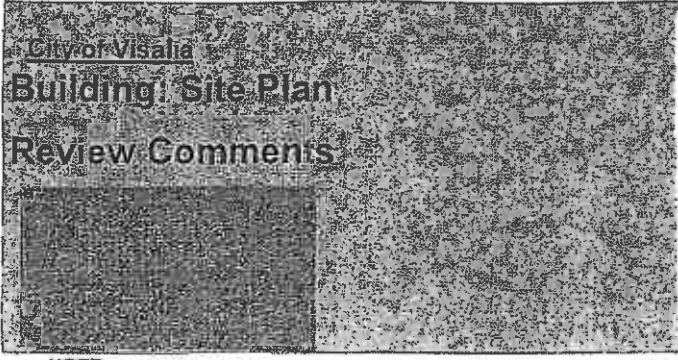
Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION *CUP* PARK/RECREATION
- HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



ITEM NO: 8 DATE: December 05, 2012
 SITE PLAN NO: SPR12234
 PROJECT TITLE: EL POLLO LOCO
 DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON 28,739 SF (CR ZONED)
 APPLICANT: PODOSIN BRAD
 PROP OWNER: CALIF STATE OF
 LOCATION: 3704 S MOONEY BLVD
 APN(S): 126-062-032

NOTE:
 These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559)713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits _____
- Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address p *For information call (559)713-4320*
- Acceptable as submitted

Special comments: _____

G. FERREPO Date: 12-5-12
 Signature

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 8
SITE PLAN NO: SPR12234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON
28,739 SF (CR ZONED)
PODOSIN BRAD
APPLICANT: CALIF STATE OF
PROP OWNER: 3704 S MOONEY BLVD
LOCATION: 126-062-032
APN(S):

The following comments are applicable when checked:

- Refer to previous comments dated
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:

Kurtis Brown, Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 5, 2012

SITE PLAN NO: 12-234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON 28,739 SF (CR ZONED)
APPLICANT TITLE: PODOSIAN BRAD
PROP. OWNER: CALIF STATE OF
LOCATION TITLE: 3704 S MOONEY BLVD
APN TITLE: 126-062-032

General Plan: CR – Regional Retail Commercial

Existing Zoning: CR – Regional Retail Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (CUP)

PROJECT SPECIFIC INFORMATION: 12/05/2012

1. A CUP is required for the proposed drive-thru fast-food restaurant.
2. Relocate trash enclosure per Solid Waste Division's requirements.
3. All building signage shall comply with Design District "A" Sign Standards.
4. Provide building elevations with the CUP application submittal. Architectural elements of the shopping center shall be incorporated in the fast-foot restaurants elevations.
5. Comply with building/landscape setbacks.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "A" (See Chapter 17.24 For BRP Zoned Sites) [17.30.160]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front (Building site)	20 Feet**	20 Feet** (only building)
➤ Front (Parking)	25 Feet**	25 Feet**
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	15 Feet	5 Feet

*(Except where building is on property line)

** (Reduce per Ordinance No. 2010-17, see Mooney Blvd. Corridor project)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide parking at a ratio of one space 225 square feet of gross floor area (see Zoning Ordinance Section 17.34.020). This parking ratio was approved per the recorded Cross-Access Agreement established for the Sequoia Shopping Center.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).

6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)


Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature

A handwritten signature in black ink, appearing to be "T. B.", written over a horizontal line.

SOLID WASTE DIVISION

336 N. BEN MADDOX

VISALIA CA. 93291

713 - 4500

SITE PLAN NO:

SPR12234

PROJECT TITLE:

EL POLLO LOCO

DESCRIPTION:

NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON 28,739 SF (CR ZONED)

APPLICANT:

PODOSIN BRAD

PROP OWNER:

CALIF STATE OF

LOCATION:

3704 S MOONEY BLVD

APN(S):

126-062-032

COMMERCIAL BIN SERVICE

No comments.

Same comments as as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.

ALL refuse enclosures must be R-3 or R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

NEED A BETTER LOCATION FOR BIN ENCLOSURE..

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

ITEM NO: 8 DATE: December 05, 2012
SITE PLAN NO: SPR12234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON
 28,739 SF (CR ZONED)
APPLICANT: PODOSIN BRAD
PROP OWNER: CALIF STATE OF
LOCATION: 3704 S MOONEY BLVD
APN(S): 126-062-032

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

- Lighting Concerns:

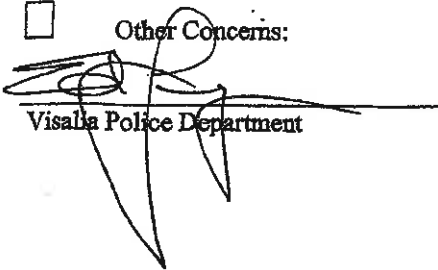
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 5, 2012

ITEM NO: 8
SITE PLAN NO: SPR12234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON 28,739 SF (CR ZONED)
APPLICANT: PODOSIN BRAD
PROP. OWNER: CALIF STATE OF
LOCATION: 3704 S MOONEY BLVD
APN(S): 126-062-032

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:


Eric Bons

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Ken McSheehy 713-4447
 Adrian Rubalcaba 713-4271

ITEM NO: 8 DATE: DECEMBER 5, 2012

SITE PLAN NO.: 12-234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON 28,739 SF AREA (CR ZONED)
APPLICANT: PODOSIN BRAD
PROP OWNER: CALIFORNIA, STATE OF
LOCATION: 3704 S MOONEY BLVD
APN: 126-062-032

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb: gutter

Drive approach size: Use radius return;

Sidewalk: *Along the north side of the parcel (south side of James Ave)* width: parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit.

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (planning) 488-4088, *For any work within Caltrans RW*

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards.
 - Install street striping as required by the City Engineer.
 - Install landscape curbing (typical at parking lot planters).
 - Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
 - Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
 - Provide "R" value tests: each at
 - Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River
 - Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
 - Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
 - A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Subject to existing Reimbursement Agreement to reimburse prior developer.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Trash enclosure to be a dual enclosure. Relocate trash enclosure to allow for a direct stab by Solid Waste vehicle.**
- 2. Site to comply with current ADA standards and requirements. This will include sidewalk installation along the northerly portion of the site.**
- 3. All parking to be constructed per City standards.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-234
Date: 12/5/2012

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

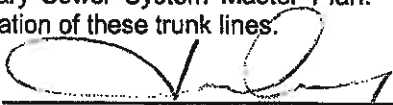
(Fee Schedule Date:8/17/2012)
(Project type for fee rates:Retail)

Existing uses may qualify for credits on Development Impact Fees. Previous retail building - Need SF

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$7,098 per 1,000 sf of building
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	Trunk line Fee = \$3,909.40 Each Treatment Plant Connection Fee = \$17,149.20 Each
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$287.90 per 1,000 sf of building
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Jason Huckleberry

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 8 DATE: December 05, 2012
SITE PLAN NO: SPR12234
PROJECT TITLE: EL POLLO LOCO
DESCRIPTION: NEW 2,800 SF RESTAURANT WITH DRIVE THRU ON
 28,739 SF (CR ZONED)
APPLICANT: PODOSIN BRAD
PROP OWNER: CALIF STATE OF
LOCATION: 3704 S MOONEY BLVD
APN(S): 128-062-032

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¼ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277

John R. Kujala

AUTHORIZED SIGNATURE

12-3-12

SP6 12234



**CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION**

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct
to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

CITY OF VISALIA
ORDINANCE 13.08

13.08.570 Traps required.

Grease, oil and sand traps shall be provided when, in the opinion of the City, they are necessary for the protection of the sewerage system from liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such traps shall not be required for buildings used solely for residential purposes. Such traps shall be required for example, on discharges from all service stations, automotive repair garages, car washes, restaurants, eating establishments and food preparation establishments, and such other commercial or industrial establishments as the city may designate. (Prior code § 4254)

13.08.580 Construction of traps.

All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including service stations and garages, shall be in accordance with the adopted plan of the city for such traps or shall be the approved equal thereof as determined by the director. (Prior code § 4255)

13.08.590 Maintenance of traps.

When installed, all grease, oil and sand traps shall be maintained by the owner, at owner's expense, in continuously efficient operation at all times. (Prior code § 4256)

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit 2013-08

PROJECT TITLE

Located on the east side of South Mooney Boulevard within the Sequoia Plaza Shopping center just north of BeveMo. (APN: 126-062-032)

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request to construct a new 2,800 sq. ft. El Pollo Loco restaurant with a drive-thru on a 0.65-acre parcel in the C-R (Regional Retail Commercial) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Brad Podosin, 901 Dover Drive, Suite 325, New Port Beach, CA 92660

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Brad Podosin, 901 Dover Drive, Suite 325, New Port Beach, CA 92660

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15332
- Statutory Exemptions- State code number:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

REASON FOR PROJECT EXEMPTION



Paul Bernal, Senior Planner
CONTACT PERSON

(559) 713-4025

AREA CODE/PHONE

March 11, 2013

DATE

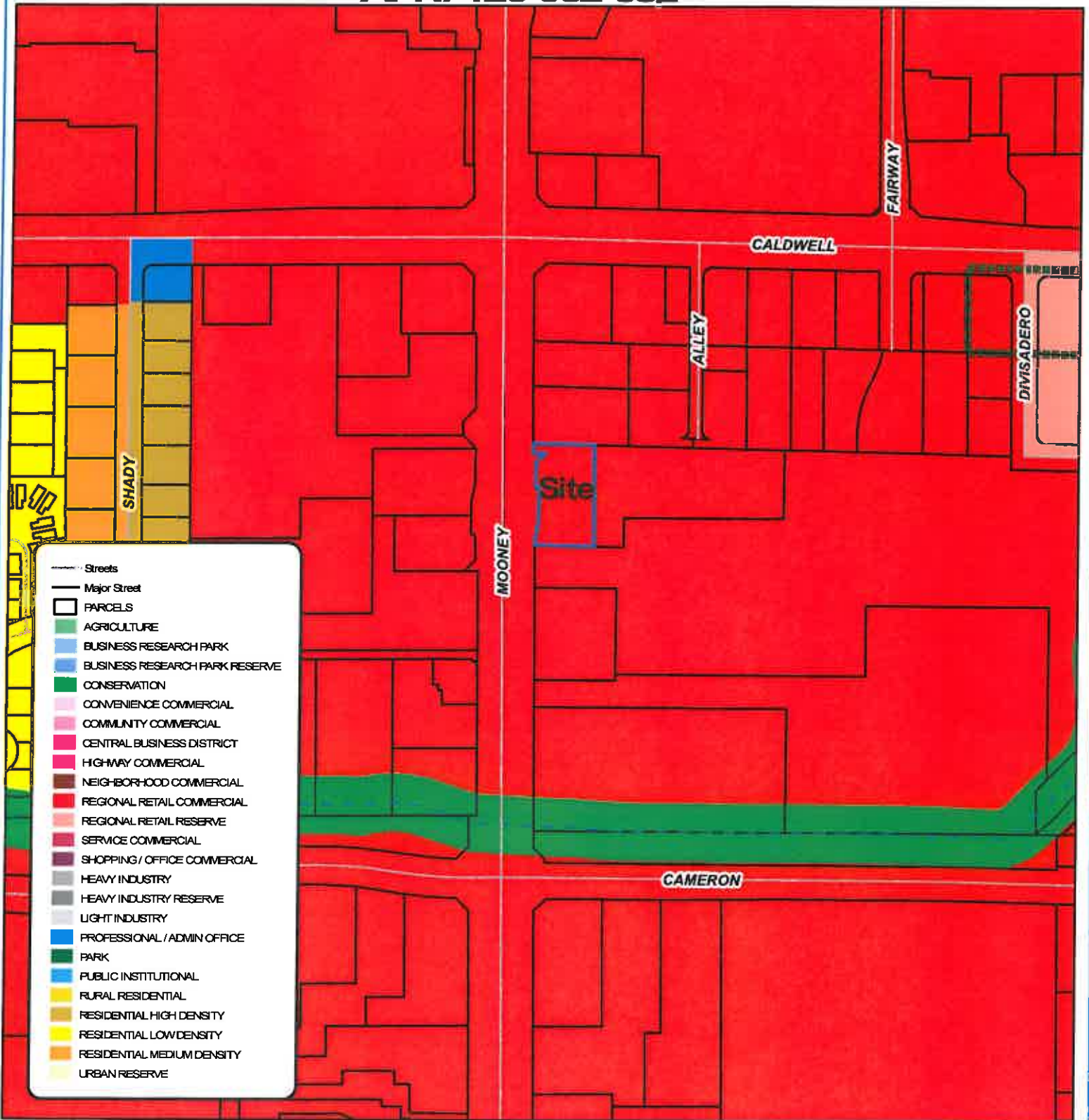
Paul Scheibel, AICP

ENVIRONMENTAL COORDINATOR

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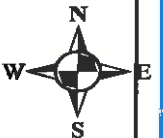
Conditional Use Permit No. 2013-08

APN: 126-062-032



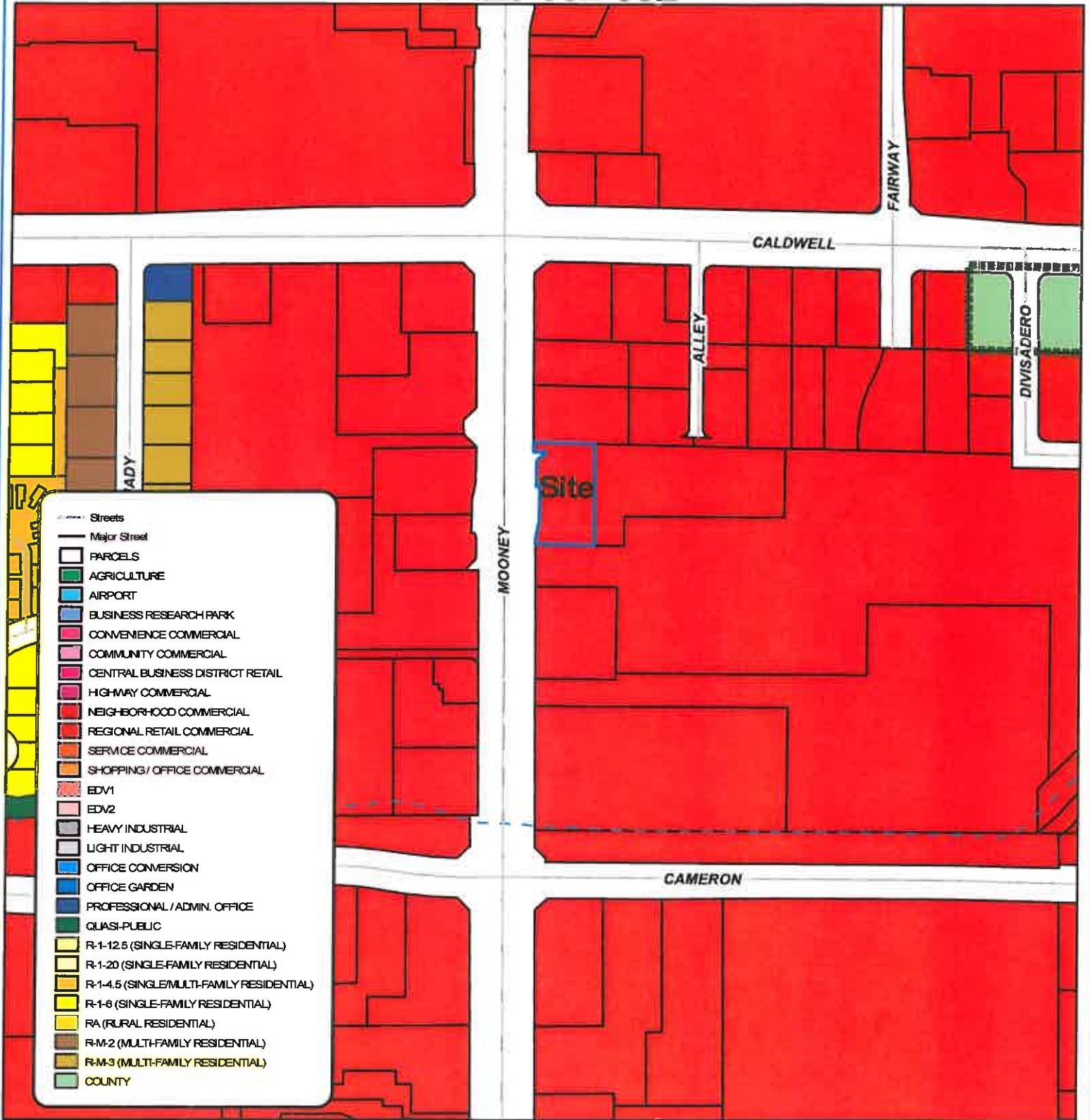
General Plan Land Use Map

300 150 0 300 600 Feet



Conditional Use Permit No. 2013-08

APN: 126-062-032



- Streets
- Major Street
- PARCELS
- AGRICULTURE
- AIRPORT
- BUSINESS RESEARCH PARK
- CONVENIENCE COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT RETAIL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL RETAIL COMMERCIAL
- SERVICE COMMERCIAL
- SHOPPING / OFFICE COMMERCIAL
- EDV1
- EDV2
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- OFFICE CONVERSION
- OFFICE GARDEN
- PROFESSIONAL / ADMIN. OFFICE
- QUASI-PUBLIC
- R-1-12.5 (SINGLE-FAMILY RESIDENTIAL)
- R-1-20 (SINGLE-FAMILY RESIDENTIAL)
- R-1-4.5 (SINGLE/MULTI-FAMILY RESIDENTIAL)
- R-1-6 (SINGLE-FAMILY RESIDENTIAL)
- RA (RURAL RESIDENTIAL)
- R-M-2 (MULTI-FAMILY RESIDENTIAL)
- R-M-3 (MULTI-FAMILY RESIDENTIAL)
- COUNTY



Zoning Map



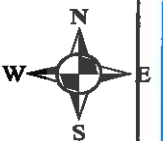
Conditional Use Permit No. 2013-08

APN: 126-062-032



Aerial Photo

10050 0 100 200 Feet



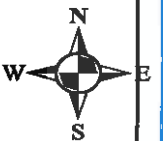
Conditional Use Permit No. 2013-08

APN: 126-062-032



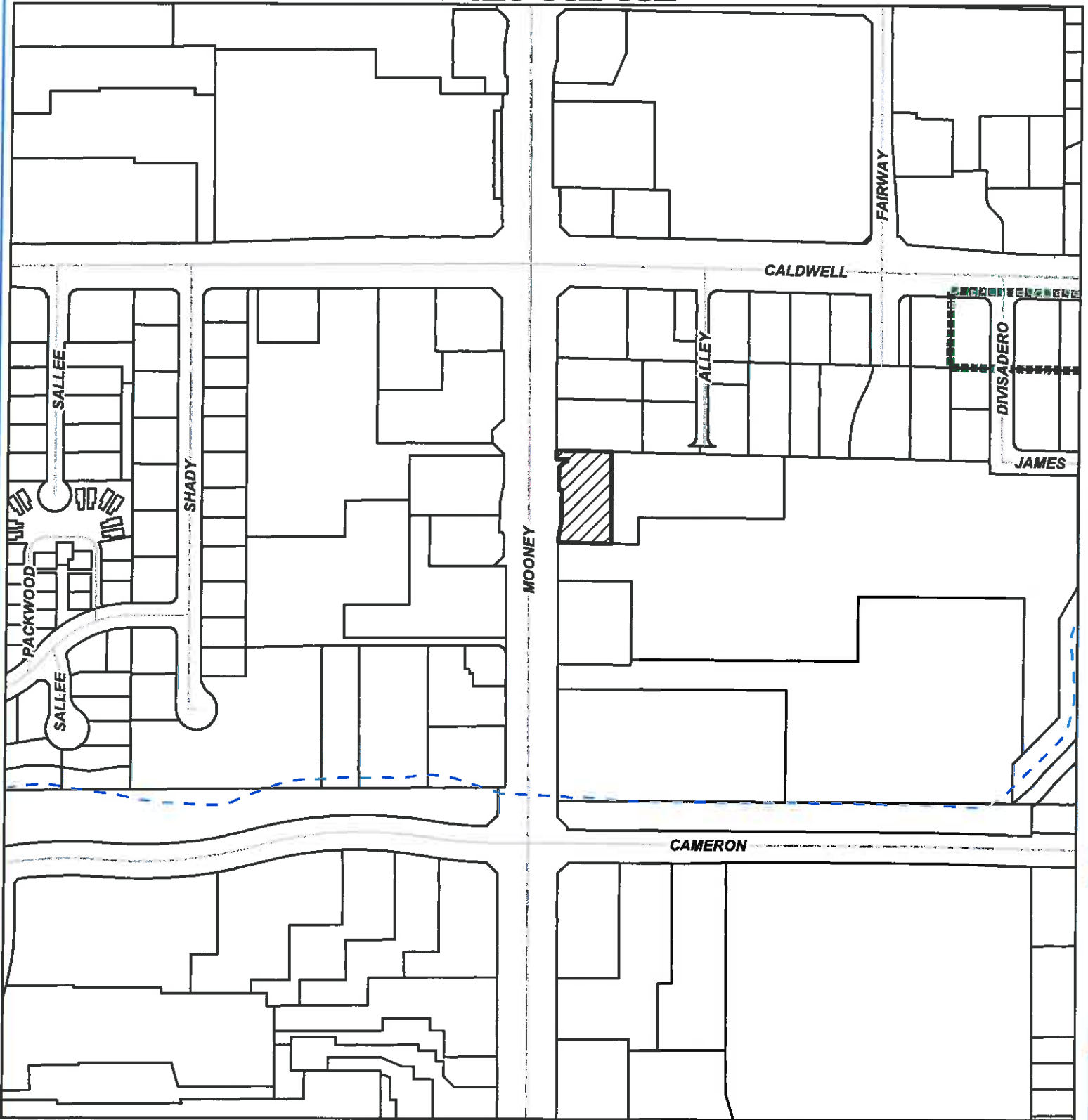
Aerial Photo

100 50 0 100 200 Feet

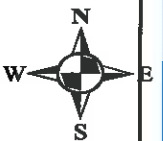


Conditional Use Permit No. 2013-08

APN: 126-062-032



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 11, 2013

PROJECT PLANNER: Brandon Smith, AICP, Senior Planner (phone: 713-4636)

SUBJECT: Conditional Use Permit No. 2012-06: A request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy. The site is located at 1111 N. Miller Park Court. (APN: 073-160-018, 019; 073-190-001)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-06 based on the findings in Resolution No. 2013-10.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-06 based on the findings in Resolution No. 2013-10.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-06 will allow for an expansion to a pet food processing plant in the I-L and I-H zones, previously approved under Conditional Use Permit (CUP) No. 2011-03. The existing CUP, which allowed an existing industrial facility to be operated as a pet food processing plant, was granted by the Planning Commission on February 28, 2011, and has since been developed in accordance with the CUP.

Two amendments to the Conditional Use Permit have been approved by the Planning Commission since the original approval. The first amendment entailed rebuilding and increasing the size of the raw materials processing building to its current state. The second amendment, which has not yet been constructed, approved the addition of a new warehouse building to be located south of the plant.

This third proposed amendment to the processing plant's site plan entails adding a new 15,460 square foot ingredients storage building on the north site of the site, north of the rebuilt processing building and adjacent to the receiving building. The new building is intended to replace a 6,000 square foot metal canopy structure which currently stands on the building site. Construction of a new building will be phased so that ingredients will have continuous shelter during the transition. A truck dock will be included on the western face of the building. An opening will be formed between the new building and the dry material storage bin to allow the transfer of ingredients within an enclosed space.

Also, the proposed amendment will add a new 13,125 square foot packaging storage building on the east side of the site, connecting the processing building and the packaged & finished goods storage building. The new connecting building allows for an expansion of the packaging operation and provides an enclosed space for transferring finished products to the warehouse.

The new buildings are illustrated on the site plan attached herein as Exhibit "A". Floor plans for the two new buildings are attached herein as Exhibits "B" and "C", and elevations are attached as Exhibits "D" and "E". A project description for the expansion is attached as Exhibit "F". The expansion will not entail any changes to the facility's overall operational statement, attached as Exhibit "G".

BACKGROUND INFORMATION

General Plan Land Use Designation:	Heavy Industry (north half) / Light Industry (south half)
Zoning:	I-H (Heavy Industry) / I-L (Light Industry)
Surrounding Land Use and Zoning:	North: IH / QP – Goshen Ocean basin, Spence Fence fencing company South: IL – Vacant land, small-lot industrial subdivision East: I-H / I-L – Vacant land, Fensi Paints paint company West: County / Camp Drive, Railroad tracks, vacant land
Environmental Review:	Negative Declaration No. 2013-13
Special Districts / Designations:	Design District "H"
Site Plan:	Site Plan Review No. 2013-011

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

On February 28, 2011, the Planning Commission approved Conditional Use Permit No. 2011-03 and Variance No. 2011-01 requested by Western Milling/Perfection Pet Foods in association with the proposed project. Conditional Use Permit No. 2011-03 was a request to allow reuse of an existing 14.45-acre industrial facility as a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The facility has 87,425 square feet of existing space, and would have included 8,540 square feet in new building additions. Variance No. 2011-01 was a request by Western Milling to allow a variance from the standard 75-foot height limit in Design District H to facilitate 90-foot tall dry material storage bins and 140-foot tall elevators.

On May 23, 2011, the Planning Commission approved a first amendment as Conditional Use Permit No. 2011-08, a request to increase the new building area associated with the processing plant addition, resulting in 17,602 square feet in total new building area on the site.

On February 27, 2012, the Planning Commission approved a second amendment as Conditional Use Permit No. 2012-06, a request to allow an 81,830 square foot warehouse addition and minor site alterations on the site. The addition and alterations have not been constructed to date.

PROJECT EVALUATION

Staff recommends approval of the requested amendment to the conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. Staff finds that the project, as conditioned, is consistent in nature and character with activities occurring in the Light and Heavy Industrial zones.

The expansion to the facility would accommodate an increase in enclosed storage space that was not anticipated earlier in the project's design stage. Operational matters associated with the project (truck traffic, employee count, operating hours) are not changing with this amendment to the site plan.

Previously Approved Conditional Use Permit

There is an existing Conditional Use Permit approved on the site to operate a pet food manufacturing plant approved by the Planning Commission on February 28, 2011. The Conditional Use Permit has been amended multiple times, with the most recent amendment (CUP No. 2012-06) being approved by the Planning Commission on February 27, 2012.

If the proposed Conditional Use Permit No. 2013-06 is not approved, then the previously-approved Conditional Use Permit as amended on February 27, 2012 remains valid and the applicants must conform to the site plan affiliated with it.

Airport Land Use Compatibility

The project site is located in the Approach–Departure Zone (Zone B1) of the Visalia Airport Master Plan's compatibility plan. Also, the site is located in the Traffic Pattern Zone (Safety Zone 6) per the Tulare County Comprehensive Airport Land Use Plan (CALUP) evaluation of the Visalia Airport. Staff has determined that the proposed project does not meet the criteria for requiring review by the Airport Land Use Commission of individual development projects based upon the adopted policies of the CALUP.

The Tulare County Airport Land Use Commission had previously reviewed the request for Variance associated with the facility on April 13, 2011 for consistency with the CALUP and determined it was consistent. No further review is needed on the basis that the proposed project does not involve further increasing the approved height limit of any structures.

Land Use Compatibility

The site is an established manufacturing facility located in the Visalia Industrial Park, and had previously operated as a manufacturing plant for building materials. The site is split into two zoning designations, with the north half being I-H and the south half being I-L. The site is accessed from the north via Miller Park Court, which is lined with other Heavy Industrial uses. The use constitutes processing and packing of non-fruit/vegetable food products, which is conditionally allowed in the I-H zone and not allowed in the I-L zone.

The proposed project – specifically the expansion of the facility through two separate building additions – will not have a significant impact on other Light Industrial uses to the south and east, since all operational activities associated the expansion will be taking place within enclosed spaces set back 75 feet from property line. Furthermore, the placement of the packing storage addition building connects two existing buildings and creates a contiguous structure that visually obstructs truck loading and unloading operations occurring on the opposite side (west face) of the building. Also, the adjacent Light Industrial uses to the south and east will not see an increase in traffic as there is no direct vehicular access between the facility and the Light Industrial uses.

Past Complaints Regarding Dust and Noise

In August 2012, the City received a formal complaint from an adjacent landowner to the southeast citing excessive food byproduct and noise from the facility. Upon the City's investigation and evaluation of the complaint, the case was closed in February 2013.

Site visits were made by City staff to the complainant's property and the facility site to investigate the case. From these in-site visits City staff noted the presence of diminutive amounts of powder on the complainant's property but could not locate the exact origin of the material. Research by City staff determined that the processing plant was operating in compliance with the Conditional Use Permit approved for the site and that the residue may have been a byproduct of the initial startup and testing of the mechanical equipment associated with the site.

City staff also conducted off-site noise level readings of ambient sounds coming from the facility's fixed mechanical equipment, which measured approximately 80 decibels at the property line. It was determined that no noise sensitive land uses were affected by the noise level readings. Further, in the absence of any noise sensitive land use receptors, the City's Noise Ordinance does not identify an established exterior noise standard for fixed sources. As such, the ambient noise does not violate the City's Ordinance.

The proposed expansion of the facility will not contribute to the generation of particles or noises that would be significantly detected off-site. This is due to all operational activities associated the expansion taking place within enclosed spaces.

Circulation

With the completion of the proposed expansion of the facility, all truck access to and from the site would be from an access point on Camp Drive on the west side of the site. The access point was previously approved on the site and is currently under construction. No truck loading or unloading would be taking place on the concrete pavement between the east face of the packaging storage building and the easterly boundary of the property.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts resulting from the project are determined to be less than significant. Therefore, staff recommends that Negative Declaration No. 2013-013 be approved for this project.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts resulting from the

project are determined to be less than significant, and Negative Declaration No. 2013-13 is hereby adopted.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-011.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plans attached herein as Exhibits "B" and "C" and the elevations attached herein as Exhibits "D" and "E".
4. That the business operations be carried out consistent with the operational statement attached herein as Exhibit "F".
5. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.
6. That all other Federal, State, Regional District, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-06.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans and Policies
- Ownership Disclosure
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Floor Plan
- Exhibit "D" – Elevation Plan
- Exhibit "E" – Elevation Plan
- Exhibit "F" – Operational Statement for Expansion
- Exhibit "G" – Operational Statement for Existing Facility
- Initial Study / Negative Declaration
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

The following Zoning Ordinance policies apply to the proposed project:

Chapter 17.22 - PLANNED INDUSTRIAL ZONES

Section 17.22.010 Purposes.

- A. The two types of industrial zones included in this chapter are designed to achieve the following:
1. Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources;
 2. Ensure compatibility between industrial lands and adjacent dissimilar land uses;
 3. Retain and strengthen the city's role as a regional manufacturing center in the Southern Central San Joaquin Valley;
 4. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise or equipment;
 5. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;
 6. Direct industrial uses to and encourage expansion of the northwest industrial areas;
 7. Protect areas appropriate for industrial use from intrusion by dwellings and other conflicting uses;
 8. Protect residential and commercial properties and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;
 9. Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial uses.
- B. The purpose of the industrial land use zones are as follows:
1. **Planned Light Industry Zone--(P-I-L).** The purpose and intent of the planned light industry zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.
 2. **Planned Heavy Industry Zone--(P-I-H).** The purpose and intent of the planned heavy industry zone district is to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district. (Prior code § 7392)

Section 17.22.020 Permitted and conditional uses.

In the planned industrial zones, the matrix which represents all the permitted and conditional uses for the commercial, office and industry zones is presented in Section 17.18.050. (Prior code § 7393)

Section 17.22.030 Required conditions.

In the planned industrial zones:

- A. No use shall be permitted and no process, equipment or materials shall be employed which is determined by the planning commission to be injurious to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinder, refuse, noise, vibration, illumination, glare or heavy truck traffic or to involve any hazard of fire or explosion or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site;
- B. In a P-I-L or P-I-H zone no use shall emit visible smoke of a shade equal to or darker than No. 2 on a standard Ringleman Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on the Ringleman Chart may be emitted for four minutes in any thirty (30) minute period;

C. A planned development permit must be obtained for all development in a P-I-L or P-I-H zone, subject to the requirements and procedures in Chapter 17.28. (Prior code § 7395)

Chapter 17.30 – DEVELOPMENT STANDARDS

Section 17.30.230 Development standards--Design district H.

The following development standards shall apply to property located in district H. See Chapter 17.24 for additional BRP zone design standards:

A. Design district H includes streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area.

B. Building height: seventy-five (75) feet maximum.

C. Required Yards.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials or collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen, Plaza Drive, Avenue 308, etc.);

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.);

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development.);

4. Side: zero;

5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;

6. Side abutting an "R" zone: twenty (20) feet;

7. Rear: zero;

8. Rear abutting an "R" zone: twenty (20) feet.

D. Parking as prescribed in Chapter 17.34.

E.1. Site area: five acres, minimum. If sites less than this minimum area are approved in accordance with Section 17.30.130(A) of this chapter, it is required that setbacks be determined at the time of parceling of the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

2. In addition, properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners association formed at the time of subdivision.

F. Landscaping.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials and collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen and Plaza Drive).

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.)

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development);

4. Side: zero;

5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;

6. Side abutting an "R" zone: ten feet;

7. Rear: zero;

8. Rear abutting an "R" zone: ten feet.

G. Screening. An eight-foot masonry wall is required along property line where a site abuts a "R" zoned property. (See also Chapter 17.36, Section 17.36.050, planned commercial, and Section 17.36.070, planned industrial.) (Ord. 9920 § 1, 1999: prior code § 7473)

Proposed Zoning Designation NO CHANGE

Proposed Land Use Designation NO CHANGE

Site area (acres, or square feet if less than one acre) 14.45 ACRES TOTAL

Existing streets directly adjacent to the site MILLER PARK & CAMP DR.

Existing use(s) PET FOOD PLANT

Existing improvements/structures 103,827 SQ FT BLDGS & PAVED SITE / PARKING AREA W/ LANDSCAPING - SEE SITE PLAN

PROPERTY OWNER(S)

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) PERFECTION PET Name (print) _____

Mailing Address FOODS, LLC. 1111 N. MILLER PARK CT. Mailing Address _____

VISALIA, CA, 93291

Phone 559-303-0866 Phone _____

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

Date

Property Owner Signature

Date

Property Owner Signature

PROJECT MAIN CONTACT/REPRESENTATIVE:

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) LEW DOWD

Firm/Company DOWD ENGINEERING

Mailing Address P.O. BOX 178, TULARE, CA, 93275

Phone 684-9318 Fax 684-9319 E-Mail LEWDOWD@AXL.COM

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

Date _____

Project Main Contact/Representative Signature _____

OTHER INVOLVED PARTIES:

Fill in all that apply.

Is the property currently in escrow? If so, to whom? NONE
(Write "none" if property is not in escrow.)

Developer/Builder PERFECTION PET FOODS, LLC

Mailing Address 1111 N. MILLER PARK CT. VISALIA, CA,

Phone 559-303-0866 Fax 559-302-4860 ⁹³²⁹¹

Contractor _____

Engineer LEW DOWD, DOWD ENGINEERING

Architect _____

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

KEVIN KRUSE CEO

JEREMY WILHELM CFO

MIKE GAGNE V.P. OPERATIONS

ROB HAYNES V.P. SALES

RESOLUTION NO. 2013-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-06: A REQUEST BY PERFECTION PET FOODS, LLC, TO ALLOW A THIRD AMENDMENT TO CONDITIONAL USE PERMIT NO. 2011-03 WHICH ADOPTED A MASTER SITE PLAN FOR A PET FOOD MANUFACTURING PLANT IN THE LIGHT AND HEAVY INDUSTRIAL (I-L AND I-H) ZONES. THE REQUESTED AMENDMENT ENTAILS ADDING A 13,125 SQ. FT. PACKAGING STORAGE BUILDING AND A 15,460 SQ. FT. INGREDIENTS STORAGE BUILDING, AND REMOVING A 6,000 SQ. FT. CANOPY. THE SITE IS LOCATED AT 1111 N. MILLER PARK COURT. (APN: 073-160-018, 019; 073-190-001)

WHEREAS, Conditional Use Permit No. 2013-06 is a request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy. The site is located at 1111 N. Miller Park Court. (APN: 073-160-018, 019; 073-190-001); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 11, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2013-06 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that Negative Declaration No. 2013-013 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts resulting from the project are determined to be less than significant, and Negative Declaration No. 2013-13 is hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-011.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plans attached herein as Exhibits "B" and "C" and the elevations attached herein as Exhibits "D" and "E".
4. That the business operations be carried out consistent with the operational statement attached herein as Exhibit "F".
5. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.
6. That all other Federal, State, Regional District, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-06.

NO.	REV.	DATE	BY	CHKD.
1				
2				
3				
4				

A PACKAGING ROOM ADDITION FOR
PERFECTION PET FOODS, LLC
 VISALIA, CALIFORNIA

DWD Engineering
 Structural - Civil - Drilling
 123 East Main Ave
 Visalia, CA 93291
 Tel: (559) 734-6310
 Fax: (559) 734-6315
 info@dwd.com

PROJECT NO.	A250
DATE	10/1/2010
SCALE	AS SHOWN
DATE	10/1/2010
BY	DL
CHKD.	DL
DATE	10/1/2010
PROJECT	PERFECTION PET FOODS, LLC
DESCRIPTION	PACKAGING ROOM ADDITION

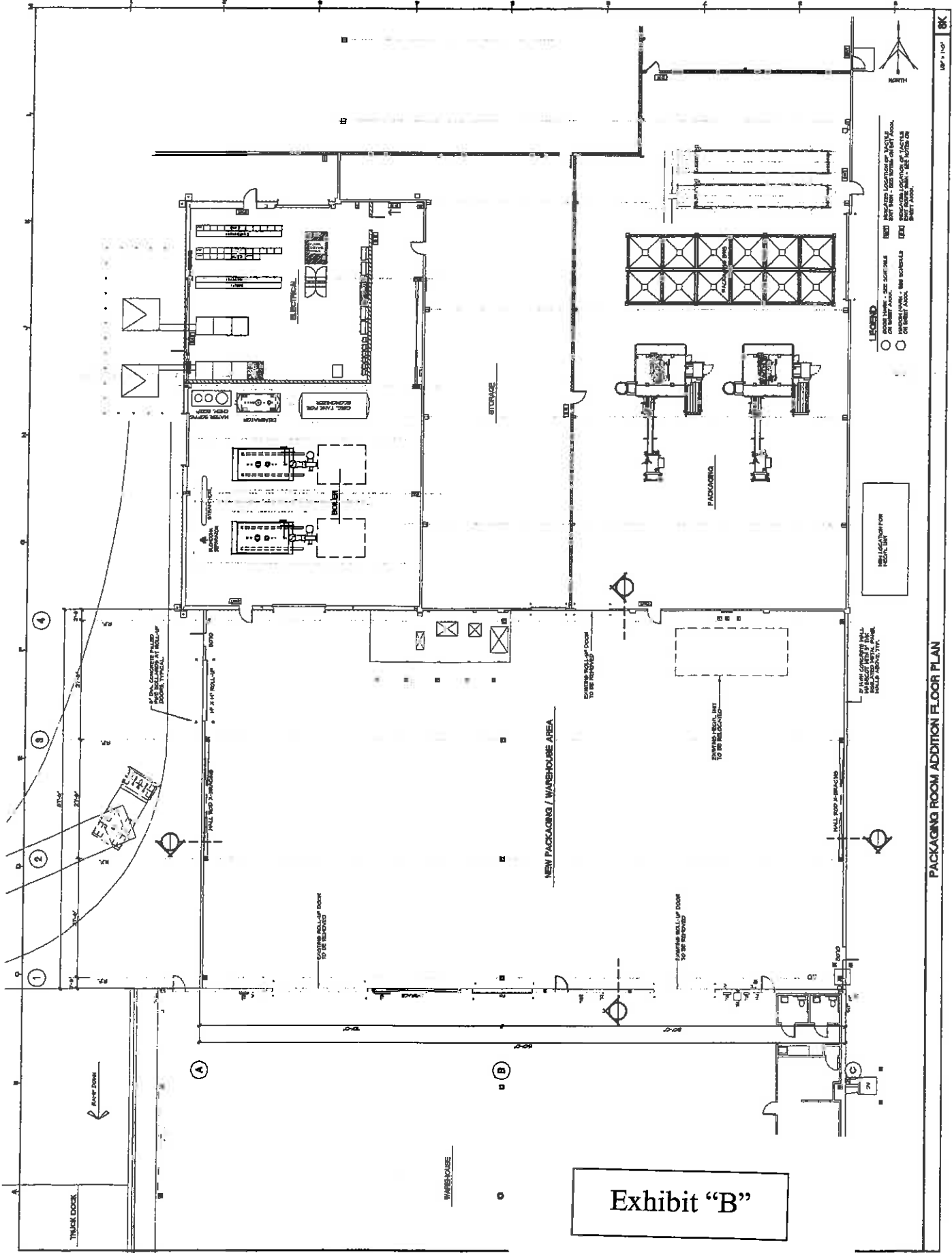


Exhibit "B"

PACKAGING ROOM ADDITION FLOOR PLAN

10/1/2010

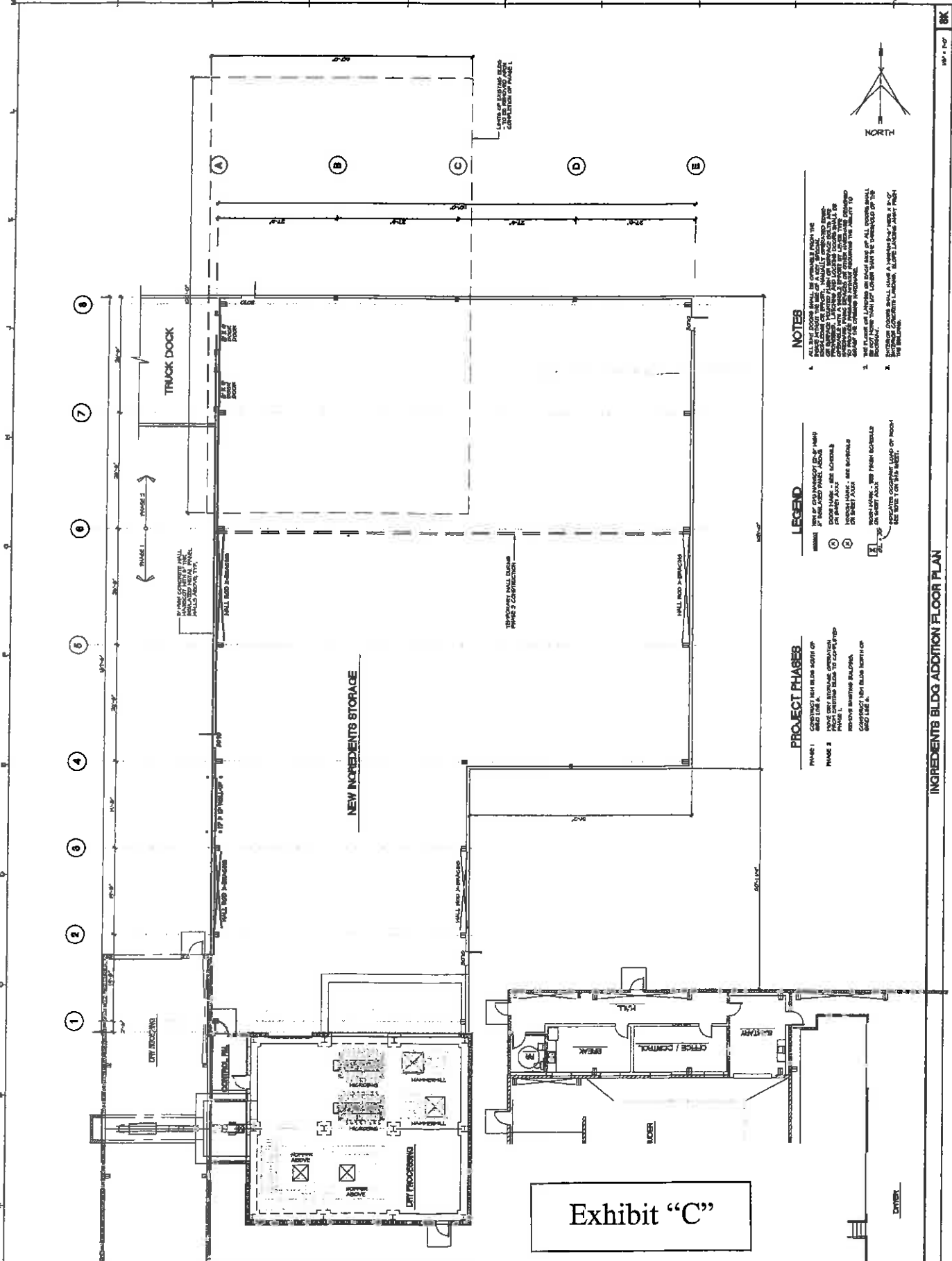
DL

NO.	DATE	DESCRIPTION
1		
2		
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4		
5		
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7		
8		
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10		

AN INGREDIENTS BLDG ADDITION FOR
PERFECTION PET FOOD, LLC
 VIBALTA CALIFORNIA

DOWD Engineering
 Structural - Civil - Drafting
 1234 Main Street
 San Francisco, CA 94102
 Tel: (415) 555-1234
 Fax: (415) 555-5678
 Email: info@dowdeng.com

PROJECT NO.	A260
DATE	JAN 2018
SCALE	AS SHOWN
DESIGNED BY	JAN 2018
CHECKED BY	JAN 2018
DATE	JAN 2018
PROJECT	PERFECTION PET FOOD, LLC
LOCATION	VIBALTA, CALIFORNIA
DATE	JAN 2018
SCALE	AS SHOWN
DESIGNED BY	JAN 2018
CHECKED BY	JAN 2018
DATE	JAN 2018



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
3. ALL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
4. ALL WELDS SHALL BE AS SHOWN.
5. ALL FINISHES SHALL BE AS SHOWN.
6. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.

LEGEND

- 1. WALL FINISH - SEE FINISH SCHEDULE
- 2. FLOOR FINISH - SEE FINISH SCHEDULE
- 3. CEILING FINISH - SEE FINISH SCHEDULE
- 4. ROOF FINISH - SEE FINISH SCHEDULE
- 5. EXTERIOR FINISH - SEE FINISH SCHEDULE
- 6. INTERIOR FINISH - SEE FINISH SCHEDULE
- 7. PAINT FINISH - SEE FINISH SCHEDULE
- 8. GLASS FINISH - SEE FINISH SCHEDULE
- 9. METAL FINISH - SEE FINISH SCHEDULE
- 10. WOOD FINISH - SEE FINISH SCHEDULE

PROJECT PHASES

- PHASE 1: GRAD TIE IN WITH EXISTING FOUNDATION
- PHASE 2: FOUNDATION CONSTRUCTION
- PHASE 3: FLOOR SLAB CONSTRUCTION
- PHASE 4: WALL CONSTRUCTION
- PHASE 5: ROOF CONSTRUCTION
- PHASE 6: INTERIOR FINISHES
- PHASE 7: EXTERIOR FINISHES
- PHASE 8: MECHANICAL, ELECTRICAL, PLUMBING (MEP) INSTALLATION
- PHASE 9: FINAL INSPECTION AND CLOSEOUT

Exhibit "C"

NO.	DATE	REVISION
1		
2		
3		
4		

A PACKAGING ROOM ADDITION FOR
PERFECTION PET FOODS, LLC
 VISALIA, CALIFORNIA

DWD Engineering
 Structural - Civil - Drafting
 1225 East Main Ave
 Visalia, CA 93291
 Tel: 559-735-8273
 Fax: 559-735-8273
 Email: dwd@dwde.com

NO.	DATE	REVISION
1		
2		
3		
4		

A251
 ELEVATIONS
 1/24/2020

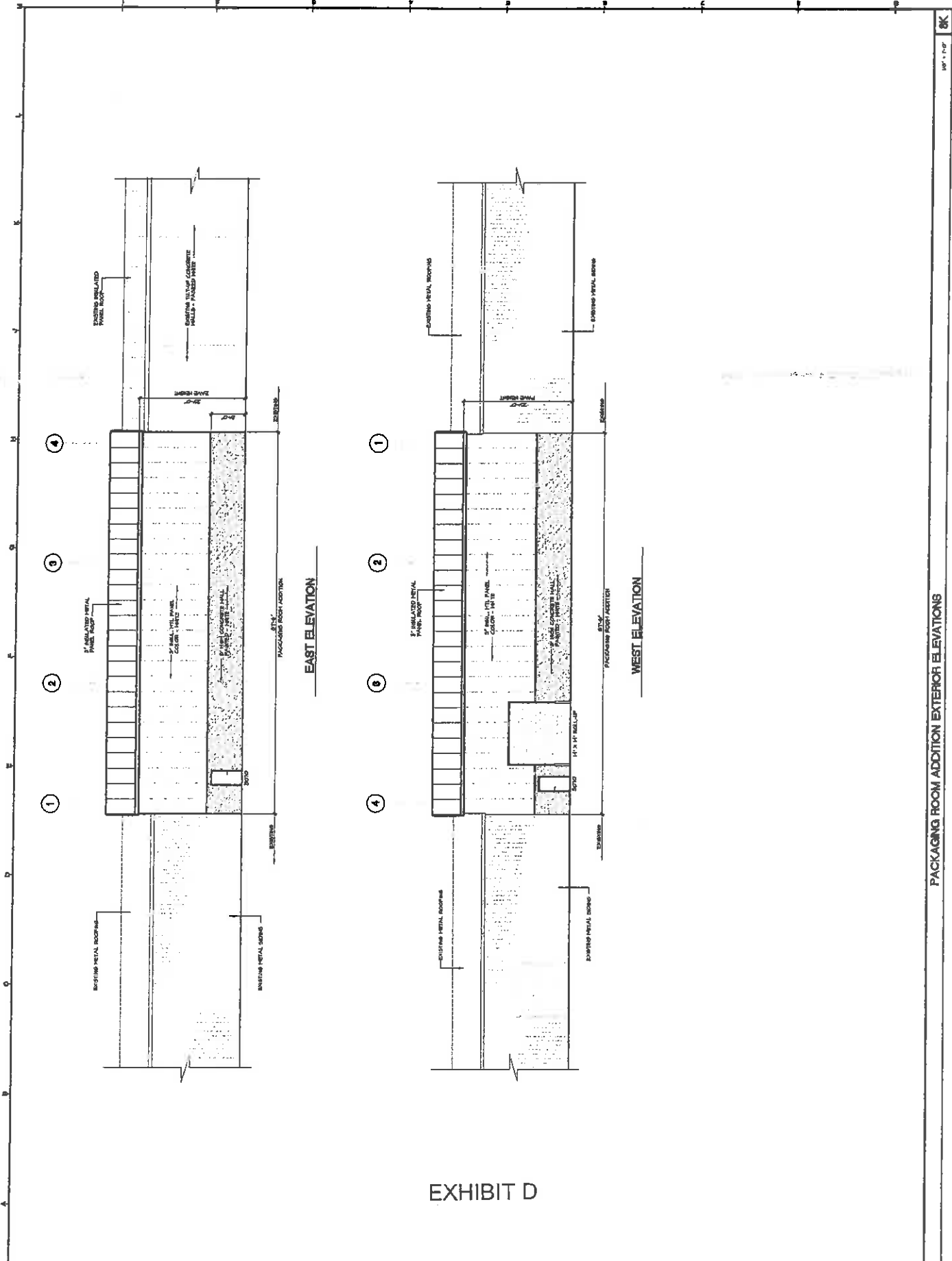


EXHIBIT D

PACKAGING ROOM ADDITION EXTERIOR ELEVATIONS

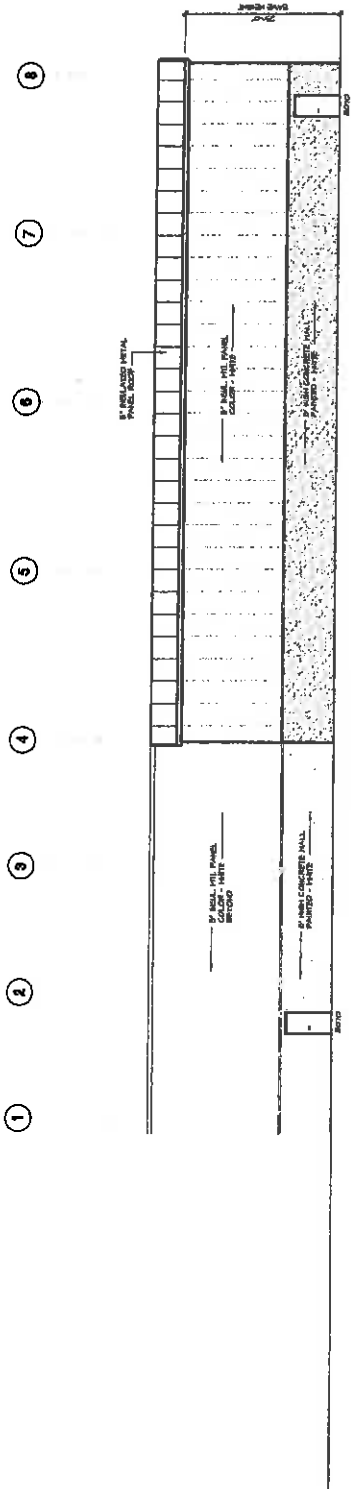
NO.	DATE	BY	CHKD.	APP.

AN INGREDIENTS BLDG ADDITION FOR
PERFECTION PET FOOD, LLC
 VISALIA, CALIFORNIA

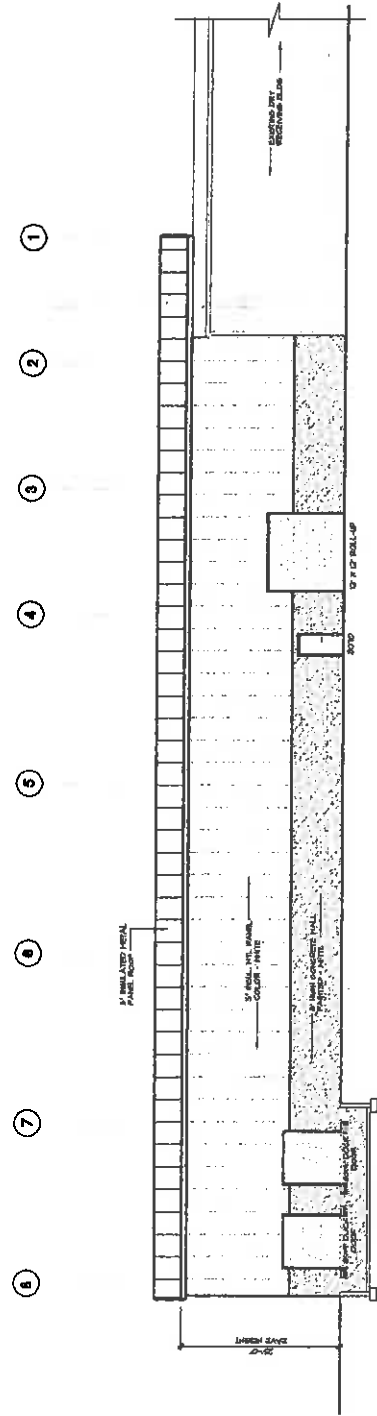
DOWD Engineering
 Structural - Civil - Drafting
 1220 East Main Ave
 Visalia, CA 93291
 Tel: 559-734-4275
 Fax: 559-734-4275
 dwdeng@aol.com

DATE: 01/11/2011
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: A261

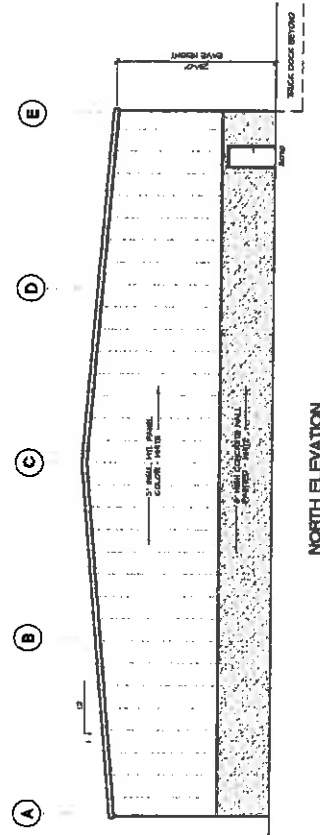
A261
 PLAN
 INGREDIENTS BLDG ADDITION FOR PERFECTION PET FOOD, LLC



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Exhibit "E"

January 28, 2013

PROJECT DESCRIPTION FOR:

Perfection Pet Foods, LLC.
P.O. Box 1029
Goshen, California 93227

Project: Ingredients and Warehouse Expansion to:
Existing Dog Food facility at:
1111 N. Miller Park Court, Visalia, Ca.

The current expansion project at the Perfection Pet Foods facility consist of 2 separate building additions as well as the removal of an existing 6,000 sq. ft. building.

INGREDIENTS STORAGE BUILDING

This 15,460 sq. ft building is to be constructed in 2 phases allowing the plant to continually operate during construction. Phase I consist of the construction of 9,630 sq. ft. of building directly north of the dry materials storage bins. Upon completion of phase I the ingredients storage operation in the existing 6,000 sq. ft. building will be moved into the completed phase I building and the 6,000 sq. ft. building will be demolished. Next the phase 2 portion will be built along with the new truck dock on the west side. When completed the new 15,460 sq. ft. ingredients storage area will serve the main plant and allow transfer of the ingredients from the storage area to the processing area without leaving the enclosed building. This is essential to the viability of the plant in todays marketplace.

WAREHOUSE / PACKAGING ADDITION

This 13,125 sq. ft. addition will connect the existing main plant building to the existing warehouse (south bldg). This will allow installation of additional packaging equipment and expansion of the existing warehouse area as well, while providing an enclosed space to transfer products from the packaging area to the warehouse, again an important element in the overall plant design.

OPERATIONAL STATEMENT FOR:

**Perfection Pet Foods, LLC
1111 N. Miller Park Court
Visalia, Ca. 93291**

**Project: Warehouse Addition for:
New Dog Food facility at:
1111 N. Miller Park Court
Visalia, Ca.**

At our new Dog Food facility we will receive raw materials by truck including grains, minerals and meat products which will be loaded into storage bins and tanks. These materials will then be conveyed through the process system including batching, mixing extruding, drying, flavor coating, cooling and packaging - then stored on site or loaded directly onto outbound trucks to our customers.

Truck access to the facility will be via a new access drive onto Camp Drive on the west side of the facility. Average number of trucks entering and leaving the facility is estimated at 10 per day.

Normal hours of operation, at startup, will be from 8:00am – 5:00pm Monday through Friday. These hours may be adjusted over time to meet the needs of our customers.

Employees at startup are estimated at 25 -30 plant personnel and an office staff of 8 – 10. Sales and administrative functions will be at the main Western Milling facility in Goshen.

Customers and visitors to the site average 10 per day. Ample parking is provided on site for all employees, delivery vehicles and visitors.

CITY OF VISALIA
315 E. ACEQUIA STREET
VISALIA, CA 93291

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2013-06

Project Description: Conditional Use Permit No. 2013-06: a request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy.

Project Location: The site is located at 1111 N. Miller Park Court, in the City of Visalia situated in Tulare County, California. (APN: 073-160-018, 019; 073-190-001)

Contact Person: Brandon Smith, AICP, Senior Planner Phone: (559) 713-4636

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Negative Declaration: Initial Study No. 2013-13 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from February 18, 2013 to March 11, 2013.

Date: February 13, 2013

Signed: *Brandon Smith*
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

Brandon Smith
for Paul Scheibel

Clerk Recorder
FEB 14 2013
Received

NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2013-06

Project Description: Conditional Use Permit No. 2013-06: a request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy.

Project Location: The site is located at 1111 N. Miller Park Court, in the City of Visalia situated in Tulare County, California. (APN: 073-160-018, 019; 073-190-001)

Project Facts: Refer to Initial Study for project facts, plans and policies, discussion of environmental effects and mitigation measures, and determination of significant effect.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Letters	()

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: February 13, 2013

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: Conditional Use Permit No. 2013-06 is a request by Perfection Pet Foods, LLC, to allow a third amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails adding a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and removing a 6,000 sq. ft. canopy. The site is located at 1111 N. Miller Park Court, in the City of Visalia situated in Tulare County, California. (APN: 073-160-018, 019; 073-190-001)

B. Identification of the Environmental Setting: The project is situated on the site of an existing food processing facility located on the west side of the Visalia Industrial Park. The facility was previously a manufacturing plant for building materials until its closure in 2008. There is approximately 185,657 square feet of existing buildings and previously permitted new additions on the site (processing building, receiving building, truck dock building, warehouse). A total of 28,585 square feet of new building space will be constructed in association with the project, and 6,000 square feet of building canopy will be removed in association with this project. Areas along the western frontage of the site are vacant and undeveloped at this time but have been previously permitted for a new warehouse. In addition, a three-acre portion of the undeveloped area on the northwest portion of the site is being considered for sale to the City of Visalia for expansion of the "Goshen Ocean" City ponding basin to the north.

There is an existing two-lane street – Camp Drive – adjacent to the west side of the site. The Visalia Circulation Element designates Camp Drive as a Collector roadway. Miller Park Court is adjacent to the northeast corner of the site, and is a local street which currently provides access to the existing facilities at the site. The surrounding zoning and land uses are as follows:

- North: I-H (Heavy Industrial) / QP (Quasi Public) – Goshen Ocean basin, Spence Fence fencing company
- South: I-L (Light Industrial) – Vacant land, small-lot industrial subdivision
- East: I-H / I-L – Vacant land, Fensi Paints paint company
- West: County / Camp Drive, Railroad tracks, vacant land

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the redevelopment of the area.

C. Plans and Policies: The site is split into two General Plan land use designations, with the General Plan Land Use Element (LUE) designates the north half being Heavy Industrial and the south half being Light Industrial. The site is split into two zoning designations, with the north half being I-H and south half being I-L.

City of Visalia Zoning Ordinance, Section 17.22.010.B, states that the purpose of the planned light industry zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.

This Section goes on to say that the purpose and intent of the planned heavy industry zone district is to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.

The proposed project is consistent with the Zoning Ordinance and the Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element, Circulation Element, and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES

None. The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

City Council Resolution 91-105 adopted and certified the Visalia Land Use Element Update EIR and contained mitigation measures to eliminate or substantially lessen the impacts of growth in the community. Those mitigation measures are included herein by reference. In addition, the Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance. The City's impact fee programs for public safety, public services, groundwater preservation, stormwater management, and others, adequately mitigate public service and infrastructure impacts of the proposed project.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

V. SUPPORTING DOCUMENTATION

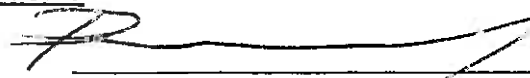
The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- City of Visalia General Plan Land Use Element. City of Visalia. September 1991, revised June 1996.
- City of Visalia General Plan Land Use Element Final Environmental Impact Report (SCH EIR No. 90020160). City of Visalia, September 3, 1991.
- Visalia City Council Resolution 91-105 (Certifying the EIR for the City of Visalia General Plan Land Use Element Update), passed and adopted September 3, 1991.
- City of Visalia General Plan Circulation Element. City of Visalia. April 2001.
- City of Visalia General Plan Circulation Element Final Environmental Impact Report (SCH EIR No. 95032056). VRPA Technologies, February 26, 2001.
- Visalia City Council Resolution 2001-19 (Certifying the EIR for the City of Visalia General Plan Circulation Element Update), passed and adopted April 2, 2001.
- City of Visalia General Plan Conservation, Open Space, Recreation & Parks Element. City of Visalia. June 1989.
- Visalia Municipal Code, Title 17 (Zoning Ordinance)
- California Environmental Quality Act Guidelines
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Brandon Smith, AICP
Senior Planner



Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2013-06		
NAME OF PROPONENT:	Perfection Pet Foods, LLC	NAME OF AGENT:	Dowd Engineering
Address of Proponent:	1111 N. Miller Park Court	Address of Agent:	P.O. Box 178
	Visalia, CA 93291		Tulare, CA 93275
Telephone Number:	(559) 303-0866	Telephone Number:	(559) 684-9318
Date of Review	February 13, 2013	Lead Agency:	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

V CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

IX HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?

- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- 1 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

- 1 f) Otherwise substantially degrade water quality?

- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

- 2 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- 1 j) Inundation by seiche, tsunami, or mudflow?

X LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XII NOISE

Would the project:

- 2 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 2 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically

altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- 1 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XV RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 1 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 1 f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?

- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 2 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2009.

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista which is visible from State Highway 99 and other points west of the project site; however the project will not adversely impact the view of this range from the highway corridor. The buildings proposed for the site are in keeping with the height of existing buildings and structures on the site, and are consistent with the Visalia Zoning Ordinance's height limitations for this site. A Variance to the City of Visalia's height limit standard was previously approved for the dry storage bins on February 28, 2011; however the proposed buildings meet the Zoning Ordinance standard.
- b. There are no scenic resources on the site.
- c. The City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is not degraded.
- d. The project may include the addition of some outdoor lighting on the faces of buildings; however this addition will not cause a significant increase of overall light levels on the site. On-site lighting levels will be in the range that is typical of urban development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties. Enforcement of these standards reduces potential impacts to a level that is less than significant.

II. AGRICULTURAL RESOURCES

- a. The project will not involve the conversion of prime farmland or other types of farmland, nor will it cause any adverse effects on these types of farmland.
- b. The project will not conflict with an existing zoning for agricultural use, as there are no properties in the project area with an Agriculture zoning. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timberland currently located on the site.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. Properties within the project area already contain an urban land use designation. Properties which are vacant and currently do not contain urban land uses are already able to develop at any time.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District. The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact. The short-term construction impact of

the proposed project's construction emissions are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the project will be subject to the SJVAPCD's Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. The San Joaquin Valley is a region that is already at non-attainment for air quality. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion into urban development. The City adopted urban development boundaries as mitigation measures for air quality.

The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The proposed project will not expose sensitive receptors to a substantial generation of pollutant concentrations.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people. There are odors associated with the ongoing operations associated with the pet food manufacturing plant; however these odors are not known to be objectionable, unpleasant, or harmful to people.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. The City has a municipal ordinance in place to protect oak trees. Any oak trees existing on the project site will be under the jurisdiction of this ordinance. Any Oak Trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the project area.
- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will not result in substantial soil erosion or the movement of topsoil. A grading and

drainage plan must be submitted for review to the City to ensure the improvements will be designed to city engineering standards.

- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area generally have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project facilitates the addition of storage and packaging buildings to a previously-approved pet food processing plant in accordance with the City's Zoning Ordinance and General Plan. Operations associated with the proposed building additions, including the operation of equipment within the buildings and vehicular trips to and from the buildings, will result in an amount of greenhouse gas (GHG) emissions that is trivial in the scope of the entire permitted use on the site. Thus, greenhouse gas emissions generated by the proposed project will have a less than significant impact on the environment. The project will also be required to comply with all required federal, state, regional, and local requirements in association with the construction and regular operations for the project.
- b. The State of California has enacted the Global Warming Solutions Act of 2006 under Assembly Bill 32 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GAG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.

- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area located in Zone B1, known as the Approach-Departure Zone. This plan contains safety policies which guide future development for sites located within this zone. There are no restrictions for the proposed type of development within Zone B1. The County Comprehensive Airport Land Use Plan places the project in the Horizontal Zone. The project complies with the requirements of the Horizontal Zone.

The project area is located within 2 miles of a public airport, but will not result in a safety hazard for people residing or working in the project area if developed under the policies referenced above.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The site is an improved industrial development, and the expansion of the site will be developed to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site is currently served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The site is an improved industrial development, and the expansion of the site will be developed to meet City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone AE, which indicates an area that is within a 100-year flood hazard

area. However, the project does not involve the placement of any new housing.

- h. The project area is located within Zone AE, which indicates an area that is within a 100-year flood hazard area. New structures associated with the project will be constructed in accordance with building codes applicable for new construction in flood hazard areas, which require that finished floor elevations be constructed at a minimum base level. Based on the project's compliance with these adopted standards, the project will not involve the placement of structures that would impede or redirect flood flows.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundary (129,000 Population) of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.
- c. The project does not conflict with any applicable conservation plan.

XI. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XII. NOISE

- a. The project will result in indoor noise generation which is not expected to be audible from outside of the buildings and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance.

Truck traffic to and from the proposed project will occur along Camp Drive, which is a designated collector street. The nearest residential units are at Neeley Street and Camp Drive, and Camp Drive north of Goshen Avenue. No project traffic is expected to impact these areas with residential units, and none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- b. The project will not result in ground-borne vibration or ground-borne noise levels. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.

Traffic and related noise impacts from the proposed project will occur along Camp Drive and Goshen Avenue, which are designated collector and arterial streets. The nearest residential units are at Neeley Street and Camp Drive, and Camp Drive north of Goshen Avenue. No project traffic is expected to impact these areas with residential units, and none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- c. The project will result in indoor noise generation which is not expected to be audible from outside of the buildings and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance.

Truck traffic to and from the proposed project will occur along Camp Drive, which is a designated collector street. The nearest residential units are at Neeley Street and Camp Drive, and Camp Drive north of Goshen Avenue. No project traffic is expected to impact these areas with residential units, and none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is within 2 miles of a public airport. The study for the Draft Visalia Municipal Airport Master Plan has developed noise contours for areas surrounding the airport which represent standard noise levels as defined by the City Noise Element. The California State Aeronautics Law establishes a CNEL of 65 dB as the maximum acceptable noise exposure for residential or other noise sensitive land uses. The project area is outside of any airport noise contour area. Although this project is located in Zone B1, the location of the site is far enough away so that aircraft will be at a substantial altitude while traversing the property. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Airport and can adequately serve the site without a

need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.

- ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
- iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
- iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the site without a need for alteration.
- v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project will not directly generate new residents and will therefore not directly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Residential developments indirectly associated with on-site employment will pay impact fees to mitigate impacts.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development and operation of the project will result in traffic in the area with a cumulative total of ten trucks entering and leaving the facility and up to 50 cars for employees, visitors, and non-truck deliveries. This will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian

facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The project is connected to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site is a developed site which is currently accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment

demands at the City wastewater treatment plant.

- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

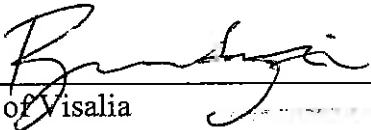
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was inherently evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 90020160). The Environmental Impact Report prepared for the City of Visalia Land Use Element (Amendment No. 90-04) was certified by Resolution NO. 91-105 adopted on September 3, 1991. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



City of Visalia

February 13, 2013

Date



MEETING DATE 1/16/2013
SITE PLAN NO. 13-011
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee





ITEM NO: 8 DATE: January 16, 2013
 SITE PLAN NO: SPR13011
 PROJECT TITLE: STORAGE & PACKAGING ADDITIONS
 DESCRIPTION: ADDITIONAL STORAGE AND PACKAGE BUILDING OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER 12-233)
 APPLICANT: DOWD ENGINEERING
 PROP OWNER: PERFECTION PET FOODS LLC
 LOCATION: 1111 N MILLER PARK CT
 APN(S): 073-160-032

NOTE:

These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
 - Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
 - Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559)713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits _____
- Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$_____ per unit collected with building permits.
- Existing address must be changed to be consistent with city address p *For information call (559)713-4320*
- Acceptable as submitted

Special comments: _____

G. FERRELL Date: 1-16-13
 Signature

Site Plan Review Comments For:

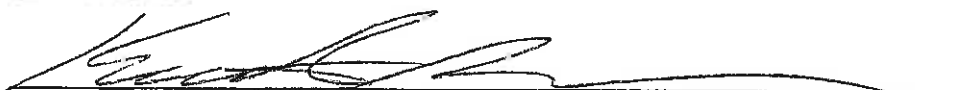
Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 8	DATE: January 16, 2013
SITE PLAN NO: SPR13011	
PROJECT TITLE: STORAGE & PACKAGING ADDITIONS	
DESCRIPTION: ADDITIONAL STORAGE AND PACKAGE BUILDING OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER 12-233)	
APPLICANT: DOWD ENGINEERING	
PROP OWNER: PERFECTION PET FOODS LLC	
LOCATION: 1111 N MILLER PARK CT	
APN(S): 073-160-032	

The following comments are applicable when checked:

- Refer to previous comments dated .
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting throughout building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

ITEM NO: 8

DATE: January 16, 2013

SITE PLAN NO:

SPR13011

PROJECT TITLE:

STORAGE & PACKAGING ADDITIONS

DESCRIPTION:

ADDITIONAL STORAGE AND PACKAGE BUILDING OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER 12-233)

APPLICANT:

DOWD ENGINEERING

PROP OWNER:

PERFECTION PET FOODS LLC

LOCATION:

1111 N MILLER PARK CT

APN(S):

073-160-032

**City of Visalia
Police Department**

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

Site Plan Review Comments



No Comment at this time.



Request opportunity to comment or make recommendations as to safety issues as plans are developed.



Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.



Not enough information provided. Please provide additional information pertaining to:



Territorial Reinforcement: Define property lines (private/public space).



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



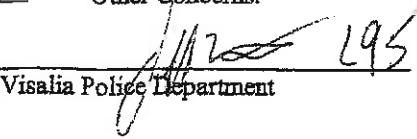
Surveillance Issues:



Line of Sight Issues:



Other Concerns:



Visalia Police Department

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 8 DATE: January 16, 2013
SITE PLAN NO: SPR13011
PROJECT TITLE: STORAGE & PACKAGING ADDITIONS
DESCRIPTION: ADDITIONAL STORAGE AND PACKAGE BUILDING
 OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER
 12-233)
APPLICANT: DOWD ENGINEERING
PROP OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER PARK CT
APN(S): 073-160-032

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

1-15-13

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: 8 DATE: JANUARY 16, 2013

SITE PLAN NO.: 13-011
PROJECT TITLE: STORAGE & PACKAGING ADDITIONS
DESCRIPTION: ADDITIONAL STORAGE AND PACKAGING BUILDING OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER 12-233)
APPLICANT: DOWD ENGINEERING
PROP OWNER: PERFECTION PET FOOD LLC
LOCATION: 1111 N MILLER PARK CT
APN: 073-160-032

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: width: parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **Any work in public right-of-way**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel.(planning)-488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. Fire truck access around site shall be maintained as phased work progresses. All paths to be paved surface to City std.

2. Impact fees apply to new building square footages. Credit given for demo'd building(s). See page (3) for fee summary.

3. There is a storm drain line and easement running east and west under the proposed location of the Packaging Storage addition. Re-route of the line is required as well as the dedication of easement of the new storm line location.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-011
Date: 1/16/2013

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: 8/17/2012)
(Project type for fee rates: SERV COMM)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1488/1000sf
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$20.50/1000sf
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$454.70/1000sf
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA, 93291
713 - 4500

SITE PLAN NO: SPR13011
PROJECT TITLE: STORAGE & PACKAGING ADDITIONS
DESCRIPTION: ADDITIONAL STORAGE AND PACKAGE BUILDING OF 18,210 SF ON 14.4 ACRES (IL ZONED) (REFER 12-233)
APPLICANT: DOWD ENGINEERING
PROP OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER PARK CT
APN(S): 073-160-032

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

TYPE OF REUSE SERVICE NOT INDICATED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 16, 2013

SITE PLAN NO: 13-011
PROJECT TITLE: STORAGE & PACKAGING ADDITIONS
DESCRIPTION: ADDITIONAL STORAGE AND PACKAGE BUILDING OF 18,210 SF ON
14.4 ACRES (IL ZONED) (REFER 12-233)
APPLICANT TITLE: PERFECTION PET FOODS LLC
PROP. OWNER: PERFECTION PET FOODS LLC
LOCATION TITLE: 1111 N MILLER PARK CT
APN TITLE: 073-160-032

General Plan: IH – Heavy Industrial
Existing Zoning: IH – Heavy Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permits
- Amend Conditional Use Permit Nos. 2011-03, 2011-08 & 2012-06 – To add an additional 9,000 sq. ft. of building area

PROJECT SPECIFIC INFORMATION: 12/05/2012

1. Amendment to the previously approved CUP No. 2011-03, CUP No. 2011-08 and CUP No. 2012-06 is required.
2. Comply with previous comments below and all conditions issued under CUP No. 2011-03, CUP No. 2011-08, & CUP No. 2012-06.
3. All drive aisles shall be fully improved to City standards.
4. Provide a detailed operational statement identifying the use of the two warehouse buildings. Identify how the operator of this facility will use the buildings.

San Joaquin Valley Air Pollution Control District – Indirect Source Review

Please note that the project may be subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf).

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "H" (See Chapter 17.24 For BRP Zoned Sites) [17.30.230]

Maximum Building Height: 75 Feet

Minimum Setbacks:

➤ Frontage on major roads

Building
40 Feet

Landscaping
40 Feet

➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	0 Feet	5 Feet
➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.

Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.

Interior roads provide access to parcels within development

Minimum Site Area: 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section. Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

Screening requirement: An eight foot masonry wall is required along a property line that abuts a residentially zoned property. (See also 17.36, 17.36.050, 17.36.070)

Parking:

1. Provide an off-agenda operational statement with numbers of employees so that parking requirements can be determined. Parking for industrial uses is required at one parking space for each employee during the shift of maximum employment, plus one parking space used for each vehicle used in conjunction with the use (Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicap-accessible space(s) in accordance with applicable State and City codes (Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required for every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. A planter is required every other row. Said planter shall be 7 feet in width and shall contain trees on twenty (20) foot centers (Zoning Ordinance Section 17.30.130.C.6).
6. No repair work or vehicle servicing is allowed in a required parking area (Zoning Ordinance Section 17.34.030.L).
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking is allowed in a required front or street side yard setback (Zoning Ordinance Section 17.34.030.F).
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas. Supporting calculations shall be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
10. The parking lot shall be screened from view by a mound or shrubs not to exceed four feet in height when located adjacent to street frontage (Zoning Ordinance Section 17.30.130.C4a).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections must be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage shall be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales is prohibited.
6. Cross sections need to be provided for Site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties. Such sections would also be required for the public hearing process.
7. All outdoor storage areas are to be identified on the site plan and are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12 inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7 feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELO) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance.
2. All landscape areas shall be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots shall be designed to provide a tree canopy that provides shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. The light poles may be a maximum of 15 feet high with the light element to be completely recessed into the can.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than .5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, .5 lumens may not be acceptable.

Noise: Must meet City noise standards as prescribed by the Noise Element.

Signage: All signs require a separate building permit.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

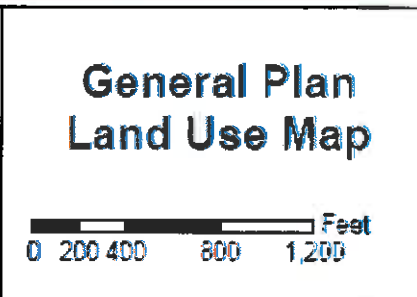
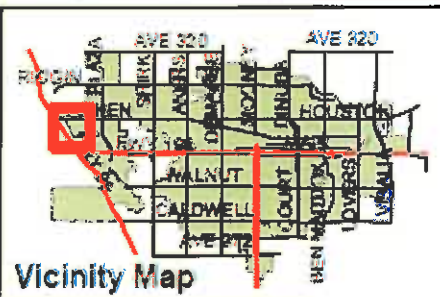
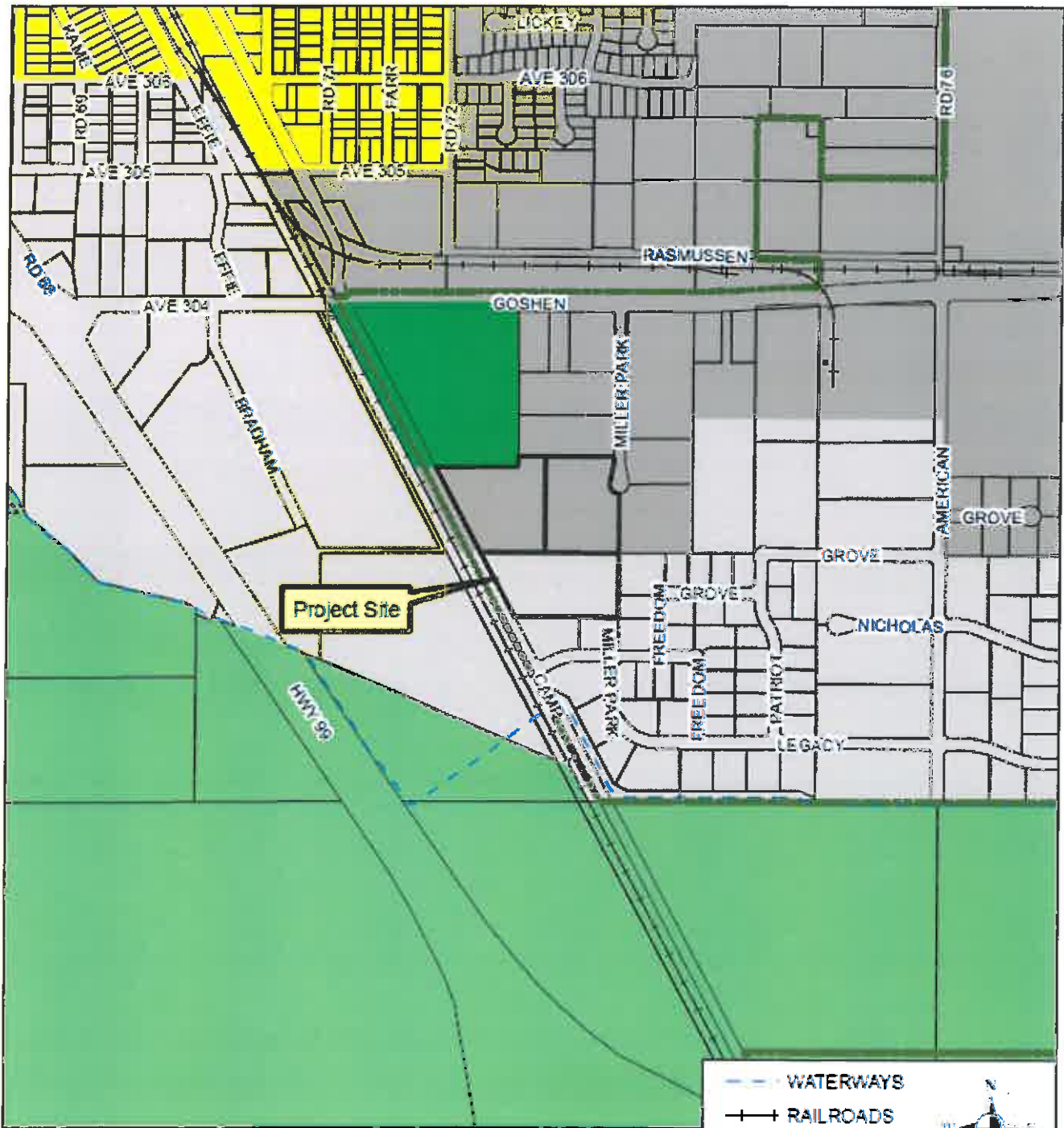
NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature

A handwritten signature in black ink, appearing to be "J. Starn", written over a horizontal line.

Conditional Use Permit No. 2013-06

The site is located at 1111 N. Miller Park Court. (APN: 073-160-D18, D19, 073-190-001)

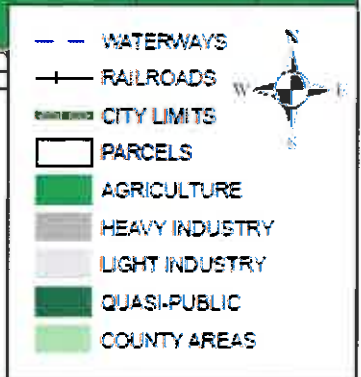
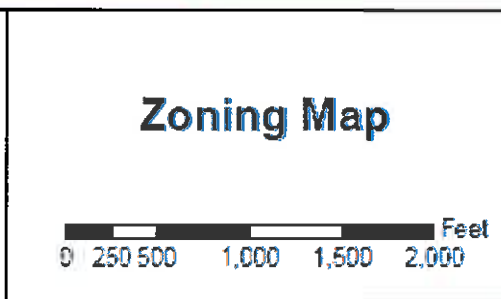
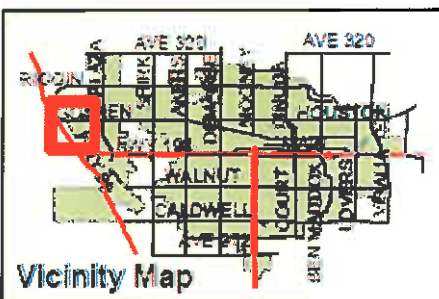
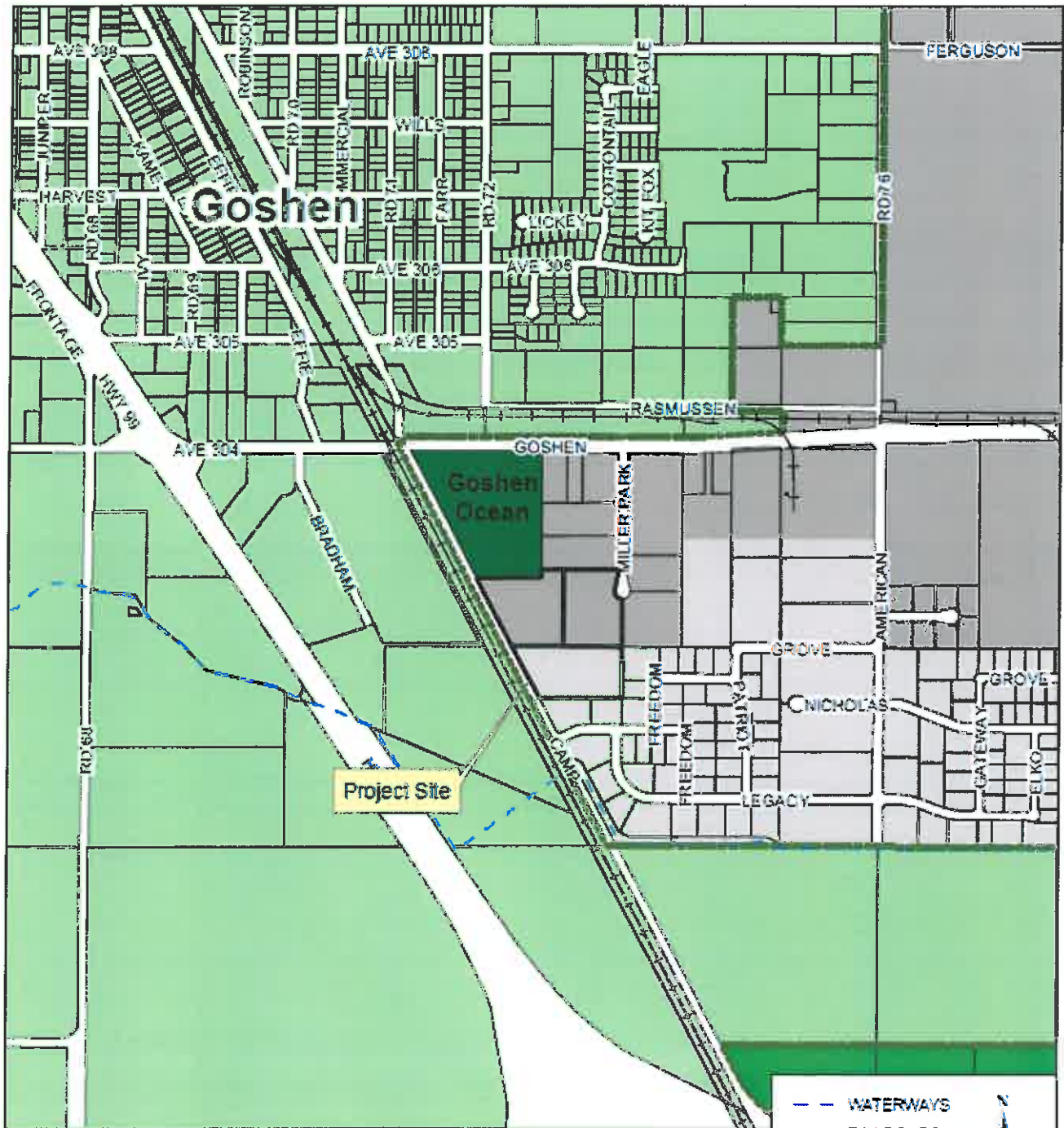


Legend:

- WATERWAYS
- + RAILROADS
- CITY LIMITS
- PARCELS
- AGRICULTURE
- CONSERVATION
- HEAVY INDUSTRY
- LIGHT INDUSTRY
- RESIDENTIAL LOW DENSITY

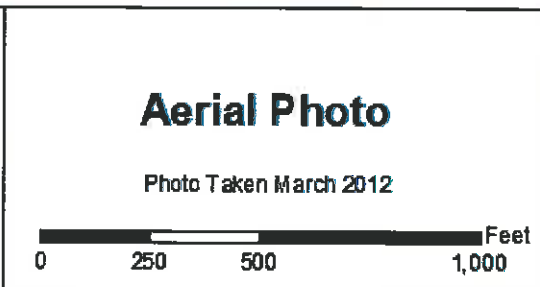
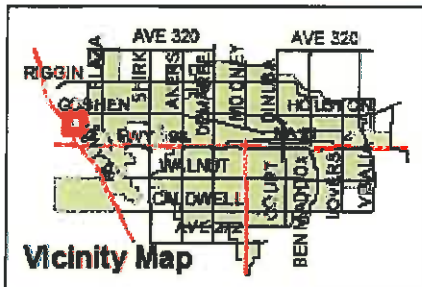
Conditional Use Permit No. 2013-06

The site is located at 1111 N. Miller Park Court. (APN: 073-160-016, 019; 073-190-001)



Conditional Use Permit No. 2013-06

The site is located at 1111 N. Miller Park Court, in the City of Visalia situated in Tulare County, California. (APN: 073-160-018, 019; 073-190-001)



- +— RAILROADS
- ▬▬▬ CITY LIMITS
- - - WATERWAYS
- ▭ PARCELS

Conditional Use Permit No. 2013-06

The site is located at 1111 N. Miller Park Court, in the City of Visalia situated in Tulare County, California. (APN: 073-160-018, 019; 073-190-001)

