

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

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

MONDAY APRIL 8, 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.
 - No Items on Consent Calendar
5. PUBLIC HEARING- Alyssa Netto
Conditional Use Permit No. 2013-12: A request by Crossroads Community Center to establish a religious-affiliated facility with classroom and meeting rooms in an existing 7,978 square foot building in the Central Business District (CDT) zone. The site is located at 125 North Encina Street (APN: 094-322-002).
6. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2012-46: A request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located at 1800 S. Plaza Drive (APN: 081-090-018)
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 APRIL 18, 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, APRIL 22, 2013



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 8, 2012

PROJECT PLANNER: Alyssa Netto, Assistant Planner
Phone No.: 713-4256

SUBJECT: Conditional Use Permit No. 2013-12: A request by Crossroads Community Center to establish a religious-affiliated facility with classroom and meeting rooms in an existing 7,978 square foot building in the Central Business District (C-DT) zone, located at 125 North Encina Street (APN: 094-322-002).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-12 based upon the findings and conditions in Resolution No. 2013-18

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-12 based on the findings and conditions in Resolution No. 2013-18.

PROJECT DESCRIPTION

This conditional use permit is a request to establish a religious-affiliated community center in the Central Business District. The Site Plan in Exhibit "A" depicts the existing 7,978 square feet section of building to be occupied by the church. The remainder of the building is occupied by Franey's Floor Covering. Pedestrian access points are on Encina Street and Center Street for the proposed Crossroads Church tenant space.

As depicted in the Floor Plan also depicted in Exhibit "A", the building contains two large rooms with open floor space, ADA accessible restrooms, and a small kitchen. These areas will accommodate religious classes and parish meetings.

The applicant's operational statement (see Exhibit "B") notes this site will not hold Sunday church services. Church services are held at the Fox Theater, which is located immediately to the south of the site. The proposed ancillary location offers the church an opportunity to hold youth enrichment programs, hold small group meetings, and bi-monthly art events (local artists, musicians, authors, and theater groups). The youth program is held on Sundays from 8:00 am until 11:30 am and the program administrator estimates a maximum of 80 children present during this time with additional adult staffing. The church group meetings and/or art events take place Sunday through Thursday from 6:00 pm until 9:00 pm and are estimated to have no more than 40 people present on site.

BACKGROUND INFORMATION

General Plan Land Use Designation	Central Business District
Zoning	C-DT (Central Business District)
Surrounding Land Use and Zoning	North: C-DT (Central Business District) Parking Lot South: C-DT (Central Business District) Fox Theater East: C-DT (Central Business District) Tommy's

Restaurant
West: C-DT (Central Business District) Visalia
Community Bank

Special Districts

Downtown Retail Design District

Environmental Review

Categorical Exemption No. 2013-23

Site Plan

2013-035

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Conditional Use Permit No. 2009-05 was a request by Taylor Teter Partnership that was approved by Planning Commission on February 9, 2009 to allow the establishment of an 11,500 square foot Crossroads Community Church Center which includes office space, meeting rooms, daycare center, and classrooms, in the CDT (Central Business District) zone that was located at 309 West Main Street. (APN: 094-326-002).

PROJECT EVALUATION

Staff supports the requested conditional use permit based on the project's consistency with the General Plan and the Zoning Ordinance. The following potential issue areas have been identified for the proposed project.

Land Use Compatibility

Due to the proposal's assembly-based nature, concerns regarding the surrounding Central Business District uses and how the project may affect such uses must be addressed. In the C-DT Zone, permitted uses range from commercial and office to residential and public spaces. The Central Business District seeks to promote the continued vitality of the downtown Visalia area by creating a core of diverse uses while maintaining the zone's historic character. The proposed religious-affiliated facility is compatible with this district goal as it attracts new clientele to the downtown without having an overly intensive impact.

Staff finds the requested religious-affiliated facility to be consistent with the Central Business District due to the ancillary nature of the activities and services that take place at the facility and the church services taking place at a larger adjacent site. The operational statement in Exhibit "B" explains that the site operates outside of standard business hours for adjacent offices and retail uses with the child enrichment program early Sunday morning and meetings and small gatherings occurring in the evening.

In the operational statement, the applicant has identified that the church will hold "bi-monthly art events" on-site. These are expected to be small charity events that are incidental to the use of the site as an ancillary church facility.

Parking

Staff has determined that the facility will operate similar to both office uses and educational facilities. Per the zoning ordinance, offices require one parking stall for every 250 square feet of building area which creates a parking demand of 32 stalls for this facility. Educational facilities require one parking space for each employee plus one stall for each ten children for a parking demand of 12 stalls. The site has been evaluated to have a parking demand of approximately 44 parking stalls.

Because the site is located within Parking District "A" parking in-lieu fees may be paid for any parking that is not provided on site. However, the project is also located within the Parcel Based Improvement District (PBID) which has an annual contract with the City that exempts change of use projects from paying parking in-lieu fees. Therefore, the parking demand of 44 stalls can be met through of the property's participation in PBID.

In addition, as noted in the operational statement in Exhibit "B", the applicant contends that nearby public parking lots and the parking structure will provide adequate parking for the users of this facility. There are three surface parking lots within close proximity to the site (City Parking Lots 2, 7, 33, 34) and the Parking Structure located on West Acequia Avenue (see Exhibit "C").

Environmental Review

This project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-23).

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 Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) 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 the project is considered Categorical Exempt under Sections 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-23).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-35.
2. That the use be operated in compliance with the site plan/floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That building signage be obtained under a separate permit.
4. 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. 2013-12, prior to the issuance of any building permits for this project.
5. That all applicable federal, state, and city codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.38.120, an appeal to the City Council may be submitted within five working days following the date of a decision by the Planning Commission on a conditional use permit application. An appeal shall be in writing and shall be filed with the City Clerk at 707 W. Acequia Ave., 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.

Attachments:

- Related Plans and Policies
- Resolution No. 2013-03
- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – City Parking Lots
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo

RELATED PLANS AND 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. 2013-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-12, A REQUEST TO ALLOW A RELIGIOUS-AFFILIATED FACILITY IN THE C-DT ZONE. THIS SITE IS LOCATED AT 125 N ENCINA ST.

WHEREAS, Conditional Use Permit No. 2013-12 is a request by Crossroads Community Center to establish a religious-affiliated facility with classroom and meeting rooms in an existing 7,978 square foot building in the Central Business District (C-DT) zone, located at 125 North Encina Street (APN: 094-322-002).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 8, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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 Categorical Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines. (Exemption No. 2013-23)

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

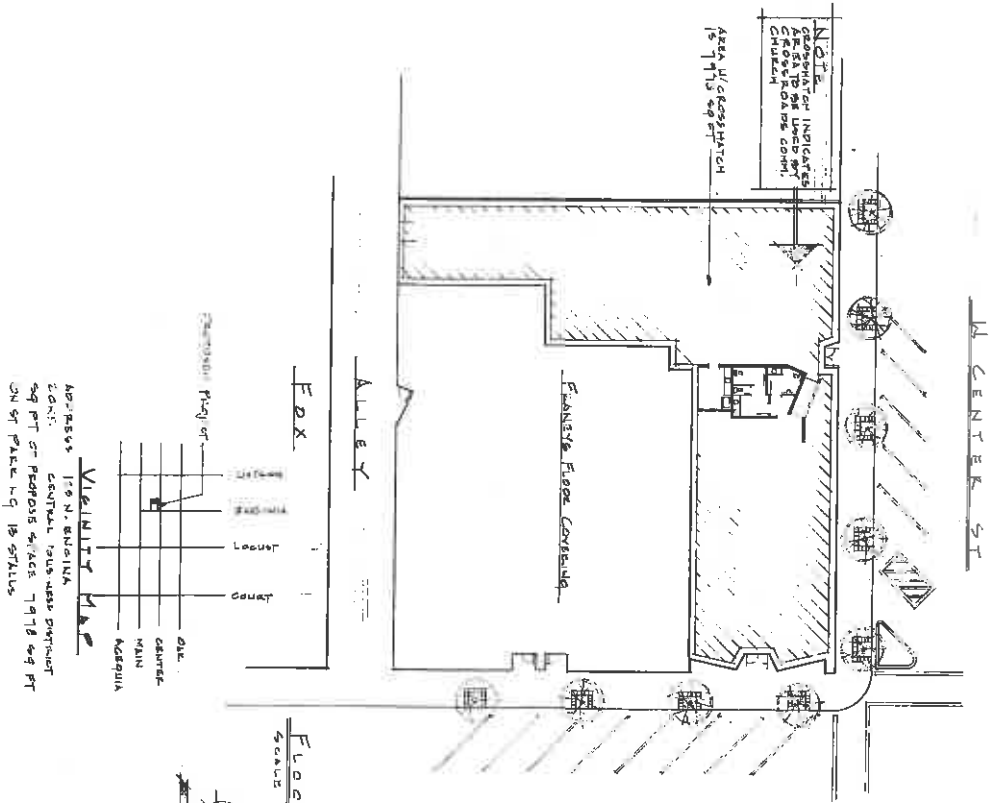
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented: That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

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 Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) 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 the project is considered Categorical Exempt under Sections 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-23).

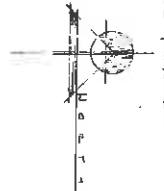
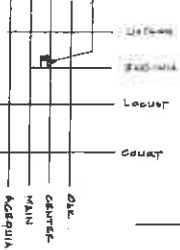
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-35.
2. That the use be operated in compliance with the site plan/floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That building signage be obtained under a separate permit.
4. 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. 2013-12, prior to the issuance of any building permits for this project.
5. That all applicable federal, state, and city codes and ordinances be met.

Exhibit "A"



ADDRESS 126 N. BURLING
 ZONE CENTRAL BUSINESS DISTRICT
 59 FT OF PROPOSED SPACE 7978 sq FT
 ON ST PLOT NO. 15 STALLS



FLOOR PLAN
 SCALE 1/4" = 1'-0"

L. LEWIS ARCHITECT

SHEET NO.	250 No.	ARCHITECTURE	PLANS	INTERIORS	TITLE: <u>A Proposed Space for</u>
	DRAWN BY:	100 R. GIBSON	NOVA GA. 3024	204 28-00	<u>CROSSROADS COMMUNITY CHURCH</u>

CROSSROADS COMMUNITY CHURCH

PO BOX 4181 VISALIA, CA 93278

TEL/559-627-8400

February 27, 2013

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

To Whom It May Concern,

Crossroads Community Church started in 2004 and, for the past nine years, has been meeting on Sundays at the Visalia Convention Center. Approximately 450 adults and 60-80 children attend one service at 9:30am to 10:30am.

For the past year, we have been actively pursuing a new facility however it has been difficult to find a location that maintains our downtown presence. We believe that we've found a solution in utilizing approximately 8000 sq. feet of the Franey's Bldg. at 121 N Encina St. in downtown Visalia for our children's and youth ministries. As part of this project, Crossroads Community Church will move from the Visalia Convention Center to the Visalia Fox Theater for our adult Sunday morning services. All Sunday church services will be held at the Fox Theater exclusively. The Franey building will be used for ancillary activities and services associated with services held at The Fox.

We have developed a plan for this location that, we believe, will benefit the community – especially Visalia's downtown district.

Sundays

Description: Up to 80 children are involved in Sunday programming at Crossroads Community Church. All children's programming will take place at the downtown Franey Building location. Volunteers will be stationed at all entrances and will assist the congregation in checking in the children before, during, and after services.

Hours of Operation: 8:00am-11:30am.

Participants: Up to 80 children, ranging in ages 0-18, adult staff and facility administrator.

Mid-Week Programming

Description: Sunday through Thursday evenings will include small group meetings for youth, men's ministry, women's ministry, and families. These meetings will not be limited to faith-based programming. Also, participants will be encouraged to dine at sponsored restaurants previous to the well-planned programming. Local artists, musicians, authors and theater groups will also utilize the facility for bi-monthly performances during "Crossroads Celebrates the Arts" events. Childcare will be provided.

Hours of Operation: 6:00pm – 9:00pm

Participants: Up to 40 adults and children, ranging in ages from 0-adult, 4 adult staff, and facility administrator.

Each program at the Crossroads Community Center will operate under the following guidelines:

Participation: Students are not allowed to participate in any programs without the written and verbal consent of a parent or legal adult guardian. This includes a standard registration form and a signed medical waiver.

Parking: Program participants will utilize the city parking structure on Acequia Street and downtown parking stalls on Main, Center and Encina streets.

Entrance: Parents and children will enter the facility through the main doors at the Fox Theater on Main St and the entrances on Encina and Center Streets for the Franey Building. In an effort to maintain safety for participants, security cameras will be positioned at all doors.

Staffing: Staff will be trained, certified in first aid, and will undergo a criminal background screening.

Economic Impact: With the addition of new and innovative services in Downtown Visalia, the Crossroads Community Center will become a valued asset to Visalia. Downtown restaurants and other businesses report a huge surge in activity on those Sundays that Crossroads uses the Fox Theater.

We are excited about the future of Crossroads Community Church and its continued involvement with the City of Visalia. We look forward to answering any questions you may have.

Sincerely,

Dennis Doane
Crossroads Community Church

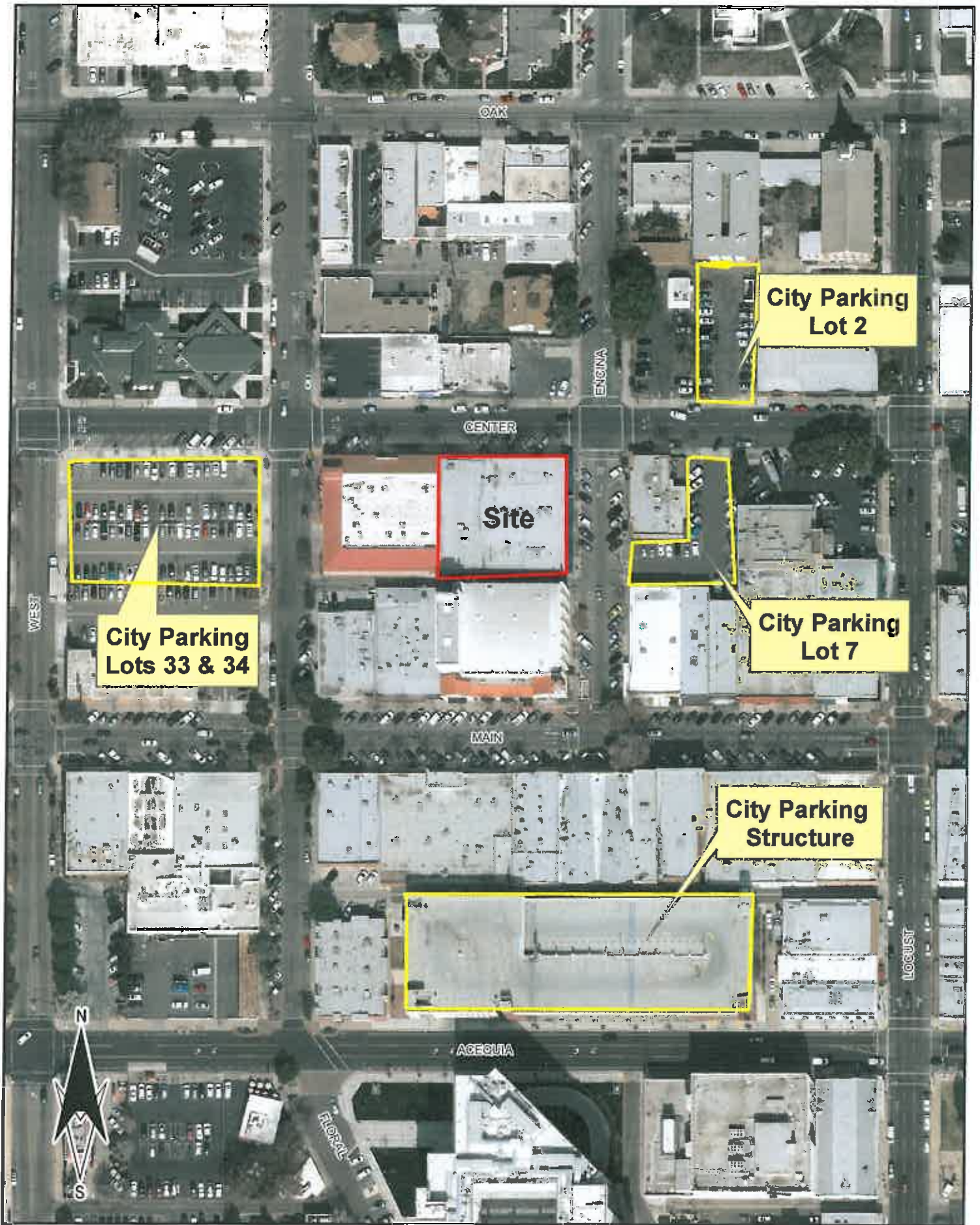


Exhibit "C"
City Parking Lots



MEETING DATE 2/27/2013
SITE PLAN NO. 13-035
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 Minor Conditional Use Permit

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

Site Plan Review Committee



MEETING DATE **FEBRUARY 27, 2013**

SITE PLAN NO. **13-035**

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.

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PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS MINOR CIP

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

Site Plan Review Committee



ITEM NO: 1 DATE: February 27, 2013
 SITE PLAN NO: SPR13035
 PROJECT TITLE: CROSSROADS CHURCH
 DESCRIPTION: CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED)
 APPLICANT: FRANEY DAVID
 PROP OWNER: FRANEY ROGER G & ELINOR M (TRS)
 LOCATION: 125 N ENCINA ST
 APN(S): 094-322-002

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. BETWEEN OCCUPANCIES
- 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 EXISTING USE
- 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: SEE CAL TABLE 4.1 FOR RESTROOM REQUIREMENTS.
AUTOMATIC SPRINKLER SYSTEM & FIRE ALARM SYSTEM ARE REQ'D

G. FERRERO Date: 2-26-13
 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: 1
SITE PLAN NO: SPR13035
PROJECT TITLE: CROSSROADS CHURCH
DESCRIPTION: CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED)
APPLICANT: FRANEY DAVID
PROP OWNER: FRANEY ROGER G & ELINOR M (TRS)
LOCATION: 125 N ENCINA ST
APN(S): 094-322-002

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 through-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: Depending on occupancy loads and layout other requirements may take effect.


 Kurtis Brown, Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: February 27, 2013

SITE PLAN NO: 13-035
PROJECT TITLE: CROSSROADS CHURCH
DESCRIPTION: CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED)
APPLICANT TITLE: FRANEY DAVID
PROP. OWNER: FRANEY ROGER G & ELINOR M (TRS)
LOCATION TITLE: 125 N ENCINA ST
APN TITLE: 094-322-002

General Plan: CDT – Central Business District

Existing Zoning: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 02/27/2013

1. Churches are conditionally permitted in the CDT zone and will require a minor CUP with a public hearing.
2. After reviewing the operation statement submitted on February 27, staff concluded that this space will operate through group meetings, child enrichment programs, and moderate-sized congregations which would classify it as a "community center" facility. This use will be ancillary to the congregation services that will be held at the Fox Theatre.
3. The parking requirement is one parking stall for every 30 square feet of congregation floor area. However, this project is considered a "change of use" and is not subject to additional parking in-lieu fees.

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.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. As a part of the building permit or business license, staff will be requesting a written confirmation from the property owner/manager that the 1,500 sq. ft. exemption for parking in-lieu fees for the entire building on this site is being used by this operation.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

Parking:

1. Provide spaces based on one space per 30 square feet of gross gathering floor area (see Zoning Ordinance Section 17.34.020).
2. It is highly recommended that bicycle rack(s) be provided on site plan.
3. Provide transit facilities on site plan.
4. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Outdoor retail sales prohibited.

Landscaping:

1. 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).
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. 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.
3. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
4. 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

 ARN

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

ITEM NO: 1
DATE: February 27, 2013
SITE PLAN NO: SPR13035
PROJECT TITLE: CROSSROADS CHURCH
DESCRIPTION: CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED) FRANEY DAVID
APPLICANT: FRANEY ROGER G & ELINOR M (TRS)
PROP OWNER: 125 N ENCINA ST
LOCATION: 094-322-002
APN(S):

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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: February 27, 2013
SITE PLAN NO: SPR13035
PROJECT TITLE: CROSSROADS CHURCH
DESCRIPTION: CROSSROADS CHURCH IN EXISTING 7,978 SF
 BUILDING ON 16,323 SF AREA (CDT ZONED)
APPLICANT: FRANEY DAVID
PROP OWNER: FRANEY ROGER G & ELINOR M (TRS)
LOCATION: 125 N ENCINA ST
APN(S): 094-322-002

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 - 1/2 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

2-25-13

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 27, 2013

ITEM NO: 1	
SITE PLAN NO:	SPR13035
PROJECT TITLE:	CROSSROADS CHURCH
DESCRIPTION:	CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED)
APPLICANT:	FRANEY DAVID
PROP. OWNER:	FRANEY ROGER G & ELINOR M (TRS)
LOCATION:	125 N ENCINA ST
APN(S):	094-322-002

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 Statement required. Provide information to the times of the services, number of persons attending and if there will be activities throughout the week. Indicate where those attending will be parking.

Additional Comments:


Eric Bons

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: FEBRUARY 27, 2013	
SITE PLAN NO.:	13-035
PROJECT TITLE:	CROSSROADS CHURCH
DESCRIPTION:	CROSSROADS CHURCH IN EXISTING 7,978 SF BUILDING ON 16,323 SF AREA (CDT ZONED)
APPLICANT:	FRANEY DAVID
PROP OWNER:	FRANEY ROGER G & ELINOR M (TRS)
LOCATION:	125 E ENCINA ST
APN:	094-322-002

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.

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. Impact fees apply to proposed Church use. Credit for previous Retail use would be applied towards impact fee calculations. See Page 3 for fee summary.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-035
Date: 2/27/2013

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:CHURCH)

Existing uses may qualify for credits on Development Impact Fees. RETAIL

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	OFFICE RATE W/ RETAIL CREDIT \$63.50/1000SF X 7.98 = \$506.73
	TREATMENT PLANT CONNECTION : OFFICE RATE W/ RETAIL CREDIT \$150.70/1000SF X 7.98 = \$1,202.59
<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 type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

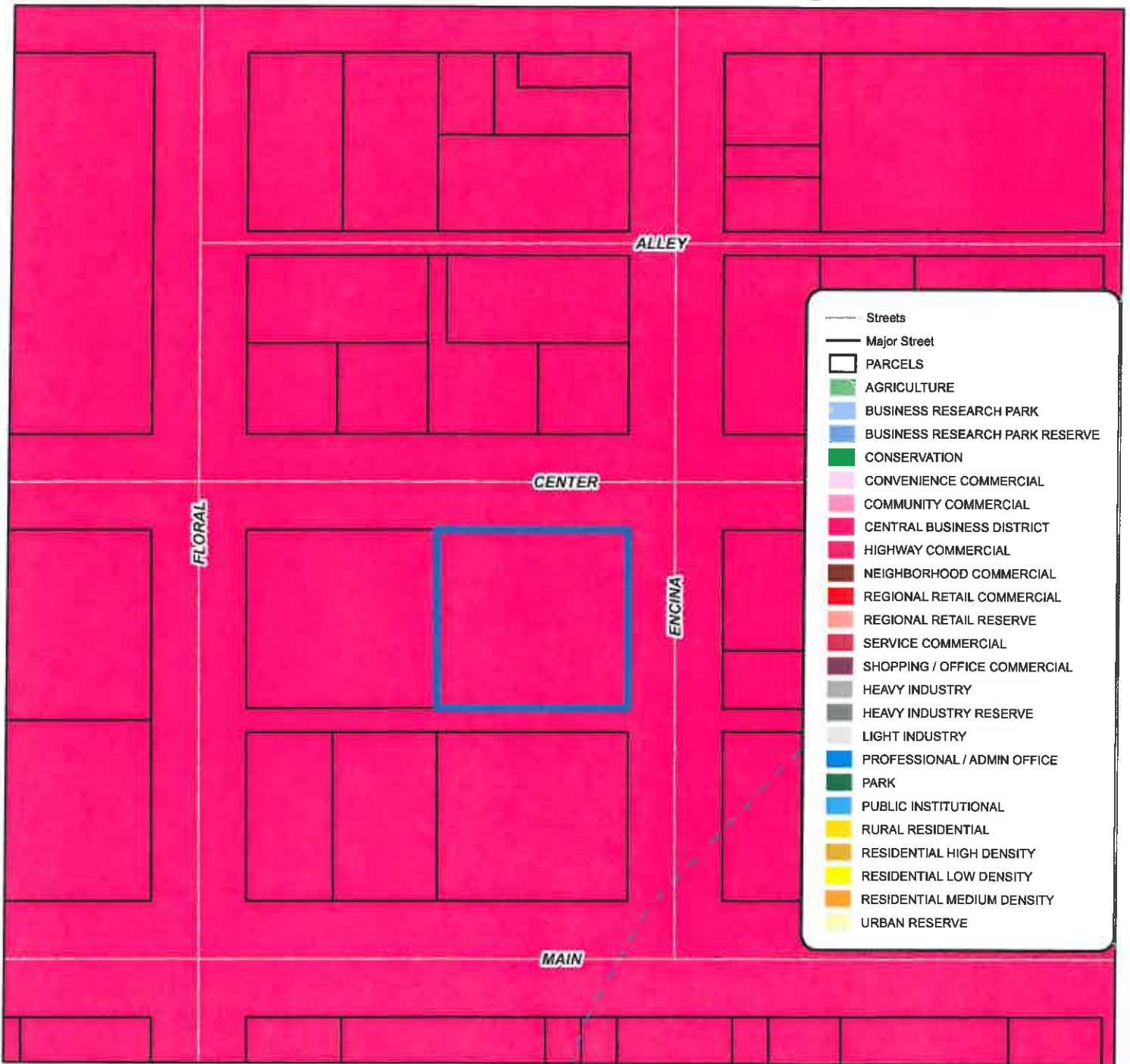
Reimbursement:

- 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

General Plan Land Use Map



Conditional Use Permit

No. 2013-12

APN: 094-322-002



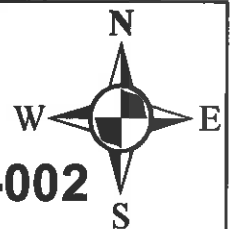
Zoning Map



Conditional Use Permit

No. 2013-12

APN: 094-322-002

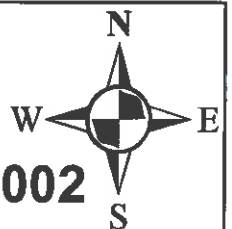


Aerial Photo



**Conditional Use Permit
No. 2013-12**

APN: 094-322-002





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 8, 2013

PROJECT PLANNER: Paul Scheibel, AICP, Planning Services Manager
(phone: 713-4369)

SUBJECT: **Conditional Use Permit No. 2012-46:** A request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located at 1800 S. Plaza Drive (APN: 081-090-018)

STAFF RECOMMENDATION

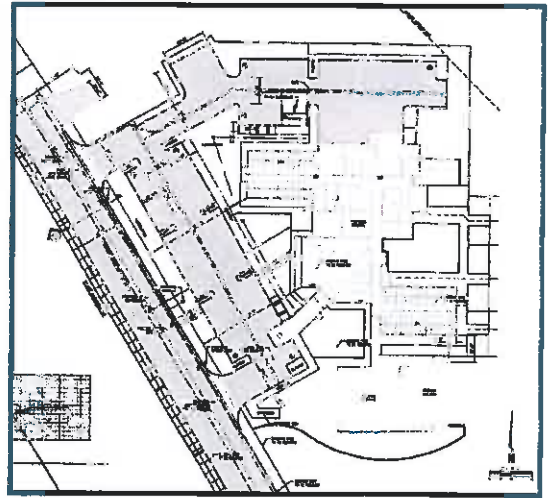
Staff recommends approval of Conditional Use Permit No. 2012-46, based on the findings and subject to the conditions contained in Resolution No. 2013-17.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-06 based on the findings in Resolution No. 2013-17.

PROJECT DESCRIPTION

Conditional Use Permit No. 2012-46 is to construct a new 17,000 square-foot, one-story animal control facility (ACF) to replace the existing ACF that is located on the west side of the Visalia Municipal Airport along Road 85. The existing ACF would be substantially demolished upon completion of the new ACF facility next door. The two northernmost outdoor kennel buildings and the crematory (which would be converted from propane to natural gas and relocated closer to the new main building) are all that would be salvaged from the existing ACF upon transfer of operations into the new ACF. The new facility will be managed entirely by the City and will house the legally mandated animal control functions required of the City, including: Pet licensing, detaining and evaluating lost or abandoned animals, rendering basic food, shelter, and care.. Staffing within the new ACF is anticipated to remain at the same level (22 fulltime equivalents) as at the current ACF.



The new facility can house approximately 225 dogs, cats, and lesser numbers of other large and small animals totaling approximately 15,000-18,000 animals per year. This is anticipated to reflect the maximum animal control needs of the cities of Visalia and Dinuba for the next 20 years. The facility will be a state-of-the-art, energy and labor efficient facility pursuant to the most contemporary industry standards. These include climate controlled office, kennel, and handling areas that operate on independent duct systems to preclude airborne cross contamination throughout the facility. The entire animal handling, food service and kennel areas will have built in sterilization equipment. Finally, the floor plan has been specifically organized in accordance with staff workflow procedures and public access and control needs.



The new ACF is also intended to be customer friendly to encourage visits by potential pet adopters. Customer friendly features include an attractive commercial entry and lobby area, attractive and easily accessible adoption kennels, "get acquainted" play areas, and private grieving and counseling areas.

The facility will be accessed from the same location as the current ACF- by way of Road 85, which connects with Walnut Avenue to the east, and Caldwell Avenue to the south. The existing parking area will be abandoned and restored to street and landscaping. A new 64-space parking lot will be located between the new building entrance and Road 85. Fifty-two spaces will be accessible to the public. Twelve spaces will be in a secure portion of the north parking area, adjacent to the staff entrance to the ACF. These spaces will be for unloading animals from City vehicles and for securing them when not in use.

BACKGROUND

The existing animal control facility has been in operation since 1958. The facility has expanded over the years, commensurate with area population growth, with added portable buildings used for offices and kennels, and with two additional improved kennel buildings. The facility has long exceeded its useable lifespan, and has become increasingly costly to maintain. In addition, the facility has generally been seen as diminished by industry standards for safe animal keeping, staff health and safety, and for customer attraction.

Beginning in 2006, the City Council formed an Animal Control Facility Subcommittee to research the City's current and future animal control needs, including a new ACF, staffing and for potential locations to site the new ACF. The Subcommittee included two Councilmembers, VOSPCA and City staffs. Between 2008 and 2011, the Subcommittee extensively educated itself on contemporary ACF design and features, as well as best animal care and pet adoption practices. The Subcommittee regularly reported back to the City Council on its findings and recommendations, including recommendations on possible locations and designs of a new ACF.

In December 2008, the City Council selected the site of the existing ACF as the preferred location. The selection was made over several other locations throughout the City. The City Council's decision was made on several considerations. These include the existing site's minimal costs to develop (City owned property with infrastructure and utilities already available) compatibility with the surrounding airport use, and minimal potential for opposition by neighboring property owners (as would have been the case with locations situated in more urban areas).

In April 2009, the City Council approved the basic design of the new ACF. The key criteria for its design was to be state of the art health and safety features for both animals and humans; customer friendly features to encourage and facilitate pet recoveries by owners and pet adoptions; labor, energy and resource efficiencies; and an attractive though frugal architectural theme. In April 2010, WLC Architects was awarded the contract for final design and construction of the new ACF at the selected location.

The existing facility has been managed under City contract by the Valley Oak Society for the Prevention of Cruelty to Animals (VOSPCA). VOSPCA has also conducted its administrative functions and community service activities at the existing ACF. The VOSPCA facilities will relocate their facilities from the existing ACF, coincidental with the completion of the new ACF. The VOSPCA relocation is not a part of this project, nor is the project dependent on the VOSPCA's vacation from the existing ACF.

The project is subject to review and approval by the Planning Commission, pursuant to the Visalia Airport Master Plan. The site is designated and zoned for Airport development. Public facilities, including kennels, are conditionally allowed uses in the Airport Master Plan area. Further, per Zoning Ordinance Chapter 17.38 (Conditional Use Permits), the Planning Commission is empowered to make discretionary determinations on projects whose location or characteristics require special consideration to ensure for compatibility with its surroundings, and consistency with the intent of the Zoning Ordinance and General Plan. The Planning Commission is empowered to approve or deny a CUP, or to apply

design and operational conditions to a use to ensure for the project's ongoing compatibility and consistency with its surroundings and with City Codes and policies.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Public Institution (PI)
Zoning:	Airport (AP)
Surrounding Land Use and Zoning:	North: Airport runway buffer area/ AP South: Existing ACF/ AP East: Airport runway/AP West: Rd 85, Hwy 99 beyond/ AP
Environmental Review:	Negative Declaration No. 2012-107
Special Districts / Designations:	Visalia Airport Master Plan
Site Plan:	Site Plan Review No. 2012-193

RELATED PLANS & POLICIES

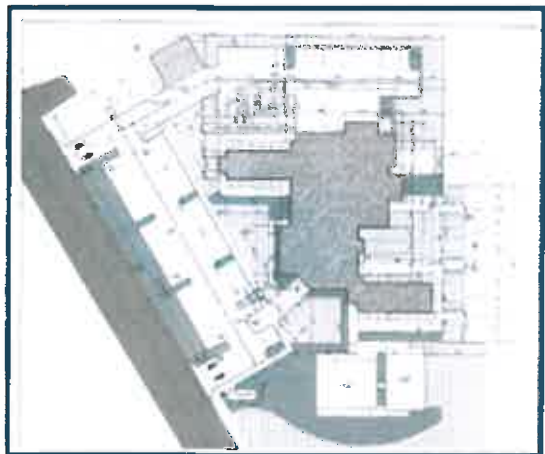
Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit request based on the project's consistency with the General Plan, Zoning Ordinance, Visalia Airport Master Plan, and with that of the City's mandated responsibilities for animal control. The new ACF would accommodate the City's present and future animal control needs in a way that would incorporate the best industry standards for health and safety, energy and staffing efficiencies, and for attracting customers with the intent of significantly increasing pet recoveries and adoptions, and reducing the incidents of euthanasia over current levels.

Facility Design and Capacity

The ACF's size and anticipated staffing needs is an extrapolation of a needs assessment conducted in May 2008. As previously noted, the original plan for the facility included all of the cities that were currently contracting for animal kenneling with the City of Visalia, and for continued contractual services to be rendered by the VOSPCA. The needs assessment assumed a human population of 354,000 in the year 2020 (for Visalia and all contracted cities). This translated to a 27,000 sq ft. facility to house 292 domestic animals per day. The 2008 needs assessment also assumed a uniform growth rate of 3% throughout the County of Tulare including all of the cities then contracted with the Visalia ACF and VOSPCA.



The scale of the current facility reflects that only the Cities of Visalia and Dinuba will use the facility, including termination of all VOSPCA non-profit activities on the site. The ACF size of 17,000 square feet and kennel capacity of 225 domestic animals corresponds to a combined buildout population of 244,000 for Visalia (2.6% annual growth rate) and Dinuba (2.8% annual growth rate), and an estimate of between 3 and 4 % of animal impounding needs per human population. It is hoped that the new ACF in conjunction with increased success in spaying/neutering and public education will foster increased pet returns to owners and adoptions- thus reducing kennel space needs.

However, the facility's design and function allows for increased kenneling capacity on both an interim and permanent basis, to be done safely and humanely, if actual future demands exceed these estimates. Increased kennel capacity can be accomplished in the short term by increasing the number of animals per kennel space (achievable due to better classification and segregation capabilities, and labor saving features of the new facility). Kennel space can be increased permanently by adding permanent kennels to the kennel wings, which have been designed for this potentiality. Alternately, there is sufficient space on the site to add detached kennel buildings as needed.

Site Location and Design

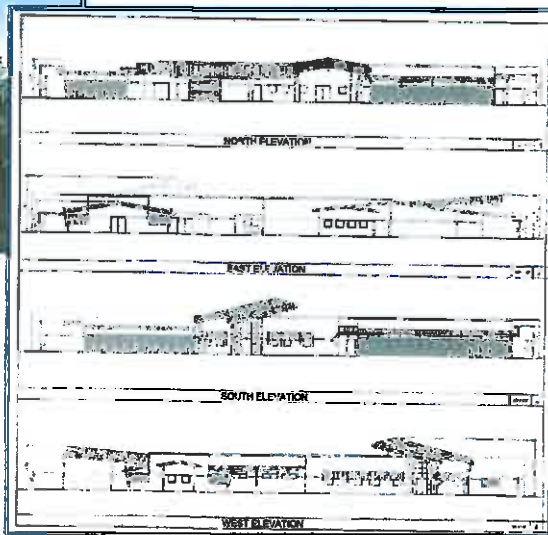
The site was selected because it offers the best combination of low site improvement costs, high public visibility, and its compatibility with adjacent or future uses. The City already owns the site as well as all surrounding acreage within the Visalia Airport Master Plan area. In addition, the City has expended considerable funds to extend utility and road infrastructure to the site, which can be re-used for the new ACF. In addition, the existing crematory and two kennel buildings will be integrated into the new ACF.

Landscaping will feature a mix of hardscape, ornamental tree and shrub plantings, and turf located in places where it can be used for kennel operations, such as pre-adoption play. All landscaping will comply with the City's adopted Water Efficient Landscape Ordinance. There are approximately 12 mature trees on the site that will be removed to accommodate the new ACF. None of these are Valley oak trees. New perimeter fences will be installed to replace all existing fencing. It will be colored coated chain link to present a uniform integral appearance with the balance of the new ACF.

During early review of the project by other public agencies, the FAA and state Division of Aeronautics expressed concerns that an on-site drainage retention pond could inadvertently create a waterfowl hazard for aircraft operations. Consequently, the on-site storm water retention system has been redesigned to distribute surface drainage along numerous shallow swales rather than a single larger ponding basin.

Building Architecture

The building will have a modern institutional architectural design. The building will be one-story block construction with contrasting finish with a green colored metal roof. The public entrance will be the most prominent and elaborate exterior



feature with a tall projecting canopy and commercial door and side lights. The purpose is to draw the visiting public's focus, and guide them to the customer entrance. The staff entrance will be located opposite the public entrance. It will have a secured driveway and parking area that leads directly to the animal holding and evaluation part of the kennels.

Airport and Land Use Compatibility

The project site is located in the Approach Departure Zone and Adjacent to Runway (Zone B-1) of the Visalia Airport Master Plan's compatibility plan. Per the Visalia Airport Master Plan, public facilities, including kennels, are conditionally allowed uses, subject to height and glare restrictions in consideration of airport flight operations. Flight operations, including aircraft noise, have not proven to be a problem for customers, ACF staff, or animals. Therefore, staff has concluded the proposed project is consistent with the Visalia Airport Master Plan.

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. 2012-107 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:
 - a. The proposed project is consistent with the Visalia Airport Master Plan.
 - b. 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.
 - c. 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. 2012-107 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. 2012-193.
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 constructed in substantial compliance with the floor plans attached herein as Exhibit "B" and Elevations "C".
4. That all signs shall require a separate building permit.
5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. 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.
6. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.

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" – Elevation Plan**
- **Exhibit "D"- Conceptual Color Renderings**
- **Visalia Airport Master Plan Sample Compatibility Map**
- **Initial Study / Negative Declaration**
- **Site Plan Review Comments**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Maps**

RELATED PLANS AND POLICIES

The following Zoning Ordinance policies apply to the proposed project:

17.50.010 Airport zoning regulations.

A. All of the provisions of Chapter 3, Part 7 of the Ordinance Code of Tulare County, as amended by Tulare County Ordinance No. 1233, are referred to, adopted as a city ordinance and made a part of this code, and all of the provisions thereof shall be applicable within the boundaries of the city.

B. All references to the County of Tulare in said Ordinance No. 1233 of the County of Tulare shall refer to the city of Visalia. (Prior code § 7621)

17.50.020 Legislative authority.

This chapter is adopted pursuant to the Airport Approaches Zoning Law of the state of California (commencing at Section 50485 of the Government Code of the state of California and the Planning and Zoning Law of the state of California (commencing at Section 65000 of the Government Code of the state of California). (Prior code § 7622)

17.50.060 Airport land use zone.

A. This section establishes an “AP” (airport) zone which will be an integral part of the Visalia zoning ordinance. The “AP” zone will allow only airport related land uses as follows:

17.50.090 Administration and enforcement.

A. The planning commission is designated as the agency for the administration and enforcement of this chapter.

B. The city building inspector shall not issue building permits for the construction, reconstruction or structural alteration of any structure within any of the zones established by Section [17.50.040](#) if said construction, reconstruction or structural alteration would result in violation of the provisions of this subsection any building permits so issued shall be null and void. (Prior code § 7627)

17.50.100 Permits.

Before that portion of any nonconforming structure which exceeds the height limitation established by the airport zoning map and Section [17.50.040](#) may be structurally altered and before any non-conforming structure or tree may be replaced, reconstructed, allowed to grow higher or replanted, a permit must be secured from the planning commission authorizing such structural alteration, replacement, reconstruction or change. Those portions of an existing nonconforming structure below the applicable height limitations may be structurally altered, repaired and added to, and those portions of an existing nonconforming structure above the applicable height limitation may be repaired and minor replacements made therein, without securing such a permit unless such structural alteration, repair, addition or enlarge that portion of the structure which exceeds the applicable height limitation. No such permit shall be granted that will allow the establishment or creation of an airport hazard or permit a nonconforming structure or tree or non-conforming use to be made or become higher or become a greater hazard to air navigation that it was

on the date that this chapter was made applicable to a particular airport or than it was when the application for a permit was made, but all other application for such permits shall be granted. (Prior code § 7628)

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.

D. 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)

Visalia Airport Master Plan

4.2. Safety

- 4.2.1. *Objective* — The intent of land use safety compatibility criteria is to minimize the risks associated with an off-airport aircraft accident or emergency landing.
 - (a) Risks both to people and property in the vicinity of an airport and to people on board the aircraft shall be considered.
 - (b) More stringent land use controls shall be applied to the areas with greater potential risk.
- 4.2.2. *Risks to People on the Ground* — The principal means of reducing risks to people on the ground is to restrict land uses so as to limit the number of people who might gather in areas most susceptible to aircraft accidents. (Methods for determining the concentration of people for various land uses are provided in Appendix C.)
- 4.2.3. *Land Uses of Particular Concern* — Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Children's schools and day care centers (with 7 or more children), hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped shall be prohibited within *Compatibility Zones A, B1, B2, and C*.
 - (a) This general policy may be superseded by airport specific policies (see Chapter 3).
 - (b) Hospitals are medical facilities which include provision for overnight stays by patients. Medical clinics are permitted in *Compatibility Zone C* provided that these facilities meet the maximum intensity standards found in Table C1, *Primary Compatibility Criteria*.

- 4.2.4. *Other Risks* — Storage of fuel and other hazardous materials within the airport environs is restricted as follows:
- (a) Within *Compatibility Zone A*, storage of any such substance is prohibited.
 - (b) Within *Compatibility Zones B1* and *B2*, only the following is permitted:
 - (1) Fuel or hazardous substances stored in underground tanks.
 - (2) On-airport storage of aviation fuel and other aviation-related flammable materials.
 - (3) Up to 2,000 gallons of nonaviation flammable materials.
- 4.2.5. *Open Land* — In the event that a light aircraft is forced to land away from an airport, the risks to the people on board can best be minimized by providing as much open land area as possible within the airport vicinity. This concept is based upon the fact that many light aircraft accidents and incidents occurring away from an airport runway are controlled emergency landings in which the pilot has reasonable opportunity to select the landing site.
- (a) To qualify as open land, an area must be:
 - (1) Free of structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
 - (2) Have minimum dimensions of at least 75 feet by 300 feet.
 - (b) Roads and automobile parking lots are acceptable as open land areas if they meet the above criteria. The arrangement of light fixtures is a paramount design consideration.
 - (c) Open land requirements for each compatibility zone are to be applied with respect to the entire zone. Individual parcels may be too small to accommodate the minimum-size open area requirement. Consequently, the identification of open land areas must initially be accomplished at the general plan or specific plan level or as part of large-acreage projects.
 - (d) Clustering of development, subject to the limits indicated in Policy 4.2.6, and providing contiguous landscaped and parking areas is encouraged as a means of increasing the size of open land areas.
 - (e) Building envelopes and the airport compatibility zones should be indicated on all development plans and tentative maps for projects located within the influence area of airports covered by this *Compatibility Plan* in order to assure that individual development projects provide the open land areas identified in the applicable general plan, specific plan, or other large-scale plan.
- 4.2.6. *Limitations on Clustering* — Policy 4.2.5.(d) notwithstanding, limitations shall be set on the maximum degree of clustering or usage intensity acceptable within a portion of a large project site.
- (a) Clustering of new residential development shall be limited as follows:

(1)Zone A: Not applicable.

(2)Zone B1: Not permitted except that individual dwelling units on contiguous parcels, each meeting the 5-acre minimum parcel size requirement, can be located near the common edge or corner of the parcels. Buildings shall be located as far as practical from the extended runway centerline and shall be limited to a maximum of two stories in height.

(3)Zone B2: Minimum lot size of 0.5 acres (i.e., a maximum of double the average density of 1.0 dwelling units per acre). Buildings shall be a maximum of three stories in height.

(4)Zones C and D: No limit.

(b) As indicated in Table C1, usage intensity of new nonresidential development shall be limited as follows:

(1)Zone A: No clustering permitted.

(2)Zone B1: Maximum of 50 people per any individual acre (i.e., a maximum of double the average intensity criterion set in Table C1). Multi-story retail uses, fast-food establishments, large shopping centers (500,000 or more square feet), theaters, motels, and similar uses typically do not comply with this criterion.

(3)Zone B2: Maximum of 100 people per any individual acre (i.e., a maximum of double the average intensity criterion set in Table C1). Fast-food establishments, large shopping centers (500,000 or more square feet), theaters, motels, and similar uses typically do not comply with this criterion.

(4)Zone C: Maximum of 300 people per any individual acre (i.e., a maximum of triple the average intensity criterion set in Table C1). Large shopping centers (500,000 or more square feet), theaters, multi-story motels or hotels with conference centers, and similar uses typically do not comply with this criterion.

(c) For the purposes of the above policies, the areas to be evaluated shall be squares (e.g., 209 feet by 209 feet for a 1-acre area).

(d) In no case shall a proposed development be designed to accommodate more than the total number of dwelling units per acre (for residential uses) or people per acre (for nonresidential uses) indicated in Table C1 times the gross acreage of the project site. A project site may include multiple parcels.

4.3.2. *Height Restrictions* — The height of objects within the influence area of each airport shall be reviewed, and restricted if necessary, according to the criteria below. The locations of these zones are depicted on the respective *Compatibility Map* for each airport. In considering exceptions to the specified height limits, the Commission shall consider FAR Part 77, TERPS, and airport design standards, together with the results of any Federal Aviation Administration aeronautical study of the proposal in question.

(a) *Within Compatibility Zone A:* The height of all objects shall be limited in accordance with applicable Federal Aviation Administration criteria including FAR Part 77 and airport design standards. In most of *Zone A*, the allowable height is less than 35 feet and, in some locations, is zero. Implementation of these limitations on property not controlled by the airport may necessitate airport acquisition of fee title or easements on the affected property.

(b) *Within Compatibility Zone B1:*

(1) Objects up to 35 feet tall are acceptable and do not require ALUC review for the purposes of height factors.

RESOLUTION NO. 2013-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2012-46, A REQUEST BY THE CITY OF VISALIA TO CONSTRUCT A 17,000 SQUARE FOOT ANIMAL CONTROL FACILITY ON APPROXIMATELY 3.9 ACRES IN THE AIRPORT ZONE DISTRICT, INCLUDING PARTIAL DEMOLITION OF THE EXISTING ANIMAL CONTROL FACILITY ON THE SITE. THE SITE IS LOCATED AT 1800 S. PLAZA DRIVE (APN: 081-090-018)

WHEREAS, Conditional Use Permit No. 2012-46, is a request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located at 1800 S. Plaza Drive (APN: 081-090-018); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 8, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2012-46, as conditioned by staff, 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. 2012-107 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

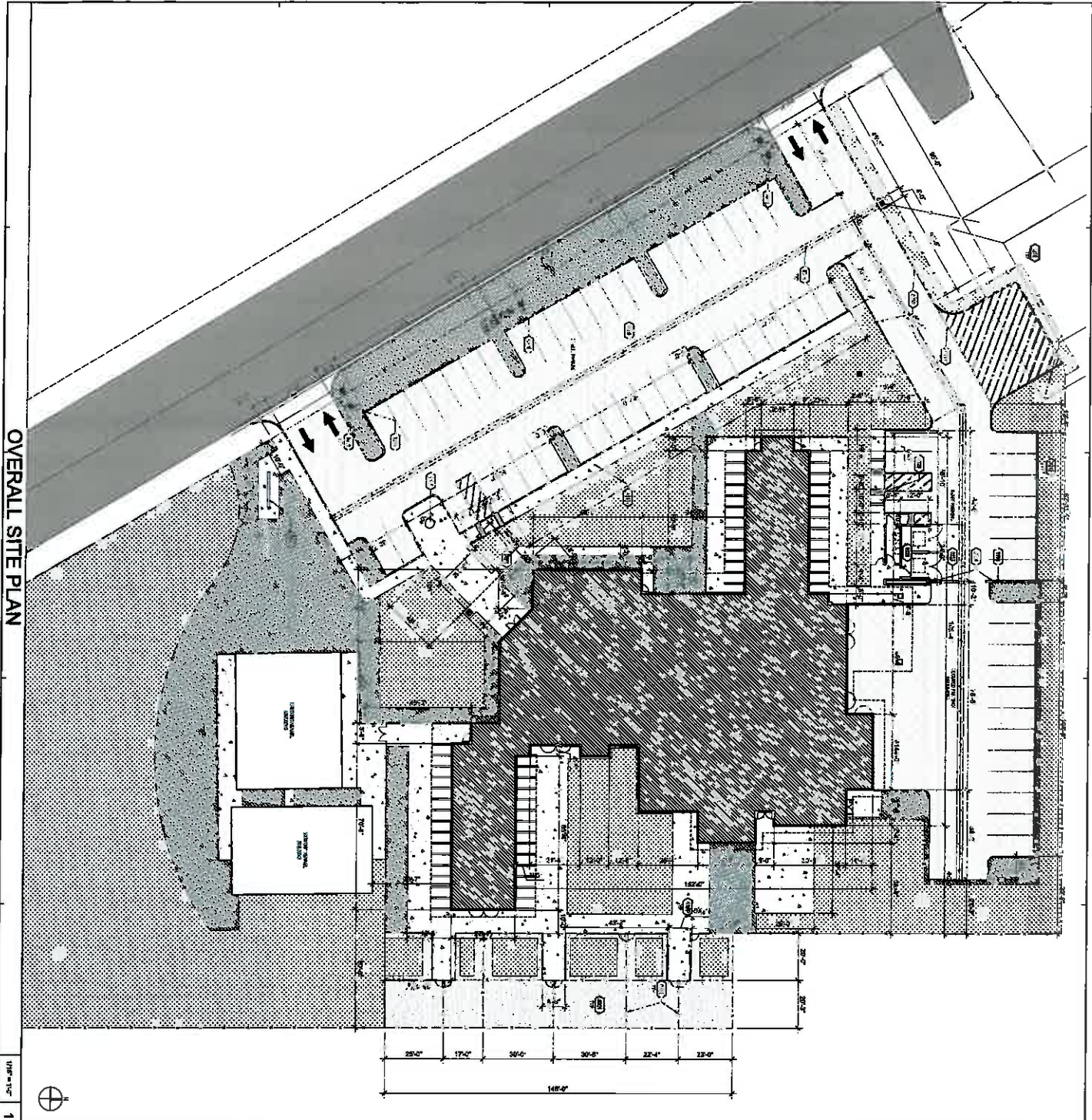
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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:
 - a. The proposed project is consistent with the Visalia Airport Master Plan.
 - b. 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.
 - c. 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. 2012-107 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. 2012-193.
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 constructed in substantial compliance with the floor plans attached herein as Exhibit "B" and Elevations "C".
4. That all signs shall require a separate building permit.
5. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. 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.
6. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.



OVERALL SITE PLAN

1/8" = 1'-0"

- (414) CONCRETE CURB
- (415) CONCRETE SIDEWALK
- (416) 6" SITE STREET IMPROVEMENT, SET ON PMS
- (417) ASPHALT CONCRETE PAVING
- (418) PORTLAND CEMENT CONCRETE PAVING
- (419) FINE GRANULAR SET ON PMS
- (420) FINE GRANULAR SET ON PMS
- (421) PAVING, SET LANDSCAPE DIMS
- (422) 7'-0" HIGH BOLLARD
- (423) 7'-0" HIGH BOLLARD
- (424) 7'-0" HIGH BOLLARD
- (425) 4" HIGH BOLLARD
- (426) FRACKED DRAINAGE AT 40" SPACING, 18" DIA. DIPS
- (427) 18" DIA. CURB
- (428) 6" HIGH CONCRETE CURB
- (429) CONCRETE CURB, SET ON PMS
- (430) CONCRETE CURB, SET ON PMS
- (431) FLAPWALL
- (432) UNPAVED PARKING SPACE
- (433) 18" DIA. CURB
- (434) 18" DIA. CURB
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REFERENCE NOTES

LEGEND

PROJECT DESCRIPTION:
ANIMAL CONTROL FACILITY, NEW PRIMARY BUILDING REPLACING EXISTING FACILITY. BUILDING INCLUDES 8 BAY IN-DOOR HOUSING DOGS BARRACKS AND ROOMS DESIGNATED FOR PUPPY CARE, CAT CARE, AND OTHER SMALL ANIMAL. SITE DEVELOPMENT INCLUDING ROAD IMPROVEMENTS.
PROPERTY OWNER: CITY OF VISALIA
SITE ADDRESS: APPROXIMATELY 3.5 ACRES
BUILDING SQUARE FOOTAGE: APPROXIMATELY 17,000 SF
ARCHITECT:
M.A. ARCHITECTS, INC. ONE BEANUP OF THE CITY OF VISALIA
1115 ROCHSTER - 4TH FLOOR, SUITE 100
FANBUCK CIRCLE, VISALIA, CA 93278
PROJECT ADDRESS OR LOCATION:
2870 CALIFORNIA BL. VISALIA, CALIFORNIA 93277
TOWNSHIP & RANGE:
PORTION OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 24 EAST
ASSASSINRY PLAT, NUMBER AND ADDRESS:
441800000000, TULARE COUNTY, CALIFORNIA

SITE DATA

WEC
Architects, Inc.
SOUTHERN CALIFORNIA
3800
14000
California 91702-0779
Tel: 951-951-9999

VISALIA ANIMAL CONTROL FACILITY
CITY OF VISALIA
VISALIA, CALIFORNIA

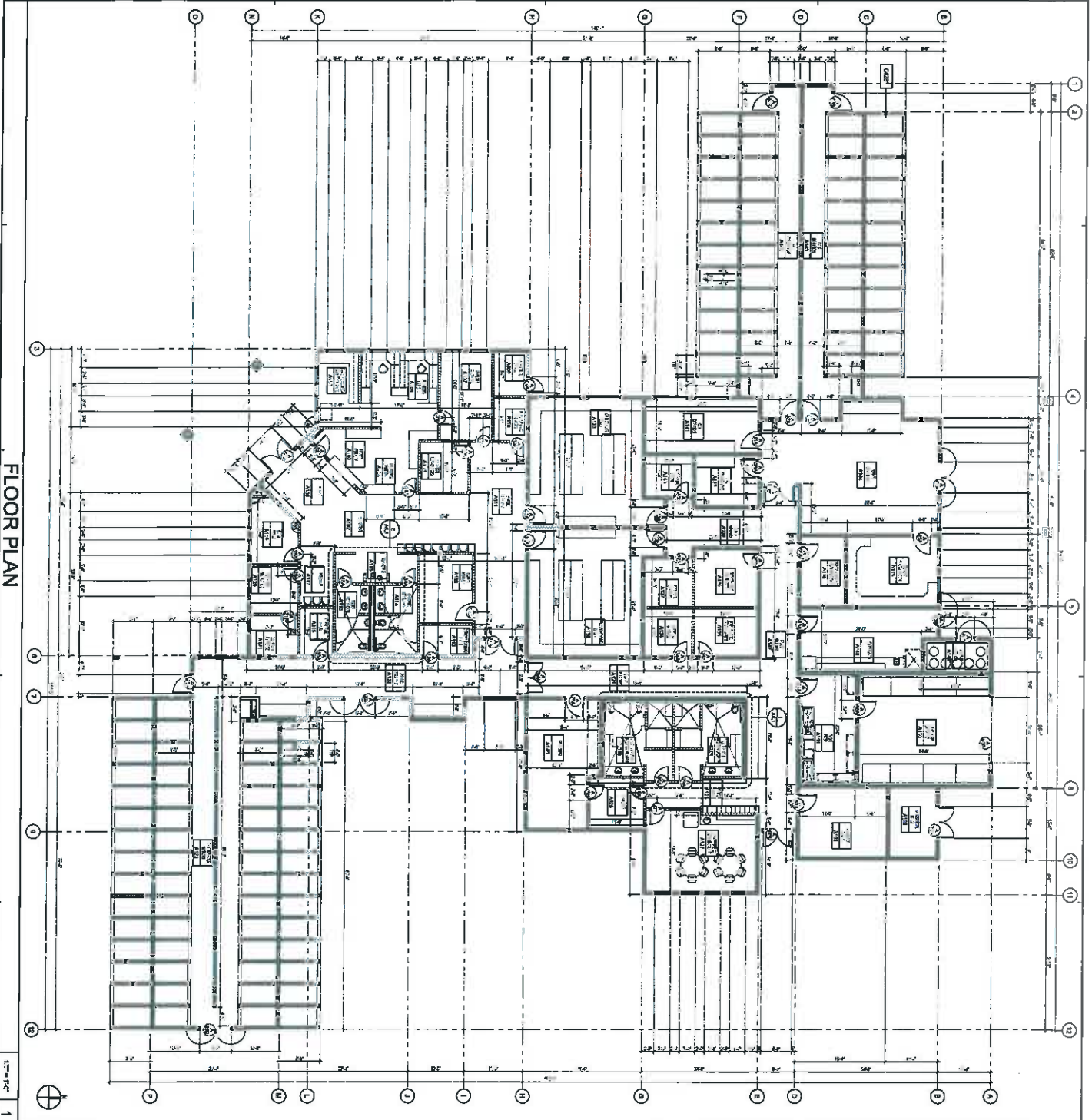
DATE: 11/11/12
SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 173400

DATE: 11/11/12
SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 173400

DATE: 11/11/12
SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 173400

R250 2013-17 Ex 4 A

FLOOR PLAN



REFERENCE NOTES

LEGEND

DRAWING NUMBER
A2.1

NO	DATE	BY	DESCRIPTION

DESIGNED BY: [Signature]
 DRAWING NO: A2.1
 DATE: 10/20/2014
 PROJECT NUMBER: 102009



VISALIA ANIMAL CONTROL FACILITY
 CITY OF VISALIA
 VISALIA, CALIFORNIA



WEC
Architects, Inc.
 ARCHITECTS - CALIFORNIA LICENSE # 11111
 SOUTHERN CALIFORNIA
 8145 Redondo Avenue, Suite 100
 Culver City, CA 90230
 Tel: 310-557-8800
 Fax: 310-557-8999

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Exhibit D 106 b



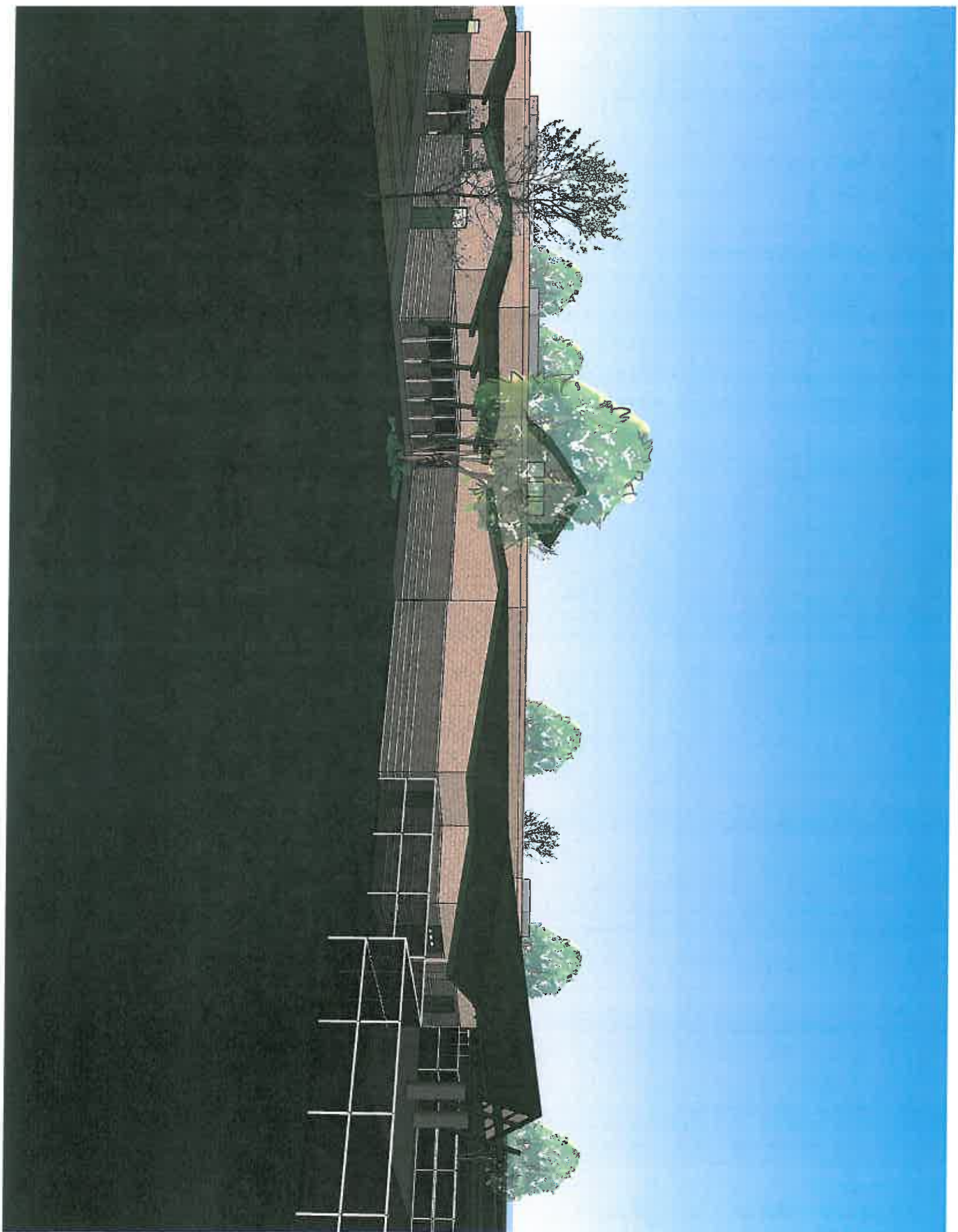
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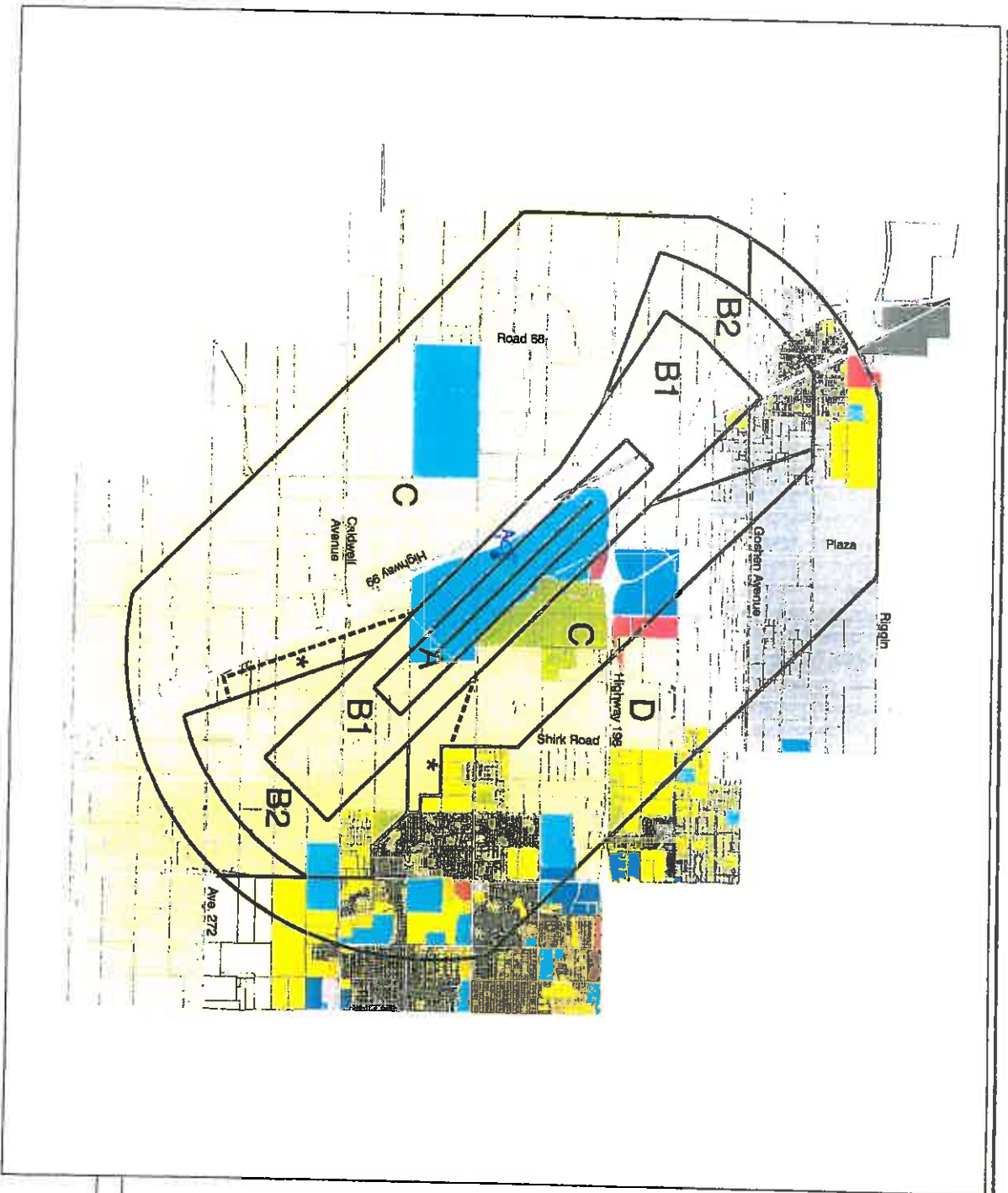


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4015





Land Use Designations

- Agriculture
- Business Research Park
- Conservation
- Convenience Commercial
- Community Commercial
- Central Business District
- Highway Commercial
- Neighborhood Commercial
- Service Commercial
- Shopping/Office Commercial
- Heavy Industry
- Light Industry
- Professional/Administrative Office
- Park
- Public Institutional
- Rural Residential
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Urban Reserve

* Interim B1 Zone. Will be changed to C Zone when the runway is extended to 8,000'.



Source: Mead & Hunt (March 2009)

Figure 5D

Sample Compatibility Map
Vrealla Municipal Airport

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2012-46

Project Description: Conditional Use Permit No. 2012-46 is a request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site.

Project Location: The site is located at 1800 S. Plaza Drive (APN: 081-090-018)

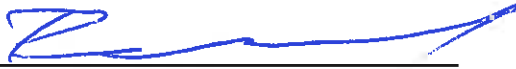
Contact Person: Paul Scheibel, AICP, Planning Services Manager Phone: (559) 713-4369

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. 2012-107 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 March 14, 2013, to April 2, 2013.

Date: 3-8-13

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2012-46

Project Description: Conditional Use Permit No. 2012-46 is a request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site.

Project Location: The site is located at 1800 S. Plaza Drive (APN: 081-090-018), in the City of Visalia, Tulare County, California.

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: 3-8-13

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: Conditional Use Permit No. 2012-46 is a request by the City of Visalia, to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located adjacent to the north of the existing animal control facility located at 1800 S. Plaza Drive (APN: 081-090-018).

The new facility will include the legally mandated governmental functions associated with the City's public health and safety responsibilities associated with animal control, including: Pet licensing, detaining lost or abandoned animals, evaluating their health and disposition, segregating them by type, health condition, and temperament, rendering basic food, shelter, and care until such time as animals are claimed by their owners, adopted, or otherwise disposed of. The facility will continue to use a crematory located on the existing site for the safe and economic disposal of animal carcasses. In addition, the two northern-most outdoor kennels will be retained and continue to be used as part of the project. The other buildings and facilities associated with the current facility will be demolished and removed from the site.

Current Situation: The City of Visalia is seeking to construct a new state-of-the-art, energy and labor efficient animal control facility (ACF) to replace its existing ACF. The existing ACF has become dated and generally inadequate for the City's humane animal care requirements and as a facility for encouraging visits by potential pet adopters. The existing facility is located at the Visalia Airport adjacent to the south of the proposed new ACF. It is managed by the Valley Oak Society for the Prevention of Cruelty to Animals (VOSPCA). VOSPCA currently conducts its administrative functions and community service activities (owner surrenders, pet adoptions, education and outreach, etc.) at the existing ACF. The existing ACF also provides kenneling facilities for four other cities in addition to the City of Visalia for which VOSPCA provides under separate contracts with each of the cities. The existing ACF handles approximately 15,000 animals per year with an average daily animal count of 170 dogs and cats. Of this total, approximately 110 (65%) are placed from within the City of Visalia. The remaining 35% come from the other cities that contract for services at the ACF. Presently, over 70% of the animals taken in are eventually euthanized after the mandatory four-day hold period.

Changes Envisioned With the New ACF: The new ACF is intended to encourage greater public access and participation to reduce the frequency of euthanasia, and to provide the healthiest and most humane care practical for animals under the City's charge. Three of the four other cities that presently use the facility and staff under contract with the VOSPCA will no longer contract for animal control services. Only the City of Dinuba will continue to contract for these services through a contract directly with the City of Visalia. Dinuba accounts for approximately 5% of the animals brought to the current ACF. In addition, the VOSPCA will terminate its animal control functions in favor of its education, adoption, and spaying and neutering programs. The VOSPCA facilities will relocate from the existing ACF, coincidental with the completion of the new ACF. The VOSPCA relocation is not a part of this project, nor is the project dependent on the VOSPCA's vacation from the existing ACF.

The new facility has been designed to house approximately 225 dogs, cats, and lesser numbers of other large and small animals totaling approximately 15,000-18,000 animals per year. This is anticipated to reflect the maximum animal control needs of the cities of Visalia and Dinuba for the next 20 years. The City could realize an actual reduction in its kenneling needs if licensing and spaying/neutering programs become more successful in the coming years.

Staffing within the new ACF is anticipated to remain at the same level (22 fulltime) as the existing facility, despite its increased capacity. This will be due to realized efficiencies in space utilization and work flow, and improved animal kenneling, and cleaning technologies included with the new ACF. The building aesthetics and site improvements are intended to be designed with a cost-efficient, sustainable, utilitarian design theme. Sustainable design features including passive energy and water conservation measures in construction, landscaping, maintenance and operations are vital to the overall project. The cleaning, ventilation, and animal handling components of the new ACF are expected to be the best available technology (BAT).

B. Identification of the Environmental Setting: The project is situated adjacent north of the existing ACF, on the grounds of the Visalia Municipal Airport. The nearest building is 400 feet from the runway's west taxiway, and is within Compatibility Zone B1 (Approach Departure Zone) as shown in the Visalia Airport Master Plan. The existing and proposed uses- animal control facilities are considered allowable uses in the B1 Zone. The maximum obstruction height (buildings, tress, etc.) allowed in the B1 Zone is 35 feet. The proposed project meets this standard. The site is level and

averages 290 feet in elevation. The site is in FEMA flood zone AE with a minimum floor elevation of 292ft.. The site and building design accounts for this by proposing a finished floor elevation of 293 feet, this will include all new outdoor kennels.

There are approximately 12 trees on the site that will be removed as a result of the project. However, none of the trees are protected Valley Oak trees. Access to the site is by Road 85 which is a closed ended frontage road extending from Aviation Road to the south. The frontage along the new site will be improved with new pavement, curb, gutter and landscaping.

The adjacent areas to the new ACF site are as follows:

North:	Airport – Vacant
South:	Airport – Existing ACF, Covered truck loading area beyond
East:	Airport – Vacant land, taxiway beyond
West:	Airport- Rd 58, State Hwy 99 beyond

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 designated and zoned for Airport development. Per the Visalia Airport Master Plan, public facilities, including kennels, are conditionally allowed uses. Therefore, the proposed project is consistent with the Zoning Ordinance, Land Use Element of the General Plan, and the Visalia Airport Master 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 & infrastructure impacts of the proposed project.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

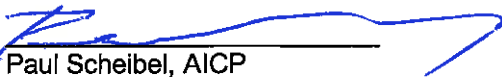
V. SUPPORTING DOCUMENTATION

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.
- Visalia Animal Shelter Project Greenhouse Gas Analysis, Prepared by Quad-Knopf Consultants, March 2013.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Paul Scheibel, AICP
Planning Services Manager/Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2012-46		
NAME OF PROPONENT:	City of Visalia	NAME OF AGENT:	Lisa Cox, WLC Architects
Address of Proponent:	707 W. Acequia Visalia, CA 93291	Address of Agent:	8163 Rochester Ave. Rancho Cucamonga, CA 91730
Telephone Number:	(559) 713-4480	Telephone Number:	(909)987-0909
Date of Review	March 8, 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?
- 1 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?
- 2 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?

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:

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

- 2 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?

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?
- 2 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?
- 2 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 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:

- 2 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?
- 2 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)?
- 2 e) Result in inadequate emergency access?
- 2 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. The proposed project is the construction of a 17,000 sq.ft. facility to replace the existing animal control facility (ACF) at the same location. The design of the facility is that of a single-story structure. The existing facility is also single-story. The existing and new facilities are approximately five feet below surface grade of Hwy 99 which is approximately fifty feet to the west. Consequently, no new obstructions to views of the Sierra Nevada Mountains will occur as a result of the project. Generally, the project will result in a net enhancement to aesthetics in that the existing worn and dilapidated buildings of the existing ACF with a modern and cohesive façade and facility.
- 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 will create some new sources of light 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. No further mitigation is required.

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 timber land currently located on the site.
- d. There is no forest or timber land 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 may be some generation of odors associated with the project and regular processing operations associated with the pet food manufacturing plant; however the odors are not known to be objectionable, unpleasant, or harmful.

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/airport 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 require 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 redevelopment and expansion of this site for a mandated public function at a public (Airport) designated site, in accordance with the City's Zoning Ordinance and General Plan. Based on the Analysis prepared for the project, it will not result in a significant generation of GHG emissions, for construction, or operations. This conclusion is based on the facts that construction activities will be completed before 2020 when the City is required to reduce GHG emissions to 1990 standards. Further, the method of construction and standards required for the site and the building meet the standards prescribed as best available practice.
- b. The State of California has enacted the Global Warming Solutions Act of 2006, which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020. The California Air Resources Board (CARB) is required to identify the state's GHG emissions levels in 1990, and adopt emission limits and reduction measures to take effect in 2012. To date, CARB has not adopted GHG emissions limits and emission reduction measures that apply to industrial land uses. The development will comply with all required federal, state, regional, and local requirements in association with the construction and regular operations associated with the site. As concluded in the GHG Analysis, compliance with these requirements will not result in a significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- 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 Compatibility Zone B1 (Approach Departure Zone) as shown in the Visalia Airport Master Plan. The existing and proposed uses-animal control facilities are considered allowable uses in the B1 Zone. The maximum obstruction height

(buildings, tress, etc.) allowed in the B1 Zone is 35 feet. The proposed project meets this standard. 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 a partially developed airport/industrial site. The site improvement plans conclude that utilizing low depth swales onsite will provide fully adequate retention of stormwater accumulated on the site. This meets the City's improvement standards for managing storm water runoff 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 design includes provisions for on-site detention and percolation of stormwater accumulations through low swales on the project site. This meets the City's improvement standards for managing storm water runoff, 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 site is in FEMA flood zone AE with a minimum floor elevation of 292. The site and building design accounts for this by proposing a finished floor elevation of 293 feet, this will include all new outdoor kennels. 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 noise generation that is unique to animal kennels. This is typified by periods of constant dog barking. However, there are no noise sensitive receptors in the area. Further, the adjacent noise producing uses (Hwy 99 and the Airport taxi and takeoff runways produce ambient and episodic noises that would exceed those being produced by the animal control facility.

Long term traffic anticipated with the project would include daily traffic for approximately 100 employees and visitors. In addition, it is anticipated that larger delivery and service trucks will average two per day. Short term traffic will also be anticipated in association with construction taking pace on the site. Traffic and related noise impacts from the proposed project will occur along Road 85, which is designated as a limited access road for the existing ACF and the west side of the Airport. No project traffic is expected to impact 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 existing uses near the project area that create ground-borne vibration or ground-borne noise levels. However, these are existing conditions and the project would not be adversely affected by these effects.

Long term traffic anticipated with the project would include daily traffic for employees, visitors and services vehicles. Short term traffic will also be anticipated in association with construction taking pace on the site. Traffic and related noise impacts from the proposed project will occur along Rd 85, which is designated as a limited access road. The nearest residential units are at Walnut St at Shirk Rd. 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. Noise levels will decrease beyond current levels as a result of the project because more animals will be kenneled indoors instead of in outdoor kennels. These levels will be typical of noise levels associated with urban development. The City's standards for setbacks and/or construction of walls along major streets will reduce noise levels to a level that is less than significant.

Long term traffic anticipated with the project would include daily traffic for employees, visitors and services vehicles. Short term traffic will also be anticipated in association with construction taking pace on the site. Traffic and related noise impacts from the proposed project will occur along Rd 85. The nearest residential units are at Walnut St at Shirk Rd. 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 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 Station 53 located at the Visalia Airport. This station can adequately serve the site without a need for alteration. Proportionate 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 generate new students. In order to address indirect impacts. Further, public buildings are exempt from School Impact fees. 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.
- 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 of the site will result in short-term increased traffic in the area due to construction of the site, but will not cause a substantial increase in traffic on the city's existing circulation pattern. The proposed ACF building will result in similar traffic generation as the existing ACF in the same location. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use.
- b. Development of the site will result in short-term increased traffic in the area due to construction of the site, but will not cause a substantial increase in traffic on the city's

existing circulation pattern. The new ACF will result in similar traffic generation as the existing ACF in the same location. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use. This increase can be sufficiently accommodated by existing roadways in the vicinity without affecting Level Of Service standards established by the City of Visalia Circulation Element. The project is not proposed to substantially exceed what has already been planned for the area.

- 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 be required to meet the City's parking requirements as required in the City's Zoning Ordinance.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The site is projected for urban development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project site is a developed site which is currently connected to existing City sanitary sewer lines. Usage of the existing lines is consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.
- c. Stormwater management for the project site will be accommodated by on site retention techniques using semi pervious surfacing and bioswales. This 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. Removal of animal carcasses that are not cremated will continue to be handled by a specialized disposal company.
- 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 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.**

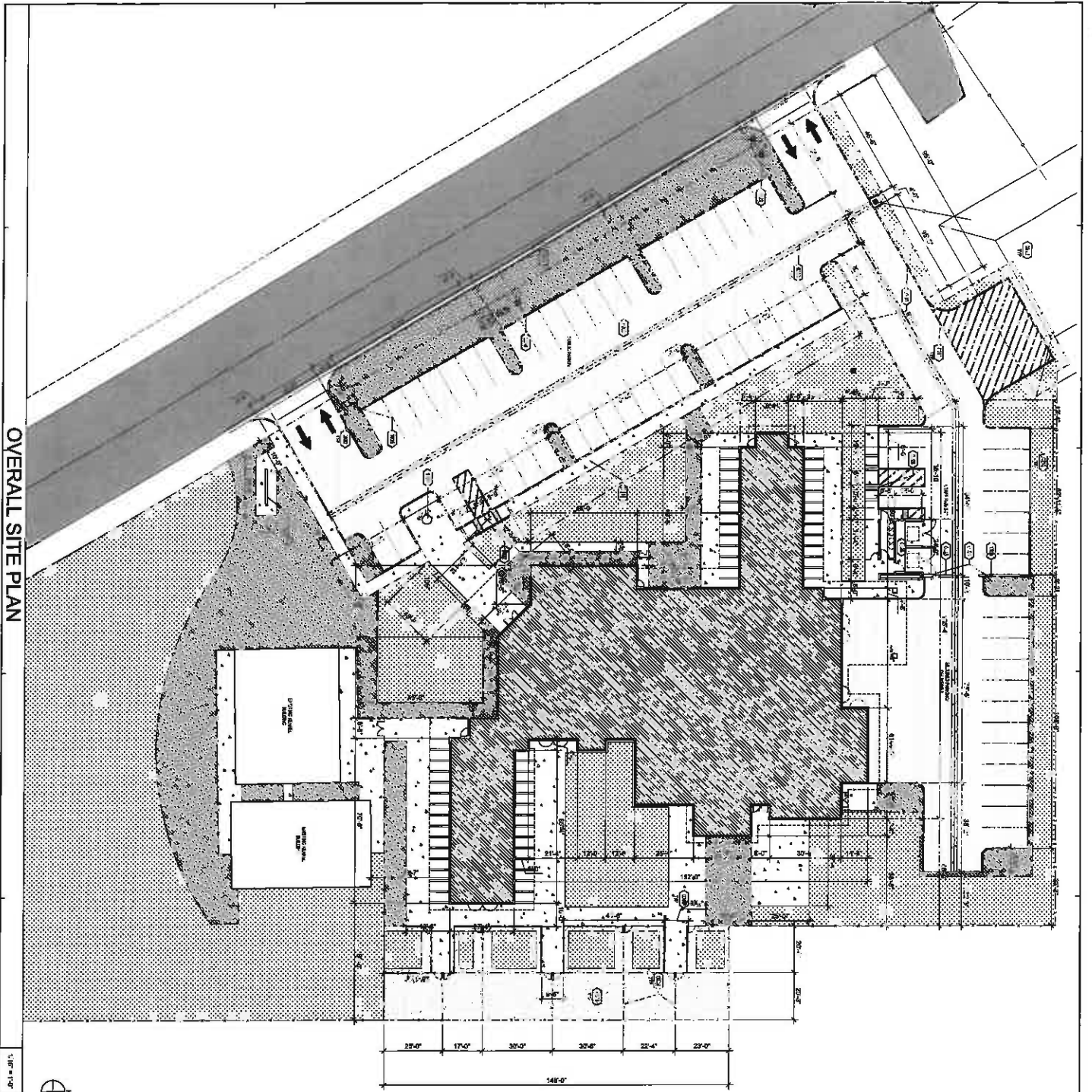


 City of Visalia

2-8-13

 Date





OVERALL SITE PLAN

1/8" = 1'-0"

1

- (110) CONCRETE DRIVE
- (111) CONCRETE DRIVE
- (112) 0'-10" ASBESTOS REMEDIATION, SET CURB DIMS
- (113) 7'-0" CONCRETE DRIVE
- (114) ASPHALT DRIVE
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REFERENCE NOTES

LEGEND

PROJECT DESCRIPTION:
ANIMAL CONTROL FACILITY, NEW PRIMARY BUILDING REPLACING EXISTING FACILITY. BUILDING INCLUDES 99 BULKY IN HOOD/OUTDOOR DOGS KENNELS AND ROOMS DEDICATED FOR PUPPY CARE, C/T CASES, AND OTHER SMALL ANIMALS. SITE DEVELOPMENT INCLUDING RR AND IMPROVEMENTS.
PROPERTY OWNER: CITY OF VISALIA

SITE ADDRESS: APPROXIMATELY 13.4 ACRES
BUILDING SQUARE FOOTAGE: APPROXIMATELY 17,000 SF

APPLICANT:
1. LC ARCHITECTS, INC. (ON BEHALF OF THE CITY OF VISALIA)
8183 HENDERSON AVENUE, SUITE 100
RANCHO CUCUMON, CA 91730

PROJECT ADDRESS (ON LOCATION):
28015 CALIFORNIA VISALIA, CALIFORNIA 93277

TOWNSHIP & RANGE:
PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 24 EAST

ASSESSORS PARCEL NUMBER AND ADDRESS:
APRIL-08-0916, TULARE COUNTY, CALIFORNIA

SITE DATA

CONSULTANT

WFC Architects, Inc.
Architects, Inc. No. 001-001-0001
SOUTHERN CALIFORNIA
8183 Henderson Avenue, Suite 100
Rancho Cucamonga, CA 91730
Tel: 909-907-0000
Fax: 909-907-0000

VISALIA ANIMAL CONTROL FACILITY
CITY OF VISALIA
VISALIA, CALIFORNIA

DATE: 10/01/09
SCALE: 1/8"=1'-0"
PROJECT NUMBER: 101200

DR. BY: JLN
CHECKED BY: GJM
DATE: 10/01/09

NO. DATE BY REVISION

NO.	DATE	BY	REVISION

SHEET NUMBER: A1.1

SITE PLAN

DATE: 10/01/09

TRAFFIC IMPACT STATEMENT
FOR
CITY OF VISALIA
ANIMAL CARE FACILITY

PREPARED BY:
Mario Cifuentez
Animal Control Liaison
November 16, 2012

I. INTRODUCTION

City staff has prepared a traffic impact statement to fulfill the requirements of the Site Plan Review committee, for those projects seeking approval for a Conditional Use Permit (CUP). The site is located on Dia 85, the frontage road along Highway 99, west of the Visalia Airport. The site location is illustrated on the attached map.

Upon approval of the CUP, the site will be developed with a new Animal Care Facility. Access to the proposed development will be provided by an extension of Dia 85, pursuant to City standards.

II. EXISTING CONDITIONS

The subject site is currently vacant. To the South of the subject site is the existing animal shelter. South of that is the airport's west side ramp, which is mostly used for driving schools and law enforcement driver's training.

Dia 85 is a north/south two-lane roadway, maintained by the County, which intersects Caldwell Avenue to the south and terminates at the existing shelter site in the north.

III. PROPOSED DEVELOPMENT

Upon approval, the City is proposing to construct a new 17,000 sf Animal Control Facility on 3.9 ACRES. The project includes a new primary building, to replace the existing facility, and site development including parking, outdoor holding areas and road improvements. The primary building includes 59 built-in indoor/outdoor dog kennels and rooms dedicated for puppy cages, cat cages, and other small animals.

IV. TRIP GENERATION

Currently vehicle trips are generated by employees at the shelter, animal control vehicles and citizens traveling to and from the shelter while searching for a lost animal or an animal to adopt.

There are 22 employees at the shelter, which generate the bulk of their vehicle trips between 8-9 am and 5-6 pm; before the shelter opens to the public and after it closes.

The shelter currently houses animals for the Cities of Visalia, Tulare, Dinuba, Farmersville and Exeter. Each city maintains their own animal control personnel, which pickup stray, injured and vicious animals and bring them to the shelter for housing.

The vehicle trips generated vary by agency with the vast number of animals being brought to the shelter by Visalia Animal Control staff, with Tulare a distant second. The Visalia trucks are equipped with multiple storage pods, which lessens the number of daily trips back to the shelter. Tulare averages deliveries of 10 animals per day to the shelter, over the course of the year, which equates to roughly 4 vehicle trips per day.

Dinuba, Exeter and Farmersville all average less than 2 animals per day, which would result in a maximum of 2 vehicle trips per day for each of those agencies.

Remaining trips would be generated by citizens, from the various communities, that visit the shelter. A relatively high percentage of those vehicle trips are attributed to Tulare citizens. The City of Tulare requires that each citizen pay the fees due for a lost animal at the City offices. However, the citizen is required to identify the animal at the shelter prior to paying the fees. This results in the citizen having to visit the shelter twice in order to recover their animal and consequently, doubles the vehicle trips for that purpose.

Very few citizens from Dinuba, Exeter and Farmersville visit the shelter to look for lost animals or those available for adoption. There is an understood standard in the industry that if the average animal owner has to travel farther than 12 miles to look for a lost animal, they simply will look for a new animal locally and consider the previous animal gone.

V. FUTURE TRAFFIC CONDITIONS

It is assumed that the project will be complete in early 2014. Once the new facility is open, the Cities of Tulare, Exeter and Farmersville will no longer be housing their animals at the Visalia facility. That will result in a reduction in the number animals housed by approximately 38%. With the loss of Tulare, and the method in which those citizens have to reclaim their animals, there will be a substantial reduction in the number of daily trips generated by the shelter facility. Combine that with the reduction in trips generated by the animal control vehicles from each of those cities and the overall trips for the facility will be less than they are today.

VI. CONCLUSION

The proposed construction of a new Animal Care Facility, located west of the Visalia Airport on Dia 85, will not have a detrimental impact on the surrounding roadway system. The existing roadway network is sufficient to accommodate the projected level of vehicle trips, which will ultimately be reduced over what is currently being generated.



MEETING DATE 9/5/2012
 SITE PLAN NO. 12-193
 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 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



City of Visalia
Building: Site Plan
Review Comments

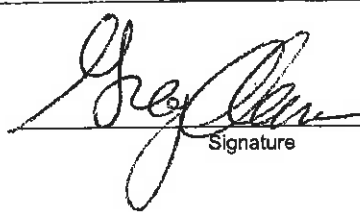
Greg Adams, CBO
(559)713-4485
greg.adams@ci.visalia.ca.us

ITEM NO: 6 DATE: September 05, 2012
SITE PLAN NO: SPR12193
PROJECT TITLE: ANIMAL CONTROL FACILITY
DESCRIPTION: NEW 17,000 SF ANIMAL CONTROL FACILITY WITH ROAD IMPROVEMENTS ON 3.9 ACRES
APPLICANT: WLC ARCHITECTS INC - COX LISA
PROP OWNER: VISALIA CITY OF
LOCATION: 1800 S PLAZA DR
APN(S): 081-080-017

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: _____


Signature Date: 9/5/12

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: 6

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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: September 5, 2012

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DESCRIPTION: NEW 17,000 SF ANIMAL CONTROL FACILITY WITH ROAD IMPROVEMENTS ON 3.9 ACRES
APPLICANT TITLE: WLC ARCHITECTS INC - COX LISA
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 1800 S PLAZA DR
APN TITLE: 081-080-017

General Plan: PI – Public Institutional
Existing Zoning: Airport – Airport

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Additional Information As Needed
- Building Permits
- Conditional Use Permit
- Traffic Impact Statement/Greenhouse Gas Air Assessment

PROJECT SPECIFIC INFORMATION: 09/05/2012

1. A Conditional Use Permit is required for the Animal Control Facility.
2. Provide a Greenhouse Gas Reduction Plan with the submittal of the CUP application.
3. As required per the City of Visalia Traffic Engineer, a Traffic Impact Statement is required identifying the number of vehicle trips this facility will generate.
4. Staff recommends the proposed facility signage be submitted with the CUP application.

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.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

Parking:

1. 53 parking spaces are provided for general use and 12 secured parking stalls are provided for Animal Control Facility's vehicles and their employees. The parking provided satisfies the parking requirements for the Animal Control Facility.
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. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).

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. All outdoor storage areas are to be identified on the site plan and they 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).
5. 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.
6. 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)

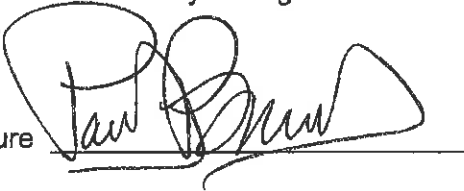
Lighting:

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 read "Paul Brown", written over a horizontal line. The signature is stylized and cursive.

ITEM NO: 6 DATE: September 05, 2012
SITE PLAN NO: SPR12193
PROJECT TITLE: ANIMAL CONTROL FACILITY
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APPLICANT: WLC ARCHITECTS INC - COX LISA
PROP OWNER: VISALIA CITY OF
LOCATION: 1800 S PLAZA DR
APN(S): 081-080-017

**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

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

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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



AUTHORIZED SIGNATURE

9-4-12

DATE

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

ITEM NO: 2
SITE PLAN NO: SPR12193
PROJECT TITLE: ANIMAL CONTROL FACILITY
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LOCATION: 1800 S PLAZA DR
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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

NEED TO BUILD A CITY STANTARD R-4 REFUSE BIN ENCLOSURE SET FOR A STAB.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: SEPTEMBER 5, 2012

SITE PLAN NO.: 12-193
PROJECT TITLE: ANIMAL CONTROL FACILITY
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SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: **30' MIN.** Use radius return; **20' Radius**

Sidewalk: **6'** 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;

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: **6.5**

- 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. Provide storm drain calc's for proposed bioswales and tributary area.**
- 2. Design pavement to meet a traffic index of 6.5.**
- 3. The proposed road improvements are adequate. The westerly shoulder shall be stabilized to meet SJV Air Pollution rule for PM10 Emissions. Max. 3% grade with channel for storm water runoff. Add cross section to plan set.**
- 4. The proposed modified refuse enclosure will need to be reviewed and approved by Solid Waste. Relocation for a direct-stab shall be considered. The proposed location is not suitable for Solid Waste truck turn/reverse movements.**
- 5. A drop manhole is required for new sewer lateral connection. A secondary 8" main line may be considered from an existing SS manhole to connect new service lateral.**
- 6. Parking lot to City standards. Proposed stalls can be shortened to 17' in length, utilizing a two foot overhang over curb. A minimum 6' width will be required for sidewalk adjacent to parking stalls.**
- 7. Street lights shall be relocated within 10' right-of-way along frontage street.**
- 8. Add landscaping and street trees to parkway behind curb & gutter, within 10' right-of-way.**
- 9. Proposed drive approach widths do not meet City Standards. A minimum of 30' with 20' radius returns is required. Refer to detail C-22 or C-19. No sidewalk is required in right-of-way.**

10. Impact fee credit will be given for square footage of building demolition(s). Provide demo square footage info.

11. It is recommended the additional full street improvements be declared as public right-of-way through a Resolution of Declaration. Further coordination with Engineering Department is necessary.

12. A Traffic Impact Statement is required; to include number of anticipated trips by employees, customers, and deliveries, and any traffic related items associate with the facility.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-193
Date: 9/5/2012

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:SERV. COMM.)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,488/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$20.50/1000SF
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,255.10/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,889.90/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,814.80/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,636.20/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$479.80/1000SF
<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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 5, 2012

ITEM NO: 9
SITE PLAN NO: SPR12193
PROJECT TITLE: ANIMAL CONTROL FACILITY
DESCRIPTION: NEW 17,000 SF ANIMAL CONTROL FACILITY WITH ROAD IMPROVEMENTS ON 3.9 ACRES
APPLICANT: WLC ARCHITECTS INC - COX LISA
PROP. OWNER: VISALIA CITY OF
LOCATION: 1800 S PLAZA DR
APN(S): 081-080-017

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

- No Comments
- See Previous Site Plan Comments
- Install 2 Street Light(s) per City Standards as indicated on the plans within the public right of way.
- 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 Statement required. Provide a statement addressing the increase/decrease to the traffic that the new facility will generate. Address the number of employees, anticipated deliveries, and any traffic related items associated with this facility.
-

Additional Comments:


Eric Bons

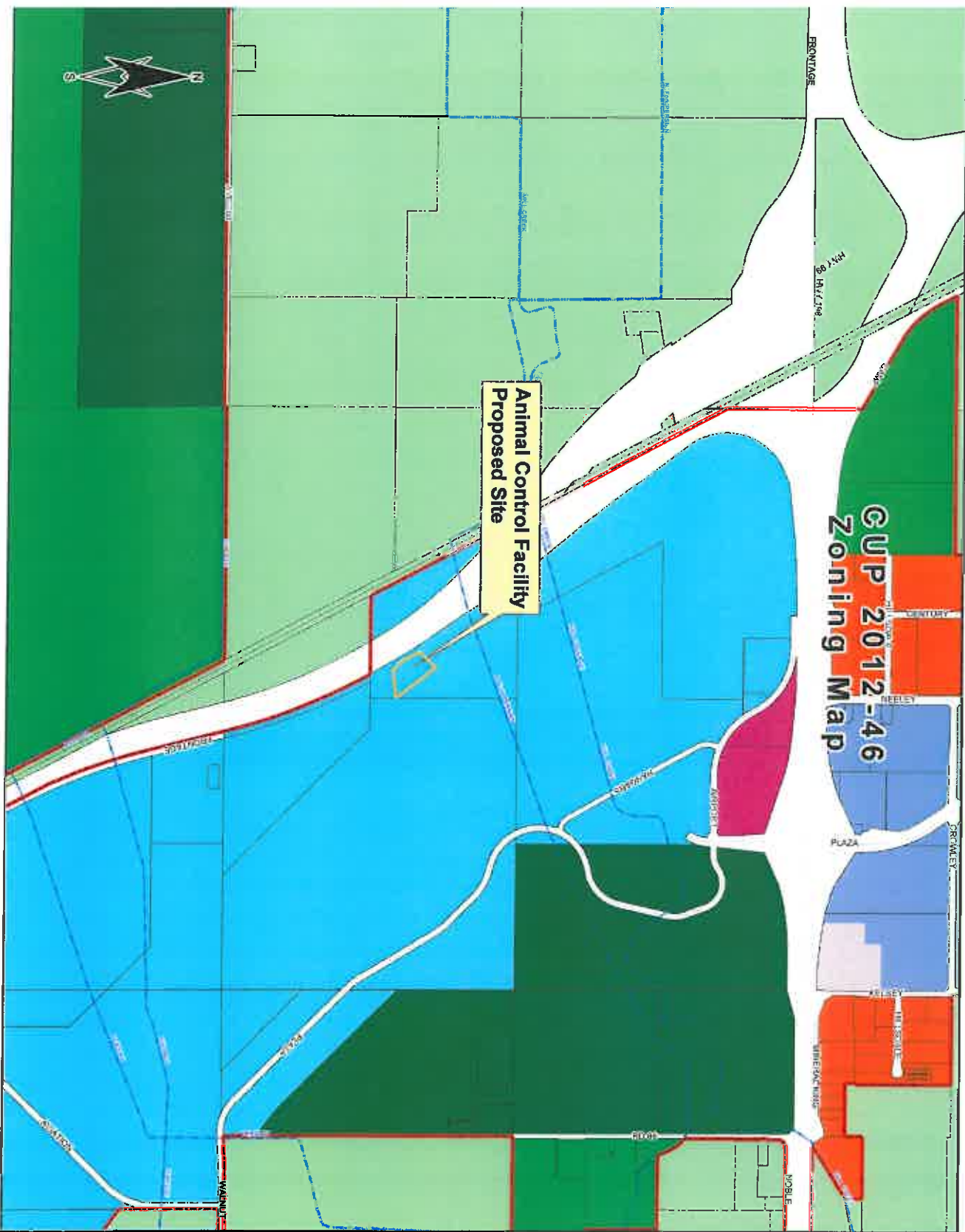


CUP 2012-46 General Plan Map



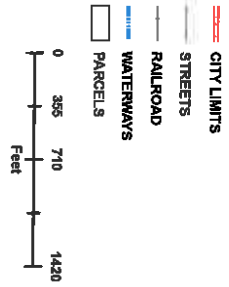
- CITY LIMITS
- STREETS
- RAILROAD
- WATERWAYS
- GENERAL PLAN
- Agriculture
- Business Research Park
- Conservation
- Convenience Commercial
- Community Commercial
- Central Business District
- Highway Commercial
- Neighborhood Commercial
- Regional Retail Commercial
- Regional Retail Reserve
- Services Commercial
- Shopping / Office Commercial
- Heavy Industry
- Heavy Industry Reserve
- Light Industry
- Professional / Admin Office
- Park
- Public Institutional
- Rural Residential
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Urban Reserve
- PARCELS





- CITY LIMITS
 - STREETS
 - RAILROAD
 - WATERWAYS
 - PARCELS
- ZONING**
- Agriculture
 - Airport
 - Business Research Park
 - Convenience Commercial
 - Community Commercial
 - Central Business District
 - Highway Commercial
 - Neighborhood Commercial
 - Regional Retail Commercial
 - Service Commercial
 - Shopping / Office Commercial
 - East Downtown Visalia Zone 1
 - East Downtown Visalia Zone 2
 - Heavy Industry
 - Light Industry
 - Office Conversion
 - Office Garden
 - Professional / Admtn. Office
 - Quasi-Public
 - 12500 SF Min. Site Area
 - 20000 SF Min Site Area
 - 4500 SF Min Site Area
 - 6000 SF Min Site Area
 - Rural Residential
 - 3000 SF Min Site Area
 - 1500 SF Min Site Area
 - County Areas












**Animal Control Facility
Proposed Site**

**CUP 2012-46
General Plan Map**



-  CITY LIMITS
-  STREETS
-  RAILROAD
-  WATERWAYS
-  PARCELS

