

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Brett Taylor, Liz Wynn

MONDAY, FEBRUARY 23, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments 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
 - a. Resolution Recommending Denial of Ordinance No. 2015-01, Amending the Subdivision and Zoning Ordinances Revising the Appeal Process for Certain Planning Commission Actions
 - b. Administrative Adjustment Annual Report to Planning Commission
5. PUBLIC HEARING - Brandon Smith
Conditional Use Permit No. 2014-35: A request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The requested amendment entails addition of a 60,765 sq. ft. finished goods storage building. The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010). 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. 2014-83 is hereby adopted.
6. 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 THURSDAY, MARCH 5, 2015 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 9, 2015

City of Visalia



To: Planning Commission

From: Paul Scheibel, AICP, Principal Planner
(713-4369)

Date: February 23, 2015

Re: Consent Calendar, Resolution Recommending Denial of Ordinance No. 2015-01, Amending the Subdivision and Zoning Ordinances Revising the Appeal Process for Certain Planning Commission Actions

BACKGROUND

The Planning Commission considered the proposed Ordinance Amendment at a public hearing conducted on February 9, 2015. The Planning Commission reviewed three items of correspondence and received testimony from one member of the public. The correspondence and testimony expressed opposition to the proposal.

Following the close of the public hearing, the Planning Commission deliberated the issue and arrived at a unanimous (5/0) decision to oppose the proposal, and directed staff to revise Resolution No. 2015-03 to reflect its decision.

DISCUSSION

City Council Appeal Process: The Planning Commission determined that proposed Ordinance Amendment would not serve the better interests of the City's entitlement process for the following reasons:

- Distinguishing between policy consistency of a subdivision from the broader question of support or opposition to a final project may be nearly impossible in practice.
- The pending institution of district elections could have an unintended adverse effect on the integrity of the appeal process.
- The process could result in more ad hoc project decisions to the detriment of long term transcendent decisions based on adopted development policies.
- Even if seldom or never used, the mere presence of the added Appeal step could create a negative perception of the City's development process, and the discretionary entitlement process in particular, and introduce the sense of uncertainty in the development process.

Extending the Time To Conduct Appeal Hearings from 30 to 45 Days: The Planning Commission did not favorably consider the proposal to extend the timeframe specified to conduct an Appeal hearing. The findings reflect the conclusion that extending the Appeal timeline would adversely affect project proponents' expectations for a timely decision.

Resolution No. 2015-03 has been revised to reflect the above noted conclusions. These are incorporated as evidentiary conclusions for the findings in the Resolution. The revised Resolution will be forwarded as the Planning Commission's recommendation to the City Council, pursuant to Zoning Code section 17.44.080.

ATTACHMENT

Revised Resolution No. 2015-03

RESOLUTION NO. 2015-03
AMENDED

RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING DENIAL OF SUBDIVISION AND ZONING
ORDINANCE TEXT AMENDMENTS 2015-01 REVISING THE APPEAL
PROCESS FOR CERTAIN PLANNING COMMISSION ACTIONS

WHEREAS, Subdivision and Zoning Ordinance Text Amendments No. 2015-01, are a request by the City of Visalia to amend the Subdivision and Zoning Ordinances to revise the Appeal process for certain Planning Commission actions; and

WHEREAS, On February 9, 2015, the Planning Commission of the City of Visalia, after ten (10) days published notice held a public hearing to consider the Amendments; and

WHEREAS, the Planning Commission considered the Amendments in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia closed said hearing on February 9, 2015.

NOW, THEREFORE BE IT RESOLVED that the Visalia Planning Commission recommends the denial of Subdivision and Zoning Ordinance Text Amendments No. 2015-01, as shown in Exhibit A of this Resolution, based on the following findings:

1. That the proposed Subdivision and Zoning Ordinance Text Amendment is not consistent with the intent of the General Plan. The Amendments, if adopted, would be contrary to General Plan Land Use Objectives LU-O-1, LU-O-2, LU-O-4, LU-O-5, LU-O-7, and LU-O-8 and their implementing Policies related to fostering a positive business climate in the City. Specifically, the Amendments, if adopted, would result in the following consequential findings that have been determined to be detrimental to achieving the above-referenced General Plan Objectives and their implementing Policies:
 - A. Distinguishing between policy consistency of a subdivision from the broader question of support or opposition to a final project may be nearly impossible in practice.
 - B. The pending institution of district elections could have an unintended adverse effect on the integrity of the appeal process.
 - C. The process could result in more ad hoc project decisions to the detriment of long term transcendent decisions based on adopted development policies.
 - D. Even if seldom or never used, the mere presence of the added Appeal step could create a negative perception of the City's development process, and the discretionary entitlement process in particular, and introduce the sense of uncertainty in the development process.
2. The proposed Amendments are detrimental or materially injurious to properties or improvements in the City for the consequential findings noted in Finding 1, above.

3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-04), as a minor modification to a land use limitation which does not affect land use or density.

EXHIBIT A

Visalia Municipal Code Chapter 16 (Subdivisions) and Chapter 17 (Zoning) are recommended to be amended as follows, except that Section 16.04.040 C. and 17.02.145 is further recommended to replace "held within 30 days" to read "scheduled for a public hearing within 30 days, and heard within 45 days"

Title 16 – Subdivisions

Chapter 16.04 – General Provisions

16.04.040 Appeals.

A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the city council, appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action which is the subject of the appeal.—Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. A member of the city council may call for the review of a planning commission decision on a tentative map application made pursuant to Chapter 16.16 by making such request in writing to the city manager within 10 days of the planning commission's action. Such request shall state the policy issues related to the tentative map to be addressed upon the council's review of the tentative map application, but the council member shall not take a position regarding support for or opposition to the application. Upon receipt of such request from any single council member, the matter shall be considered to be under appeal, and the city council shall set the matter for hearing in the manner prescribed by subparagraph C. below. If the tentative map for which further review is sought by the council is conditioned upon the approval of any other development entitlement whether pursuant to this Title or other municipal code provisions, such as a conditional use permit, and such entitlement was approved by the Planning Commission in conjunction with the tentative map approval, such other entitlement shall also be considered to be under appeal, and shall be reviewed by the City Council pursuant to this section.

C. Upon the filing of an appeal, or upon the receipt by the city manager of a call for review of the matter from any one city council member, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member request. The city clerk shall give notice of the hearing according to the procedure required by the Visalia Municipal Code for the initial action by the planning commission.

D. In holding the hearing on the matter, the council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the planning commission. In the case of appeals that result from a council member request to review the matter, the requesting council member shall be entitled to fully participate in the deliberation and decision on the matter unless such council member has a disqualifying conflict. In the case of decisions by the planning commission

that followed a public hearing, the city council shall hold a new public hearing on the matter. Upon the close of the hearing, the Council shall vote to either confirm the decision of the planning commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of tentative maps, the Council may also take any action identified in Chapter 16.16, including specifically those actions identified in Section 16.16.120. In the case of a tie vote, the planning commission decision shall stand, and shall be considered final as of the date of the Council vote.

Title 17- Zoning Ordinance

Chapter 17.02 – General Provisions

17.02.145- Appeal to the city council

Section 17.02.145 D is added as follows:

D. Review actions of subdivisions by the city council filed pursuant to Municipal Code Section 16.04.040 shall also include any other development entitlement, whether pursuant to this Title or other provision of the Municipal Code, that **was** made a condition of approval by the planning commission.

City of Visalia



To: Planning Commission
From: Susan Currier, Project Planner (559) 713-4436
Date: February 18, 2015
Re: **Administrative Adjustment Annual Report to
Planning Commission**

DISCUSSION

Pursuant to Section 17.42.180 of the Visalia Municipal Code (VMC), the City Planner shall report to the Planning Commission a summary of the Administrative Adjustment applications processed and approved during the preceding calendar year (i.e., calendar year 2014). This report is intended to fulfill the requirements of Section 17.42.180.

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

The City of Visalia Community Development Department issued a total of 4,147 building permits during the 2014 calendar year. Of those 4,147 building permits, 377 permits were issued for commercial projects, 2,210 permits were issued for residential projects, and 1560 permits were issued for miscellaneous projects (Fire Suppression, Tree, Code Compliance, Sewer and Encroachment).

During the 2014 calendar year, a total of 17 administrative adjustment applications were filed and approved, four were for commercial permits and 13 were for residential permits. Typical adjustments of residential development standards include encroachment into the required front, side and rear yard setbacks. Adjustments for commercial development standards consisted of a revision to the minimum parking requirement allowance.

The 17 approved administrative adjustments represent .41% of the total number of permits issued by the City of Visalia Community Development Department for the 2014 calendar year.

ATTACHMENTS

- Administrative Adjustment Ordinance Section 17.02.150 through 17.02.180

Article 2. Administrative Adjustments

17.02.150 Purpose

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

17.02.160 Scope of authority

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

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

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

17.02.170 Adjustment criteria

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

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

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

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

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

17.02.180 Report to planning commission

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



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 23, 2015

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

SUBJECT: Conditional Use Permit No. 2014-35: A request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-35 based on the findings in Resolution No. 2014-57.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-35 based on the findings in Resolution No. 2014-57.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-35 will allow for an expansion to a pet food processing plant in the I-L and I-H zones, previously approved under Conditional Use Permit (CUP) No. 2011-03. The existing CUP, which allowed an existing industrial facility to be operated as a pet food processing plant, was granted by the Planning Commission on February 28, 2011, and has since been developed in accordance with the CUP.

Three amendments to the Conditional Use Permit have been approved by the Planning Commission since the original approval. The first amendment entailed rebuilding and increasing the size of the raw materials processing building to its current state. The second amendment approved the addition of a new warehouse building to be located south of the plant. The third amendment approved the addition of a 15,460 square foot ingredients storage building on the north side on the former site of a metal canopy, and the addition of a 13,125 square foot packaging storage building on the east side connecting the processing building and the packaged & finished goods storage building.

This fourth proposed amendment to the processing plant's site plan entails acquisition and development of two vacant parcels located directly south of the site. This will result in increasing the area of the pet food manufacturing plant from 11.14 acres to 13.26 acres. The master plan area originally included an additional three acres located northwest of the site, however this area is now being considered for possible sale to the City of Visalia for the expansion of the Goshen Ocean drainage basin.

The project also entails the addition of a two-phased warehouse on the site (60,800 sq. ft. and 81,795 sq. ft.). The warehouses will take the place of an 81,830 sq. ft. warehouse approved but not yet constructed on the site. Thus, the total net increase for warehouse square footage is 60,765 sq. ft. The warehouse will be utilized for storing finished goods consisting of grain, mineral, and meat products.

The new buildings are illustrated on the site plan attached herein as Exhibit "A". Floor plans for the new building are attached herein as Exhibits "B" and "C", and elevations are attached as Exhibit "D". A project description for the expansion is attached as Exhibit "E".

BACKGROUND INFORMATION

General Plan Land Use Designation:	Heavy Industry (north half) / Light Industry (south half)
Zoning:	I-H (Heavy Industry) / I-L (Light Industry)
Surrounding Land Use and Zoning:	North: IH / QP – Goshen Ocean basin, Spence Fence fencing company South: IL – Nicholas Avenue, Open storage yard, small-lot industrial subdivision East: I-H / I-L – Vacant land, Fensi Paints paint company West: County / Camp Drive, Railroad tracks, vacant land
Environmental Review:	Negative Declaration No. 2014-83
Special Districts / Designations:	Design District "H"
Site Plan:	Site Plan Review No. 2014-161

RELATED PLANS & POLICIES

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

RELATED PROJECTS

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

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

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

On March 11, 2013, the Planning Commission approved a third amendment as Conditional Use Permit No. 2013-06, a request to add a 13,125 sq. ft. packaging storage building and a 15,460 sq. ft. ingredients storage building, and remove a 6,000 sq. ft. canopy.

PROJECT EVALUATION

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

The expansion to the facility would accommodate an increase in onsite warehouse storage space that was not anticipated until the acquisition of the two vacant parcels to the south. The warehouse expansion will result in an increase of employees from 127 to 150 with a maximum of 75 employees per shift (see Operational Statement, Exhibit "E"). Based on correspondence with the applicant, the increase in employees and warehouse space will not change the average 20 to 30 daily truck trips entering and leaving the facility. The project will eliminate truck trips needed to carry product to an offsite warehouse, but will add truck trips through final product shipping occurring from the new warehouse.

Land Use Compatibility

The site is an established manufacturing facility located in the Visalia Industrial Park, and had previously operated as a manufacturing plant for building materials. The site is split into two zoning designations, with the north half being I-H and the south half being I-L. The site has employee and visitor access from the north via Miller Park Court, which is lined with other Heavy Industrial uses. Truck access exists from the west via Camp Drive and a fire lane approach is proposed from the south via Nicholas Avenue. The use constitutes processing and packing of non-fruit/vegetable food products, which is conditionally allowed in the I-H zone and not allowed in the I-L zone.

The proposed project – specifically the expansion of the facility through the warehouse building addition – will not have a significant impact on other Light Industrial uses to the east since all operational activities associated the expansion will be taking place within enclosed spaces set back 60 feet from property line. Furthermore, the placement of the packing storage addition building connects two existing buildings and creates a contiguous structure that visually obstructs truck loading and unloading operations occurring on the opposite side (west/south face) of the building. Also, the adjacent Light Industrial uses to the east will not see an increase in traffic as there is no public vehicular access between the facility and the Light Industrial uses on Nicholas Avenue.

Previously Approved Conditional Use Permit

There is an existing Conditional Use Permit approved on the site to operate a pet food manufacturing plant approved by the Planning Commission on February 28, 2011. The Conditional Use Permit has been amended multiple times, with the most recent amendment (CUP No. 2013-06) being approved by the Planning Commission on March 11, 2013.

If the proposed Conditional Use Permit No. 2014-35 is not approved, then the previously-approved Conditional Use Permit as amended on March 13, 2013 remains valid and the applicants must conform to the site plan affiliated with it.

Airport Land Use Compatibility

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

upon the adopted policies of the CALUP. The use is considered a "Compatible" use according to the CALUP's Land Use Compatibility Matrix.

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

Parking

The onsite parking requirement to accommodate the project's employee count increase will be met as shown in the site plan. The onsite parking space requirement for industrial and manufacturing plants per Visalia Municipal Code Section 17.34.020 is one space for each employee during the maximum shift of employment plus one space for each vehicle used in conjunction with the use. The site plan shows 79 parking spaces onsite, which exceeds the maximum shift count of 75 as stated in the operational statement.

Dust and Noise

In August 2012, the City received a formal complaint from an adjacent landowner to the southeast citing excessive food byproduct and noise from the facility. Upon the City's investigation and evaluation of the complaint, the case was closed in February 2013 with the finding that the plant was operating in compliance with its approved Conditional Use Permit. There are currently no outstanding code violations regarding these issues on the site.

The proposed expansion of the facility will not contribute directly to the generation of dust particles or noises due to all operational activities associated the expansion taking place within enclosed spaces.

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. 2014-83 be approved for this project.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts resulting from the project are determined to be less than significant, and Negative Declaration No. 2014-83 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. 2014-161.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plans attached herein as Exhibits "B" and "C" and the elevations attached herein as Exhibit "D".
4. That the business operations be carried out consistent with the operational statement attached herein as Exhibit "E".
5. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.
6. That all other Federal, State, Regional District, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-35.

APPEAL INFORMATION

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

Attachments:

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

RELATED PLANS AND POLICIES

The following Zoning Ordinance policies apply to the proposed project:

Chapter 17.22 - PLANNED INDUSTRIAL ZONES

Section 17.22.010 Purposes.

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

Section 17.22.020 Permitted and conditional uses.

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

Section 17.22.030 Required conditions.

In the planned industrial zones:

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

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

Chapter 17.30 – DEVELOPMENT STANDARDS

Section 17.30.230 Development standards--Design district H.

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

- A. Design district H includes streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area.
- B. Building height: seventy-five (75) feet maximum.
- C. Required Yards.
 - 1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials or collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen, Plaza Drive, Avenue 308, etc.);
 - 2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.);
 - 3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development.);
 - 4. Side: zero;
 - 5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;
 - 6. Side abutting an "R" zone: twenty (20) feet;
 - 7. Rear: zero;
 - 8. Rear abutting an "R" zone: twenty (20) feet.
- D. Parking as prescribed in Chapter 17.34.
 - E.1. Site area: five acres, minimum. If sites less than this minimum area are approved in accordance with Section 17.30.130(A) of this chapter, it is required that setbacks be determined at the time of parceling of the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.
 - 2. In addition, properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners association formed at the time of subdivision.
- F. Landscaping.
 - 1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials and collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen and Plaza Drive).
 - 2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.)
 - 3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development);
 - 4. Side: zero;
 - 5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;
 - 6. Side abutting an "R" zone: ten feet;
 - 7. Rear: zero;
 - 8. Rear abutting an "R" zone: ten feet.
- G. Screening. An eight-foot masonry wall is required along property line where a site abuts a "R" zoned property. (See also Chapter 17.36, Section 17.36.050, planned commercial, and Section 17.36.070, planned industrial.) (Ord. 9920 § 1, 1999: prior code § 7473)

RESOLUTION NO 2014-57

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-35: A REQUEST BY PERFECTION PET FOODS, LLC, TO ALLOW A FOURTH AMENDMENT TO CONDITIONAL USE PERMIT NO. 2011-03 WHICH ADOPTED A MASTER SITE PLAN FOR A PET FOOD MANUFACTURING PLANT IN THE LIGHT AND HEAVY INDUSTRIAL (I-L AND I-H) ZONES. THE SITE IS LOCATED AT 1111 N. MILLER PARK COURT AND AT 10640 AND 10654 W. NICHOLAS AVENUE. (APN: 073-160-032, 033; 073-190-002, 003, 010)

WHEREAS, Conditional Use Permit No. 2014-35 is a request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on February 23, 2015; and,

WHEREAS, the Planning Commission of the City of Visalia finds the conditional use permit in accordance with Section 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 mitigation measures would not be required.

NOW, THEREFORE, BE IT RESOLVED, that Negative Declaration No. 2014-83 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, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts resulting from the project are determined to be less than significant, and Negative Declaration No. 2014-83 is hereby adopted.

BE IT FURTHER RESOLVED that the Planning Commission approves the conditional use permit on the real property herein described in accordance with the terms of this resolution under the provisions of Chapter 17.38 of the Ordinance Code of the City of Visalia, and subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-161.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plans attached herein as Exhibits "B" and "C" and the elevations attached herein as Exhibit "D".
4. That the business operations be carried out consistent with the operational statement attached herein as Exhibit "E".
5. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.
6. That all other Federal, State, Regional District, and City codes and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-35.

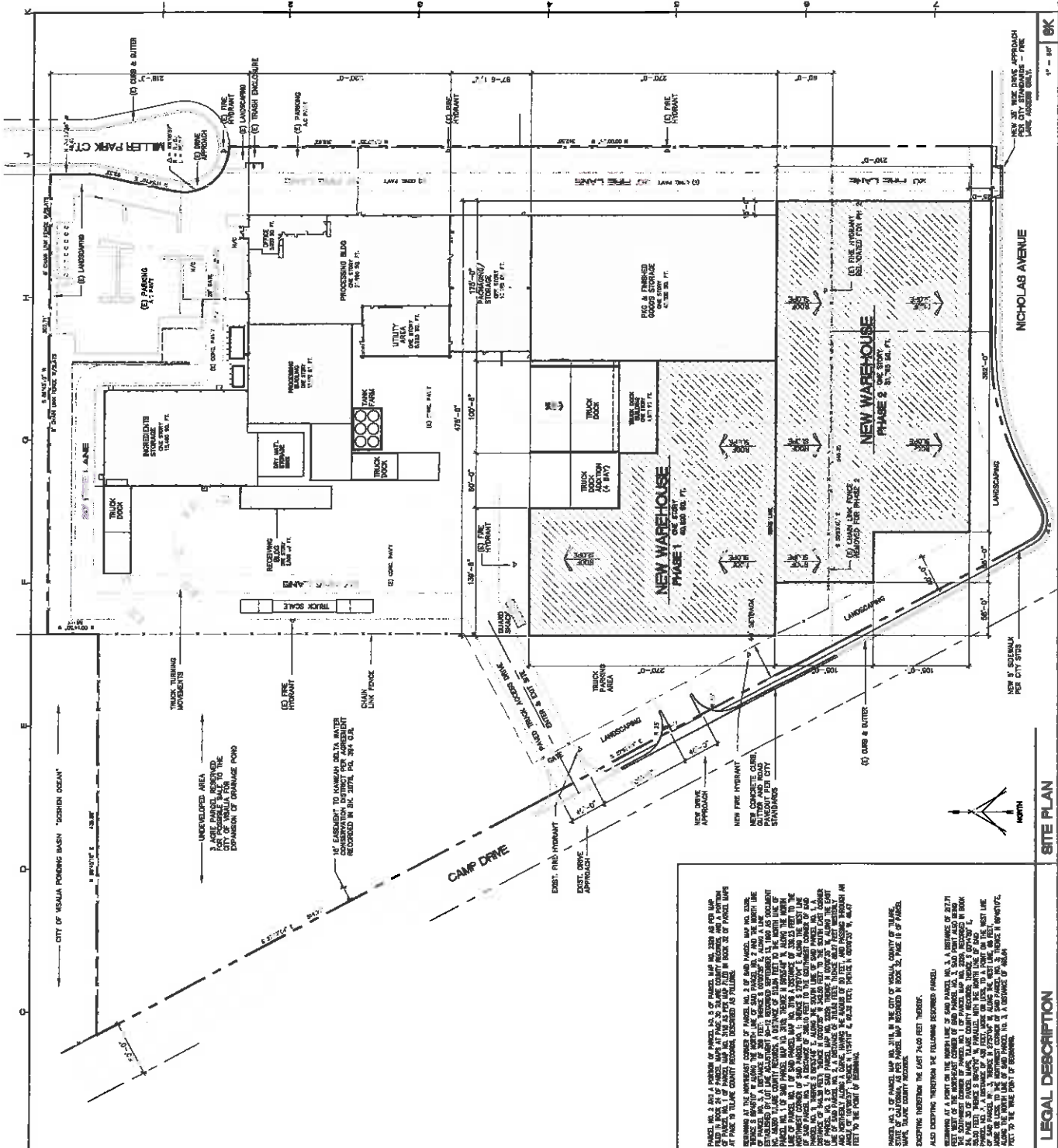
NO.	DATE	DESCRIPTION
1	12-08-14	CFP SUBMIT

A NEW WAREHOUSE FOR PERFECTION PET FOODS, LLC

VISALIA, CALIFORNIA

DOWD Engineering
Structural - Civil - Drafting
123 East Kern Ave
Tulare, California 95324
Tel: (559) 934-8318
Fax: (559) 934-8319
Email: dowd@aol.com

SCALE	1" = 30'
DATE	NOV 2014
DESIGNED BY	LEW DOWD
DRAWN BY	LEW DOWD
CHECKED BY	LEW DOWD
PROJECT NO.	14-001
SHEET NO.	1 OF 1



SITE PLAN

APPLICANT / OWNER:
PERFECTION PET FOODS, LLC
31120 WEST STREET
PO BOX 1029
GOSHEN, IN 46527

PROJECT ADDRESS:
1111 N. MILLER PARK COURT
VISALIA, CA 93201

PARCEL INFORMATION:

A.P.N.	ACRES	ZONING
073-180-032	8.17	HEAVY INDUST.
073-180-033	3.28	HEAVY INDUST.
073-180-010	4.89	LIGHT INDUST.
073-180-02	1.31	LIGHT INDUST.
073-180-03	.81	LIGHT INDUST.
TOTAL	18.56	

FLOOD ZONE DESIGNATION: AE

(C) PARKING: STANDARD STALLS 69
COMPACT STALLS 6
HANDICAP 79
TOTAL 152

UTILITIES: SOUTHERN CALIF EDISON
ELECT. & GAS: CITY OF VISALIA
SEWER: CAL-WATER
WATER: CAL-WATER

OCCUPANCY GROUP: F-2

TYPE OF CONSTRUCTION: VB & IB

ORIGINAL BUILDING AREA:
NORTH BUILDING 27,175 SQ. FT. (PLANT)
SOUTH BUILDING 43,200 SQ. FT. (PLANT)

PREVIOUSLY APPROVED ADDITIONS:
RECEIVING BLDG 15,102 SQ. FT.
TRUCK DOCK BLDG 2,500 SQ. FT.
TRUCK DOCK BLDG 4,800 SQ. FT.
INGREDIENTS STOR 15,480 SQ. FT.
PACKAGING ADDN 13,125 SQ. FT.
GUARD SHACK 30 SQ. FT.

EXISTING TOTAL UNDER ROOF 126,442 SQ. FT.

PREVIOUSLY APPROVED WAREHOUSE 81,830 SQ. FT.

TOTAL APPROVED UNDER ROOF 208,272 SQ. FT.

NEW WORK PROPOSED WITH THIS PLAN:

WAREHOUSE PHASE 1	80,800 SQ. FT.
WAREHOUSE PHASE 2	81,798 SQ. FT.
LESS PREVIOUS WAREHOUSE	(-81,830)
ADD'L WAREHOUSE	= 80,768 SQ. FT.
NEW TOTAL UNDER ROOF	289,037 SQ. FT.

PROJECT DATA

Parcel No. 2 and a portion of Parcel No. 3 of Parcel Map No. 238 as per map filed in Book 14 of Pages 24 to 26 of the County Records and a portion of Parcel No. 1 of Parcel Map No. 238 as per map filed in Book 14 of Pages 24 to 26 of the County Records, hereinafter referred to as "Parcel Map No. 238", are the subject of this plan. Parcel Map No. 238 was filed for record on 08/02/10 and is a subdivision of Parcel Map No. 1 of Parcel Map No. 159 as per map filed in Book 11 of Pages 24 to 26 of the County Records, hereinafter referred to as "Parcel Map No. 159". Parcel Map No. 159 is a subdivision of Parcel Map No. 1 of Parcel Map No. 159 as per map filed in Book 11 of Pages 24 to 26 of the County Records, hereinafter referred to as "Parcel Map No. 1". Parcel Map No. 1 is a subdivision of Parcel Map No. 1 of Parcel Map No. 1 as per map filed in Book 11 of Pages 24 to 26 of the County Records, hereinafter referred to as "Parcel Map No. 1". Parcel Map No. 1 is a subdivision of Parcel Map No. 1 of Parcel Map No. 1 as per map filed in Book 11 of Pages 24 to 26 of the County Records, hereinafter referred to as "Parcel Map No. 1".

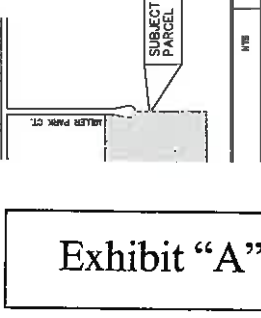


Exhibit "A"

DATE	DESCRIPTION

PERFECTION PET FOODS, LLC
A NEW WAREHOUSE FOR
YSAIA, CALIFORNIA

DOWD Engineering
Structural - Civil - Drafting
123 East Main Ave
Tulare, California 93234
(559) 864-8318
dw@dowdeng.com

A200
FLOOR PLAN
SCALE: 1" = 10'
DATE: DEC 2014
PROJECT NO: 2337

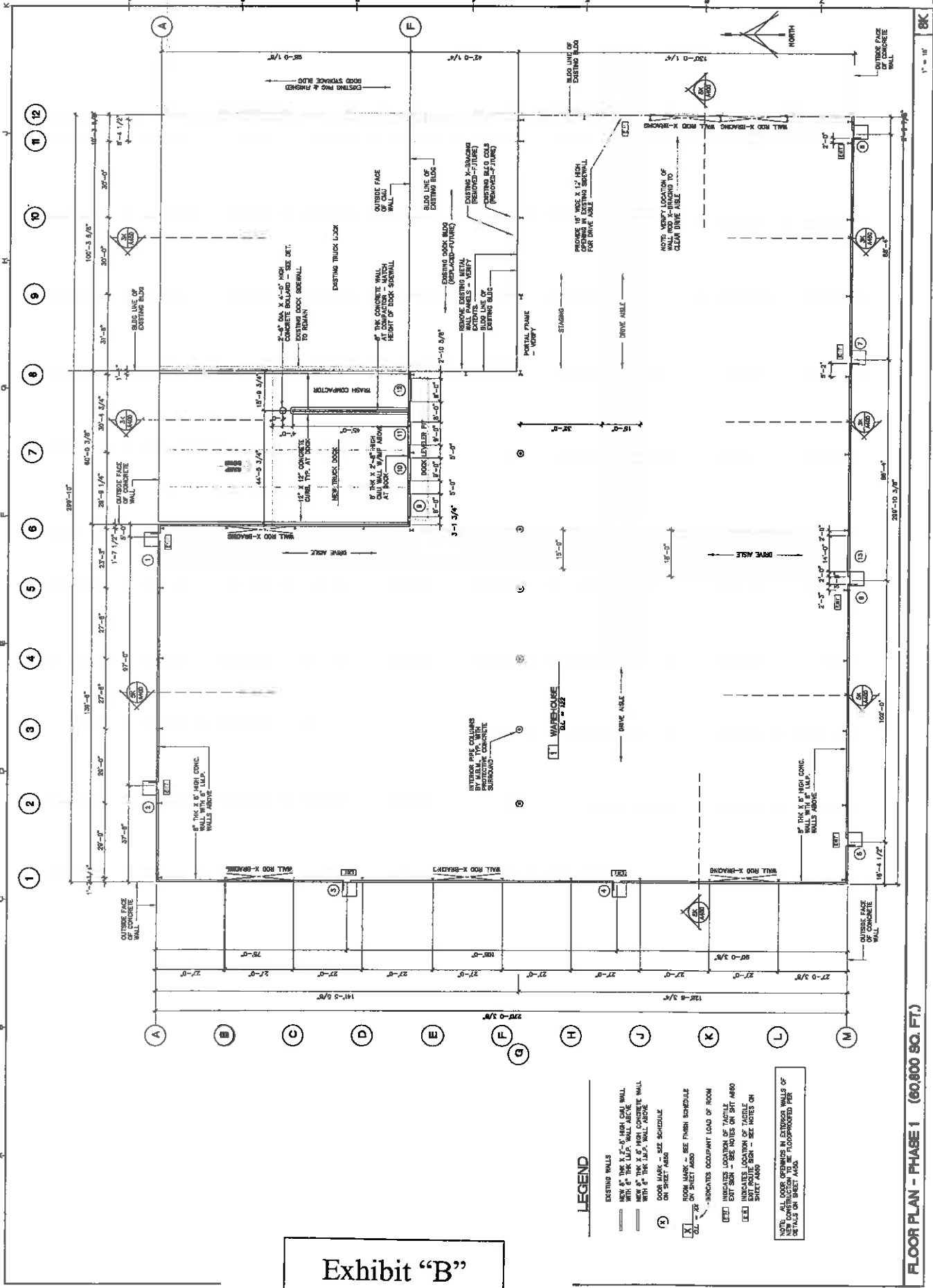


Exhibit "B"

- LEGEND**
- EXISTING WALLS
 - NEW WALLS
 - NEW WALLS WITH 8" THICK CONCRETE WALL ABOVE
 - NEW WALLS WITH 4" THICK CONCRETE WALL ABOVE
 - DOOR MARK - SEE SCHEDULE ON SHEET A500
 - ROOM MARK - SEE FINISH SCHEDULE ON SHEET A500
 - X - INDICATES OCCUPANT LOAD OF ROOM
 - REF - INDICATES LOCATION OF TABLE EXIST OR - SEE NOTES ON SHEET A500
 - REF - INDICATES LOCATION OF TABLE EXIST OR - SEE NOTES ON SHEET A500
- NOTE: ALL DOOR OPENINGS IN EXTERIOR WALLS OF NEW CONSTRUCTION TO BE FLOORPROOF PER SECTION 05110.00.

FLOOR PLAN - PHASE 1 (60,800 SQ. FT.)

NO.	REV.	DATE	DESCRIPTION
1			
2			
3			
4			

A NEW WAREHOUSE FOR PERFECTION PET FOODS, LLC.
 VISALIA, CALIFORNIA

DOWD Engineering
 Structural - Civil - Drafting
 123 East Kern Ave
 Visalia, California 93274
 Tel: (559) 694-6319
 Fax: (559) 694-6318
 dowdeng@per.com

SCALE	1" = 16'
DRAWN BY	LEVE DOWD
CHECKED BY	LEVE DOWD
DATE	DEC. 2015
PROJECT NO.	A210
FLOOR PLAN	
DATE	NOV. 2015

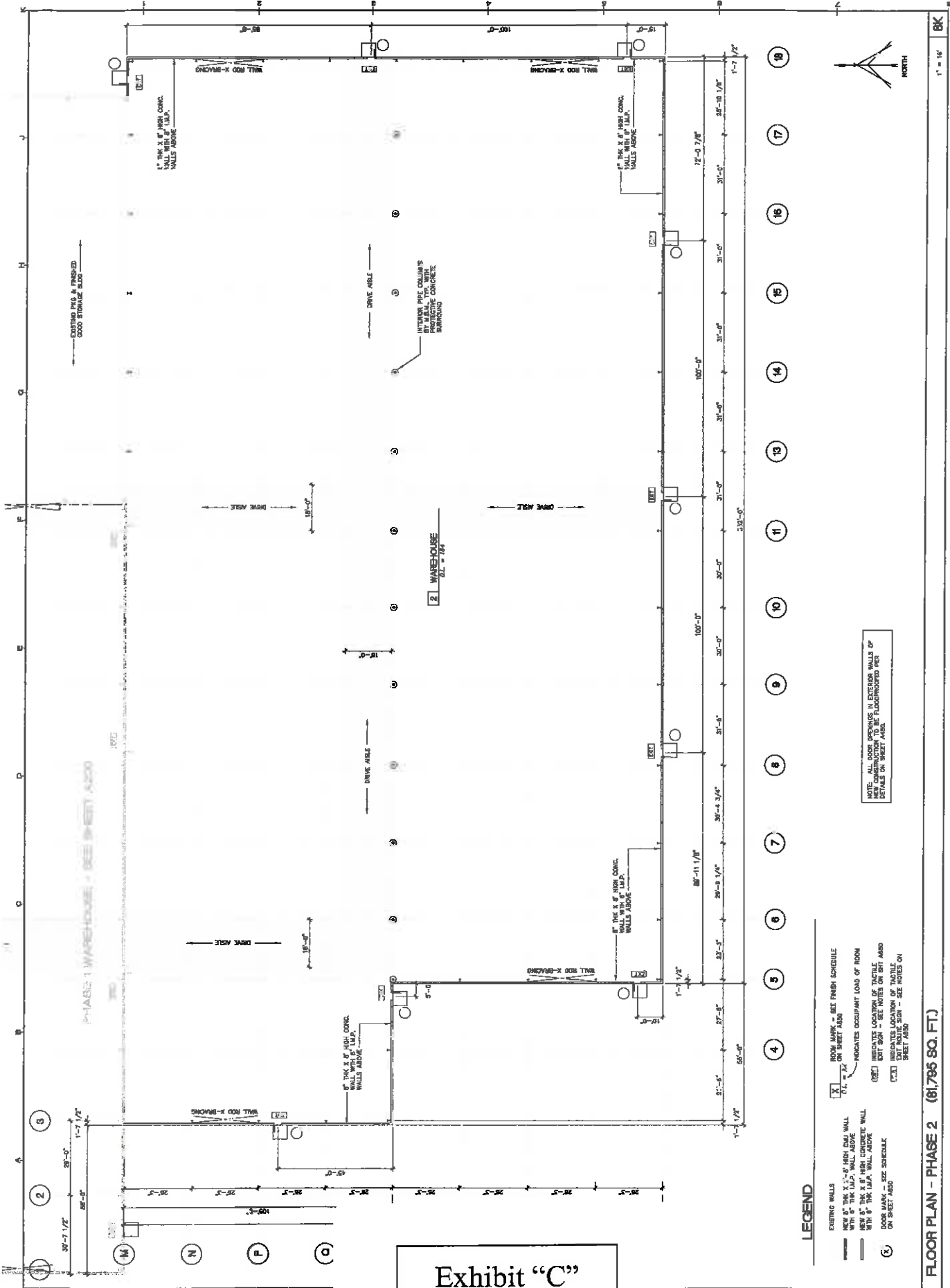


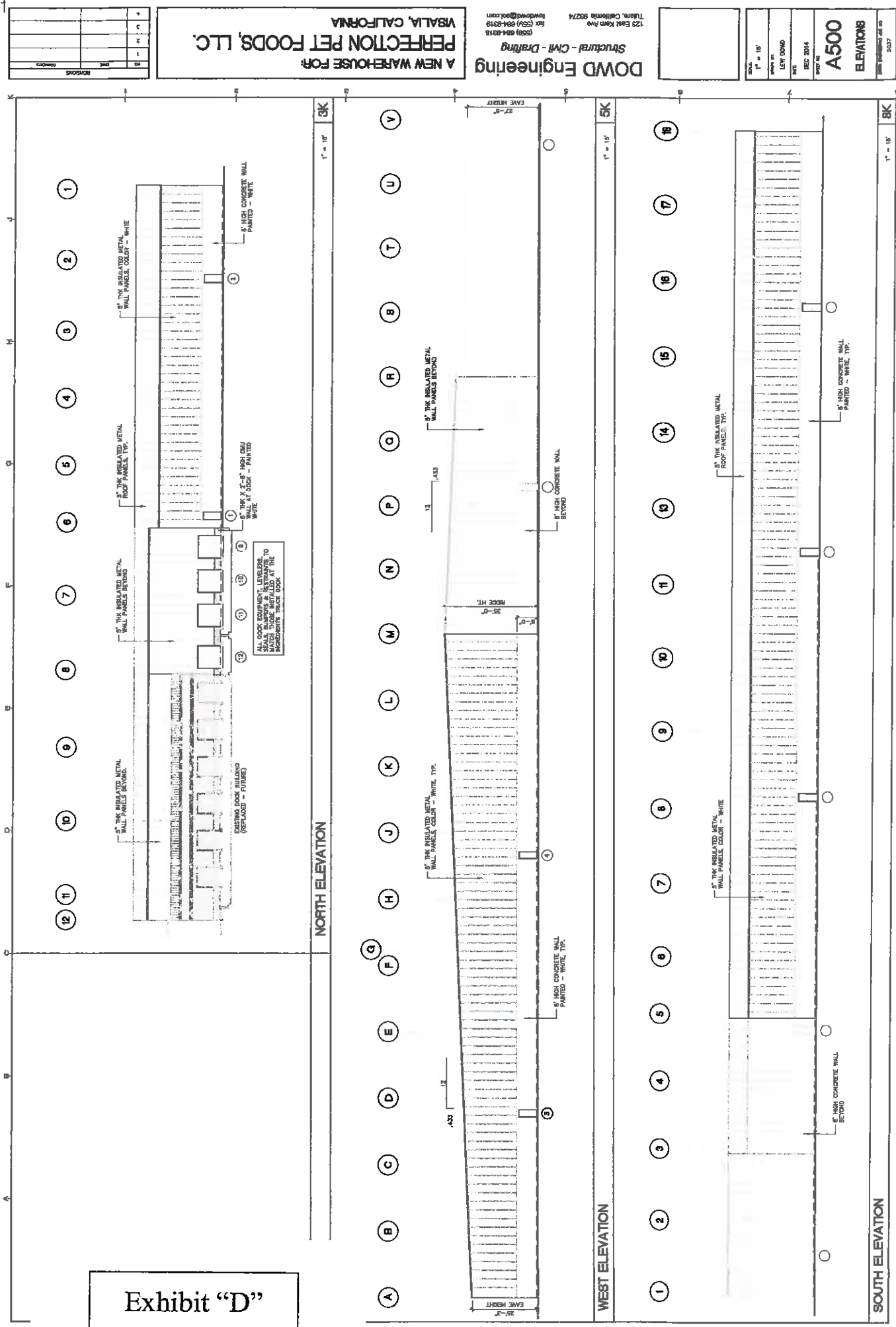
Exhibit "C"

- LEGEND**
- EXISTING WALLS
 - NEW 8" THK X 8' HIGH CMU WALL WITH 6" THK U.L.P. WALL ABOVE
 - NEW 8" THK X 8' HIGH CONCRETE WALL WITH 6" THK U.L.P. WALL ABOVE
 - DOOR MARK - SEE SCHEDULE ON SHEET A400
 - ROOM MARK - SEE FINISH SCHEDULE ON SHEET A500
 - INDICATES OCCUPANT LOAD OF ROOM
 - INDICATES LOCATION OF TRUCKLE BUT NOT - SEE NOTES ON SHEET A400
 - INDICATES LOCATION OF TRUCKLE BUT NOT - SEE NOTES ON SHEET A400

FLOOR PLAN - PHASE 2 (81,795 SQ. FT.)

1" = 16' BK

Exhibit "D"



SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

1" = 10'

1" = 10'

1" = 10'

2027

ELEVATIONS

A500

REV 2014

LEW ODOM

1" = 10'

DOWD Engineering
Structural - Civil - Drafting
123 East Kern Ave
Tulare, California 93224
Tel: (559) 984-0318
Fax: (559) 984-0319
info@dowdeng.com

A NEW WAREHOUSE FOR
PERFECTION PET FOODS, LLC.
VISALIA, CALIFORNIA

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
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December 19, 2014

OPERATIONAL STATEMENT FOR:

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

Project: New Warehouse Addition for:
Existing Pet Food facility

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

At this time, our existing on-site finished goods warehouse has limited capacity requiring us to truck product to a remote warehouse. This new warehouse addition would allow us to keep all finished goods on site thereby eliminating the additional handling now taking place.

Truck access to the facility is via an access onto Camp Drive on the west side of the facility. Average number of trucks entering and leaving the facility is estimated at 20 - 30 per day. Vehicular traffic access for employees and visitors is from Miller Park Ct.

Normal (peak) operating hours are from 8:00am – 5:00pm Monday through Friday. This is, however, a 24/7 facility and commonly operates beyond the peak hours to meet the needs of our clients.

Currently we have a total of 127 employees which is expected to increase to 150 with this warehouse addition. Maximum number of employees per shift is 75. Sales and administrative functions are located at the main Western Milling facility in Goshen.

Customers and visitors to the site average 5 per day. Ample parking is provided on site for all employees, delivery vehicles and visitors.

Exhibit "E"

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2014-35

Project Description: Conditional Use Permit No. 2014-35 is a request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones.

The requested amendment entails acquisition and development of two vacant parcels located directly south of the site. This will result in increasing the area of the pet food manufacturing plant from 11.14 acres to 13.26 acres. The master plan area originally included an additional three areas located northwest of the site, however this area is now being considered for possible sale to the City of Visalia for the expansion of a drainage pond.

The project also entails the addition of a two-phased warehouse on the site (60,800 sq. ft. and 81,795 sq. ft.). The warehouses will take the place of an 81,830 sq. ft. warehouse approved but not yet constructed on the site. Thus, the total net increase for warehouse square footage is 60,765 sq. ft. The warehouse will be utilized for storing finished goods consisting of grain, mineral, and meat products.

Truck access to the facility will be via an access onto Camp Drive on the west side of the facility. The average number of trucks entering and leaving the facility is estimated at 20 to 30 per day, an increase of 10 to 20 trips per day than with current operations.

Project Location: The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010)

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

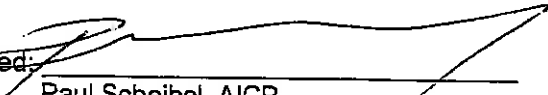
Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on February 23, 2015 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

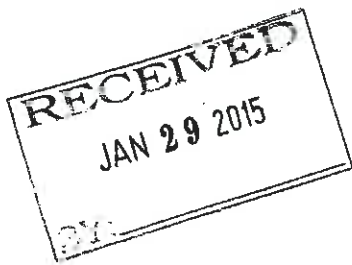
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Negative Declaration: Initial Study No. 2014-83 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 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from January 29, 2015 to February 18, 2015.

Date: 1-22-15

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia



NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2014-35

Project Description: Conditional Use Permit No. 2014-35 is a request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones.

The requested amendment entails acquisition and development of two vacant parcels located directly south of the site. This will result in increasing the area of the pet food manufacturing plant from 11.14 acres to 13.26 acres. The master plan area originally included an additional three areas located northwest of the site, however this area is now being considered for possible sale to the City of Visalia for the expansion of a drainage pond.

The project also entails the addition of a two-phased warehouse on the site (60,800 sq. ft. and 81,795 sq. ft.). The warehouses will take the place of an 81,830 sq. ft. warehouse approved but not yet constructed on the site. Thus, the total net increase for warehouse square footage is 60,765 sq. ft. The warehouse will be utilized for storing finished goods consisting of grain, mineral, and meat products.

Truck access to the facility will be via an access onto Camp Drive on the west side of the facility. The average number of trucks entering and leaving the facility is estimated at 20 to 30 per day, an increase of 10 to 20 trips per day than with current operations.

Project Location: The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010)

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Traffic Impact Study	()

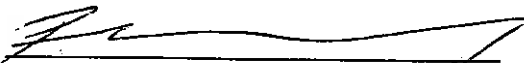
DECLARATION OF NO SIGNIFICANT EFFECT:

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: 1-22-15

Review Period: 20 days 

INITIAL STUDY

I. GENERAL

A. Conditional Use Permit No. 2014-35 is a request by Perfection Pet Foods, LLC, to allow a fourth amendment to Conditional Use Permit No. 2011-03 which adopted a master site plan for a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones.

The requested amendment entails acquisition and development of two vacant parcels located directly south of the site. This will result in increasing the area of the pet food manufacturing plant from 11.14 acres to 13.26 acres. The master plan area originally included an additional three areas located northwest of the site, however this area is now being considered for possible sale to the City of Visalia for the expansion of a drainage pond.

The project also entails the addition of a two-phased warehouse on the site (60,800 sq. ft. and 81,795 sq. ft.). The warehouses will take the place of an 81,830 sq. ft. warehouse approved but not yet constructed on the site. Thus, the total net increase for warehouse square footage is 60,765 sq. ft. The warehouse will be utilized for storing finished goods consisting of gain, mineral, and meat products.

Truck access to the facility will be via an access onto Camp Drive on the west side of the facility. The average number of trucks entering and leaving the facility is estimated at 20 to 30 per day, an increase of 10 to 20 trips per day than with current operations.

B. Identification of the Environmental Setting:

The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue. (APN: 073-160-032, 033; 073-190-002, 003, 010)

The project is situated on the site of an existing food processing facility located on the west side of the Visalia Industrial Park. The facility was previously a manufacturing plant for building materials until its closure in 2008. There is approximately 208,272 square feet of existing buildings and previously permitted new additions on the site (processing building, receiving building, truck dock building, ingredients storage, packaging addition, and guard shack). A total of 60,765 square feet of new warehouse space will be constructed in association with the project.

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

The surrounding uses, Zoning, and General Plan are as follows:

	<u>General Plan</u> <u>(2014 Land Use)</u>	<u>Zoning (1993)</u>	<u>Existing uses</u>
North:	Industrial & Reservoirs/Canals	I-H (Heavy Industrial) / QP (Quasi Public)	Goshen Ocean basin, Spence Fence fencing company
South:	Industrial	I-L (Light Industrial)	Nicholas Avenue, Open storage yard, small-lot industrial subdivision
East:	Industrial	I-H / I-L	Vacant land, Fensi Paints paint company
West:	Industrial	County	Camp Drive, Railroad tracks, vacant land

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

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Industrial. The Zoning Map, adopted in 1993, splits the site into two zoning designations, with the north half being Heavy Industrial (I-H) and south half being Light Industrial (I-L). The proposed project is consistent with the Land Use Element of the General Plan, including Policy LU-P-99 for industrial development, and consistent with the standards for industrial development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.22.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project. 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.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS


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

V. SUPPORTING DOCUMENTATION

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Brandon Smith, AICP
Senior Planner



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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2014-35	
NAME OF PROPONENT:	Perfection Pet Foods, LLC	NAME OF AGENT: Dowd Engineering
Address of Proponent:	1111 N. Miller Park Court Visalia, CA 93291	Address of Agent: P.O. Box 178 Tulare, CA 93275
Telephone Number:	(559) 303-0866	Telephone Number: (559) 684-9318
Date of Review	January 21, 2015	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:

- 2 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?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

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

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

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

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

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

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

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

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

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

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?

- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?

- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

- 1 ii) Strong seismic ground shaking?

- 1 iii) Seismic-related ground failure, including liquefaction?

- 1 iv) Landslides?

- 1 b) Result in substantial soil erosion or loss of topsoil?

- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse?

- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- 2 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

- 2 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?

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

- 1 f) Otherwise substantially degrade water quality?

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

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

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

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

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

II. AGRICULTURAL RESOURCES

- a. The project will not involve the conversion of prime farmland or other types of farmland, nor will it cause any adverse effects on these types of farmland.
- b. The project site is not zoned for agricultural use. All agricultural related uses have ceased on the property. The project is bordered by urban development or non-producing vacant land on all sides. 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. The property within the project area is currently designated for an urban, rather than agricultural, land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated 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 (SJVAPCD). 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.

- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510)

procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

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

IV. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use. In addition, staff had conducted an on-site visit to the site in January 2015 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

Based on the above, 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. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

- 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 Visalia General Plan Update EIR for conversion to urban use.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

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

- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will not result in substantial soil erosion or the movement of topsoil. A grading and drainage plan must be submitted for review to the City to ensure the improvements will be designed to city engineering standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area generally have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the development of the site and long-term as a result of day-to-day operation of the proposed warehouse in association with the manufacturing plant.

The City has prepared and adopted a Climate Action Plan (CAP) which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Although emissions will be generated as a result of the project, implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG

reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area located in Zone B1, known as the Approach-Departure Zone. This plan contains safety policies which guide future development for sites located within this zone. There are no restrictions for the proposed type of development within Zone B1. The County Comprehensive Airport Land Use Plan places the project in the Horizontal Zone. The project complies with the requirements of the Horizontal Zone.

The project area is located within 2 miles of a public airport, but will not result in a safety hazard for people residing or working in the project area if developed under the policies referenced above.

- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The site is an improved industrial development, and the expansion of the site will be developed to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site is currently served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of

surface runoff in a manner which would result in flooding on- or off-site.

- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The site is an improved industrial development, and the expansion of the site will be developed to meet City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone AE, which indicates an area that is within a 100-year flood hazard area. However, the project does not involve the placement of any new housing.
- h. The project area is located within Zone AE, which indicates an area that is within a 100-year flood hazard area. New structures associated with the project will be constructed in accordance with building codes applicable for new construction in flood hazard areas, which require that finished floor elevations be constructed at a minimum base level. Based on the project's compliance with these adopted standards, the project will not involve the placement of structures that would impede or redirect flood flows.
- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- 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 project does not conflict with any land use plan, policy or regulation of the City of Visalia.
- c. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as it is located on a vacant dirt lot with no significant natural habitat present.

XI. MINERAL RESOURCES

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

XII. NOISE

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

Truck traffic to and from the proposed project will occur along Camp Drive, which is a designated collector street. The nearest residential units are at Neeley Street and

Camp Drive, and Camp Drive north of Goshen Avenue. No project traffic is expected to impact these areas with residential units, and none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

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

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

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

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

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

XIII. POPULATION AND HOUSING

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

the site.

- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 55 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
 - iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the site without a need for alteration.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

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

XVI. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial and collector roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development and operation of the project will result in traffic in the area with a cumulative total of 20 to 30 trucks entering and leaving the facility and approximately 80 cars for employees, visitors, and non-truck deliveries. This will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.

- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

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

- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was 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. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**


Paul Scheibel, AICP
Environmental Coordinator

January 21, 2015
Date



MEETING DATE 11/12/2014
SITE PLAN NO. 14-161
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
- | | | | |
|--------------------------------------|---|--|--|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering | prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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 Amendment

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



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **8** DATE: **November 12, 2014**
SITE PLAN NO: SPR14161
PROJECT TITLE: PERFECTION PET FOODS
DESCRIPTION: NEW 143,225 SF WAREHOUSE FOR AN EXISTING
 PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE)
 (DISTRICT H) (REFER 10-147)
APPLICANT: PERFECTION PET FOODS LLC
PROP OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER PARK CT
APN(S): 073-160-032

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 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*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁴~~47~~ per square foot. Residential \$^{3.36}~~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. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

E.C.

Additional comments: Complete all outstanding permits prior to issuance of this permit

Chuck Clark
Signature



Site Plan Review Comments For:

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

ITEM NO: 6

DATE: November 12, 2014

SITE PLAN NO:

SPR14161

PROJECT TITLE:

PERFECTION PET FOODS

DESCRIPTION:

NEW 143,225 SF WAREHOUSE FOR AN EXISTING
PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE)
(DISTRICT H) (REFER 10-147)

APPLICANT:

PERFECTION PET FOODS LLC

PROP OWNER:

PERFECTION PET FOODS LLC

LOCATION:

1111 N MILLER PARK CT

APN(S):

073-160-032

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- 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.)

Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

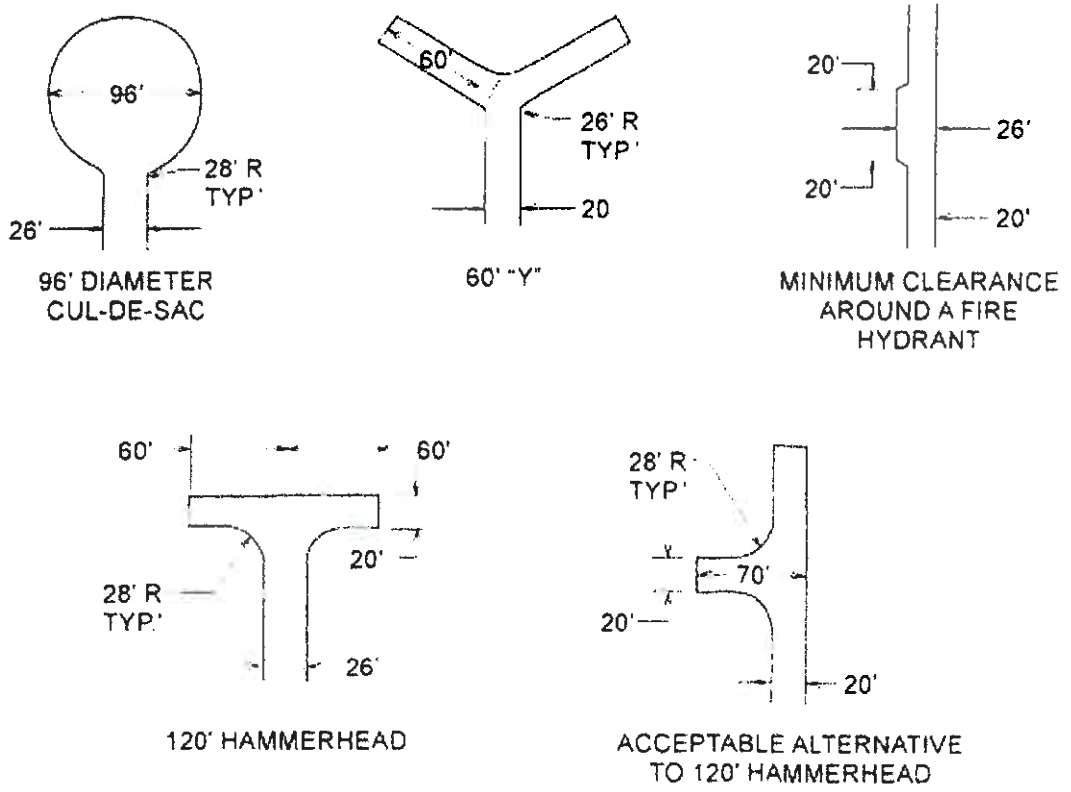


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Kurtis A. Brown
Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 12, 2014

SITE PLAN NO: 2014-161
PROJECT TITLE: PERFECTION PET FOODS
DESCRIPTION: NEW 143,225 SF WAREHOUSE FOR AN EXISTING PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE) (DISTRICT H) (REFER 10-147)
APPLICANT: PERFECTION PET FOODS LLC
PROP. OWNER: PERFECTION PET FOODS LLC
LOCATION TITLE: 1111 N MILLER PARK CT
APN TITLE: 073-160-032
GENERAL PLAN: IH – Heavy Industrial
EXISTING ZONING: IH – Heavy Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Amend Conditional Use Permit Nos. 2011-03, 2011-08, 2012-06 & 2013-06 – To add an additional 82,425 sq. ft. warehouse
- Initial Study filing fee
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 11/12/2014

1. Amendment to the previously approved CUP Nos. 2011-03, 2011-08, 2012-06 and 2013-06 is required.
2. The 25-foot building and landscape setback shall be met along Nicholas Ave. A 40-foot building and landscape setback is required along Camp Drive.
3. Landscaping plans are required with the building plan submittal.
4. Clearly depict all offsite improvements (curb, sidewalk, park strip, etc.).
5. Depict if an emergency access approach will be installed along Nicholas Ave. just east of the proposed warehouse building.
6. Staff will prepare an Initial Study for CEQA purposes. The Initial Study fee shall be applied to the CUP submittal.
7. Comply with previous comments below and all conditions issued under CUP No. 2011-03, CUP No. 2011-08, CUP No. 2012-06 & CUP No. 2013-06.
8. All drive aisles shall be fully improved to City standards.
9. Provide a detailed operational statement identifying the use of the two warehouse buildings. Identify how the operator of this facility will use the buildings.

San Joaquin Valley Air Pollution Control District – Indirect Source Review

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

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 75 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	0 Feet	5 Feet
➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

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

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

Interior roads provide access to parcels within development

Minimum Site Area: 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

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

Parking:

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

Fencing and Screening:

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

Landscaping:

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

Lighting:

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

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

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

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

Signature

A handwritten signature in black ink, appearing to read "Tom Brown", is written over a horizontal line. The signature is stylized and cursive.

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

ITEM NO: 5 DATE: November 12, 2014
SITE PLAN NO: SPR14161
PROJECT TITLE: PERFECTION PET FOODS
DESCRIPTION: NEW 143,225 SF WAREHOUSE FOR AN EXISTING
 PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE)
 (DISTRICT H) (REFER 10-147)
APPLICANT: PERFECTION PET FOODS LLC
PROP OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER PARK CT
APN(S): 073-160-032

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

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SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 12, 2014

ITEM NO: 6
SITE PLAN NO: SPR14161
PROJECT TITLE: PERFECTION PET FOODS
DESCRIPTION: NEW 143,225 SF WAREHOUSE FOR AN EXISTING PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE) (DISTRICT H) (REFER 10-147)
APPLICANT: PERFECTION PET FOODS LLC
PROP. OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER PARK CT
APN(S): 073-160-032

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards on Camp Drive.
- 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 Analysis required.

Additional Comments:

•



Leslie Blair

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 6	DATE: <u>November 12, 2014</u>
SITE PLAN NO:	SPR14161
PROJECT TITLE:	PERFECTION PET FOODS
DESCRIPTION:	NEW 143,225 SF WAREHOUSE FOR AN EXISTING PET FOOD PLANT ON 18.56 ACRES (IH ZONED) (AE) (DISTRICT H) (REFER 10-147)
APPLICANT:	PERFECTION PET FOODS LLC
PROP OWNER:	PERFECTION PET FOODS LLC
LOCATION:	1111 N MILLER PARK CT
APN(S):	073-160-032

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

[Handwritten Signature]

AUTHORIZED SIGNATURE

11-10-14

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: NOVEMBER 12, 2014

SITE PLAN NO.: 14-161
PROJECT TITLE: PERFECTION PET FOODS
DESCRIPTION: NEW 143,225SF WAREHOUSE FOR AN EXISTING
PET FOOD PLANT ON 18.56 ACRES (IH ZONE)
(AE) (REFER 10-147)
APPLICANT: PERFECTION PET FOODS LLC
PROP OWNER: PERFECTION PET FOODS LLC
LOCATION: 1111 N MILLER CT
APN: 073-160-032

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: *Per City standards, including minimum drive approach separation* Use radius return;
- 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. For work within public right-of-way**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 713-4414.
- 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.
- 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 Joel Hooyer 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. ***If necessary***
- 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. Install frontage improvements on Camp Dr and Nicholas Ave, including curb, gutter, sidewalk, street lights and landscaping improvements.***
- 2. Landscaping to meet State Model Water Efficiency Landscaping Ordinance (MWEL0)***
- 3. Impact fees will be assessed to new building area as well as additional developer acreage.***
- 4. Existing building permits need to be finalized prior to new permits being issued. See Building Division comments for additional details.***
- 5. Portions of Camp Drive improvement (grading and paving for travel lanes) are subject to City reimbursement.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-161

Date: 11/12/2014

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:8/15/2014)


(Project type for fee rates:Industrial/Service Commercial)

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	Current fee rate at time of permit issuance for all impact fees
<input checked="" type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

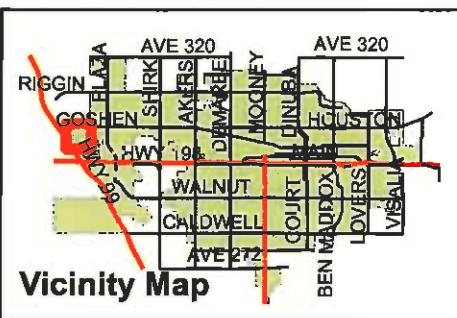
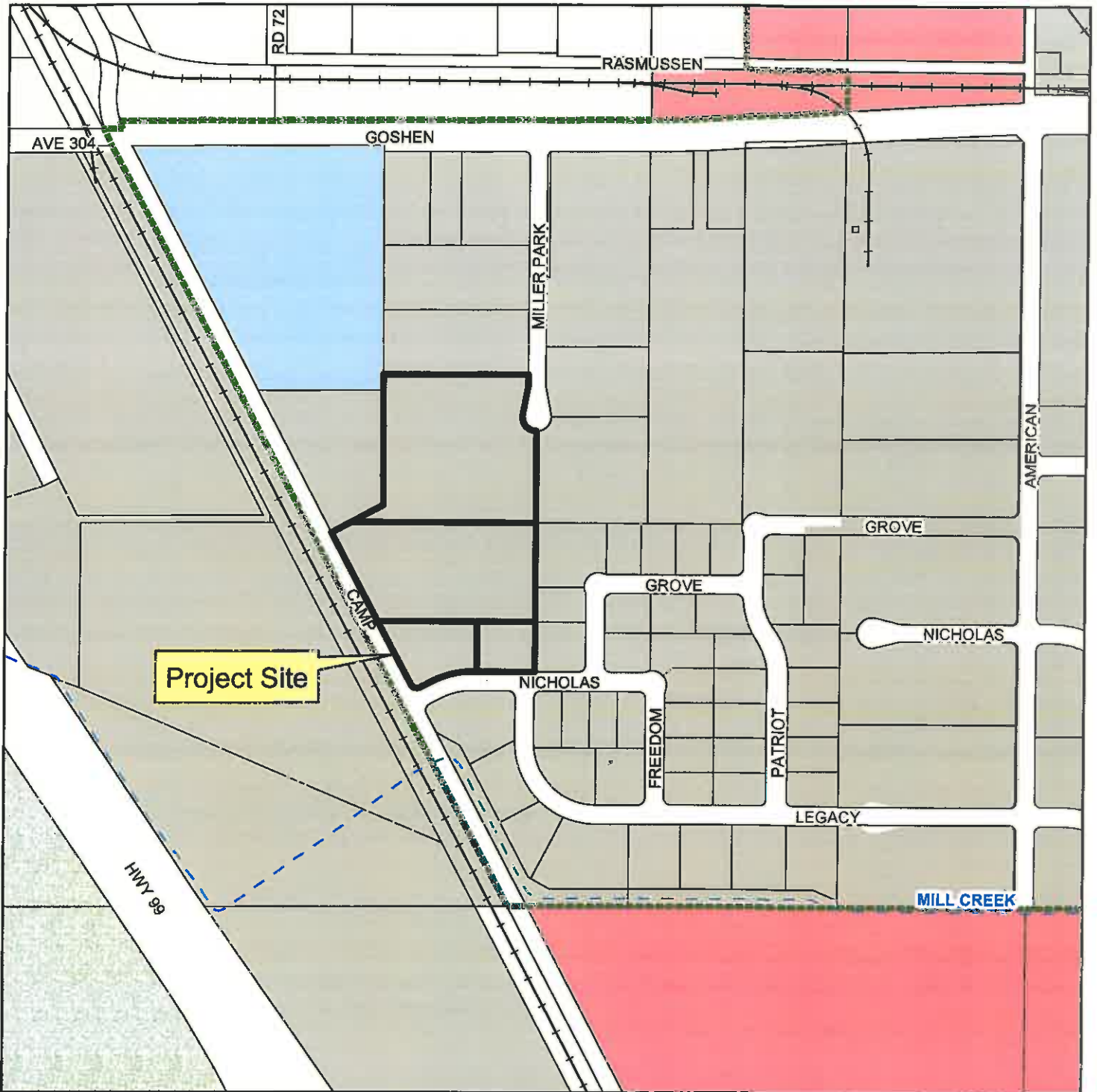
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in 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



Jason Huckleberry

Conditional Use Permit No. 2014-35

The site is located at 1111 N. Miller Park Court and at 10640 and 10654 W. Nicholas Avenue.
(APN: 073-160-032, 033; 073-190-002, 003, 010)



General Plan Land Use Map

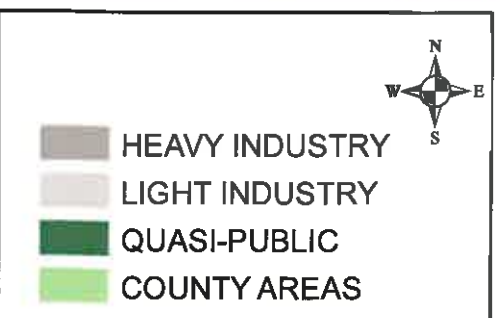
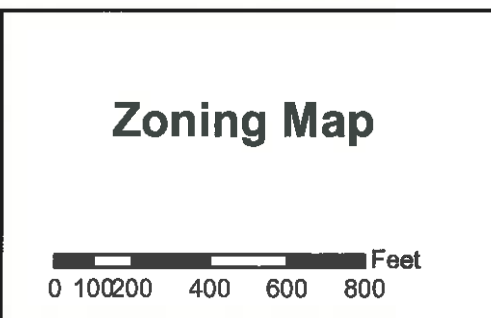
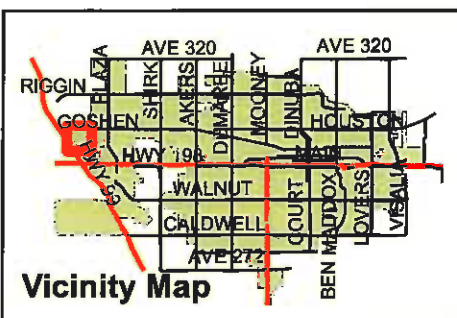
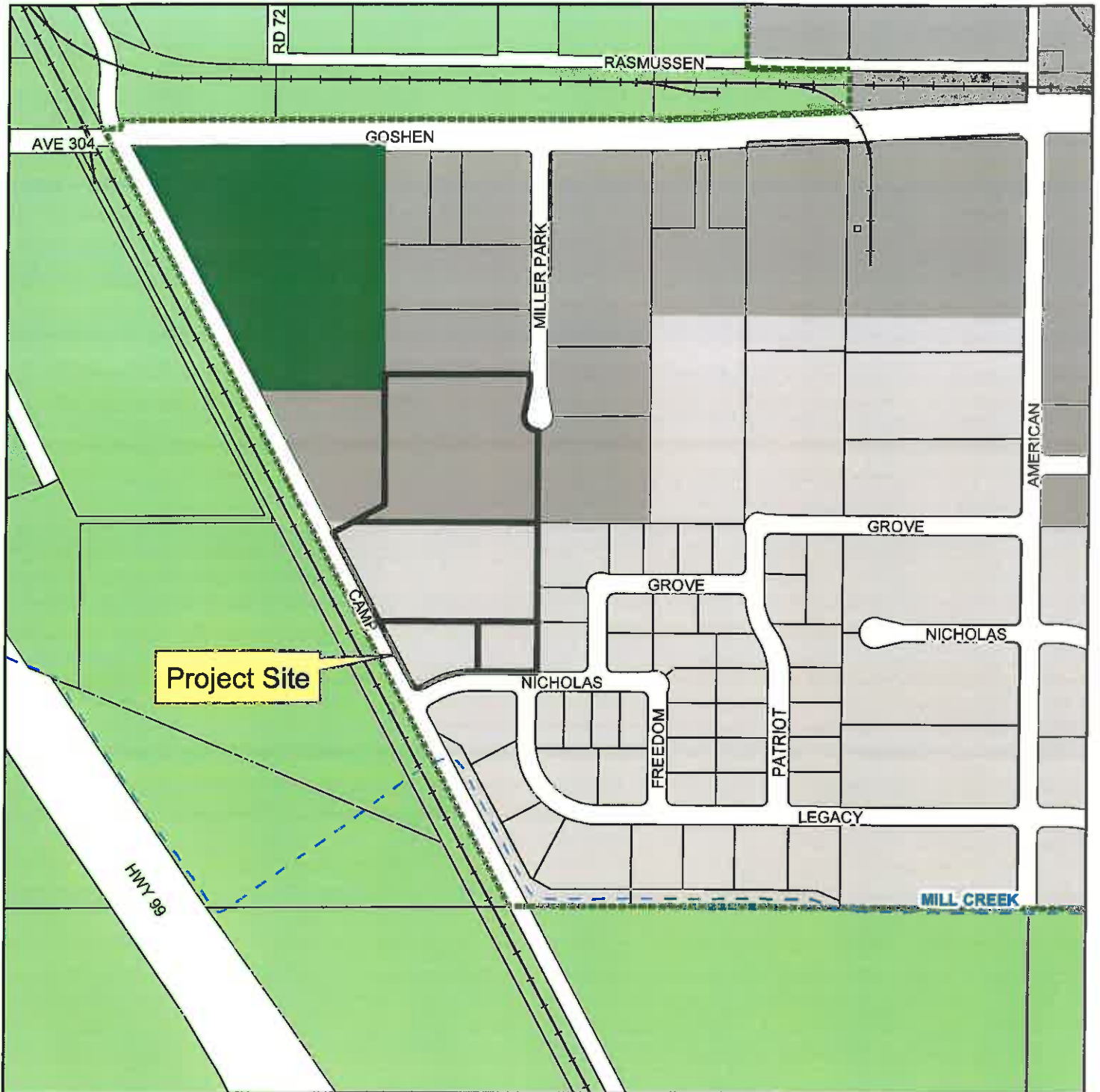


- Agriculture
- Service Commercial
- Industrial
- Canal
- Goshen



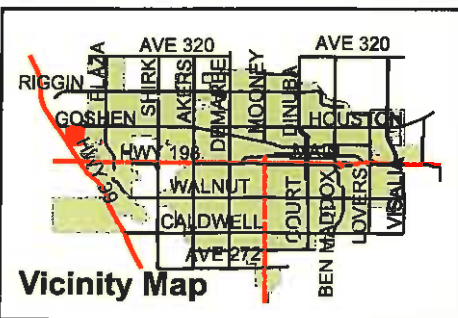
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Aerial Photo

Photo Taken March 2014

