

INTRODUCTION



VALLEY OAK SPCA FACILITY

Introduction

Objectives

These Sign Program design guidelines will maintain and enhance the surrounding area of the Valley Oak SPCA facility within the City of Visalia through the use of materials, forms, and styles that are at human scale in order to promote aesthetically pleasing and functional for pedestrian and motor use.

SITE CONTEXT

The site for Valley Oak SPCA facility is surrounded by Light and Heavy Industrial where there is no residential development within 1/2 mile of the site.

The Project will have a mix of uses, however they will all be oriented around animal adoption. There are three proposed buildings; the adoption center, an education center, and a boarding kennel.



Introduction

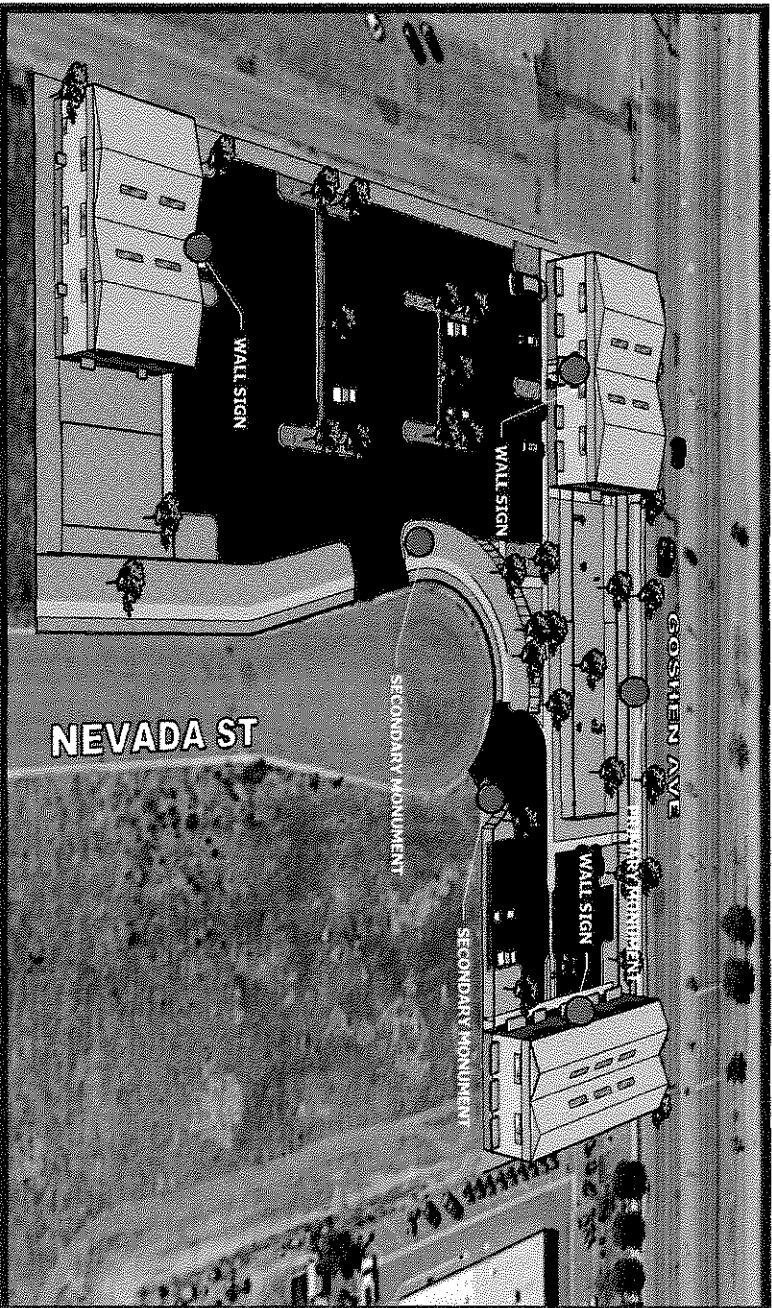
Sign Types

This Sign Program has been established for the purpose of maintaining continuity of quality and aesthetics throughout the Valley Oak SPCA facility for the mutual benefit of all tenants, and to comply with all other sign requirements of the City of Visalia. This sign program has been prepared to create a unique identity to the project site.

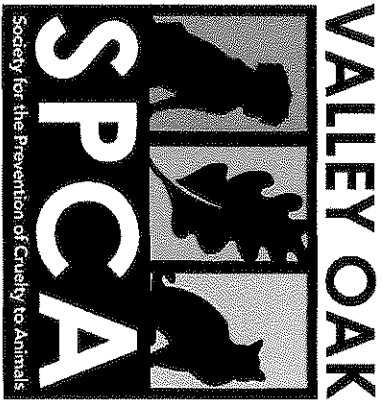
All signage requirements within the document shall be subject to the City's sign ordinance. **If ambiguity arises, the City Planner shall make final determination on the requirements.**

The intent of the sign criteria is to offer the tenant some flexibility while keeping a quality identity for the facility.

Conformance will be strictly enforced, and any installed non-conforming signs or unapproved signs shall be removed at tenant's expense.



2



SUBMITTAL REQUIREMENTS



VALLEY OAK SPCA FACILITY

Submittal Requirements

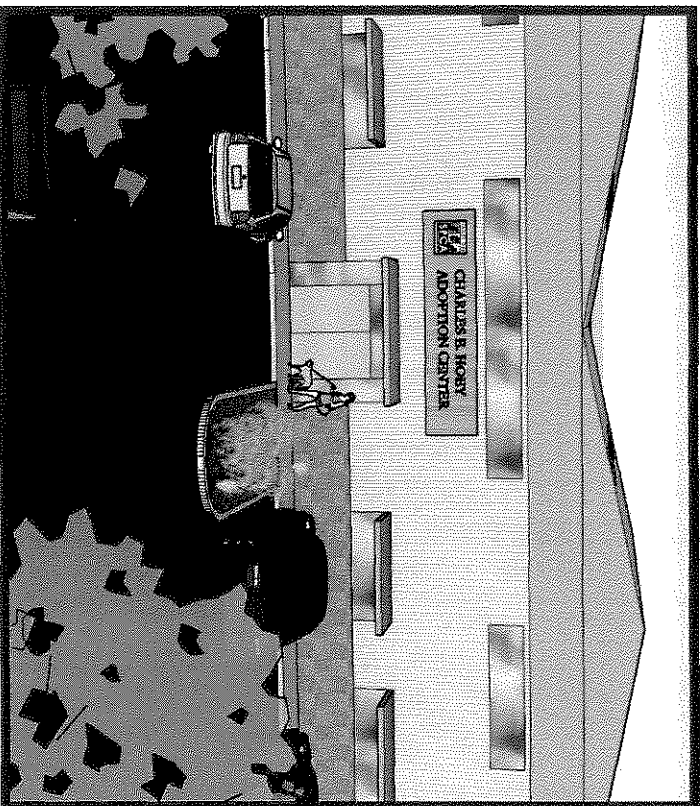
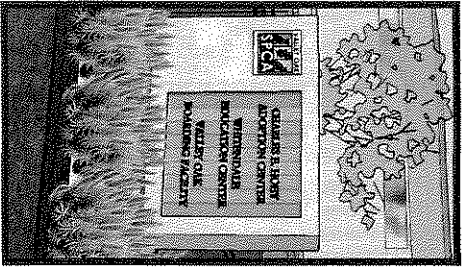
A sign permit shall be required for each type of sign that is proposed for the site or buildings. It is unlawful for any person to erect, relocate, or alter electronically or structurally, any sign in the city without first obtaining a valid sign permit or building permit. If required (Visalia Municipal Code Section 1748.030).

Application for sign permits shall be made upon the City of Visalia forms and filed at the building department. Specific sign/building permit fees shall be submitted at the time of the application package.

Prior to sign fabrication and installation, plans for all proposed signage shall be submitted to the SPCA administration who will review plans for conformance with the sign program criteria. All plans submitted for approval must conform to requirements of the criteria contained in this Comprehensive Sign Program. The owner shall have the discretionary authority to deny approval for any submittal which does not comply with the purpose or intent of this sign program. Final sign permit to be approved by City Planning department.

For signage approval submissions shall include three (3) sets of the following:

- Elevations showing all proposed signs indicating sign type, design, locations, size and layout of sign(s); drawn to scale indicating dimensions, attachment devices and construction details, colors, materials and lighting details.
- Section detail of letters and/or sign element showing the dimensioned projection of the face of letters, method and intensity of illumination.
- Color board with actual sample colors (8-1/2"x11" format).



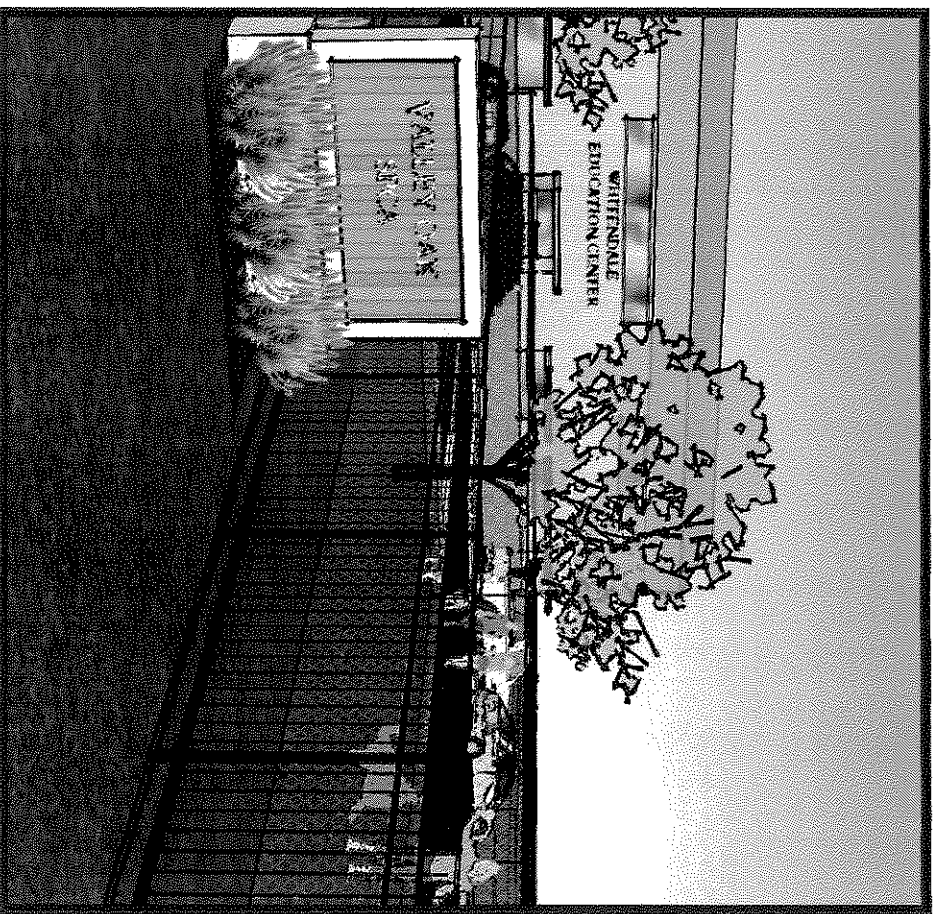
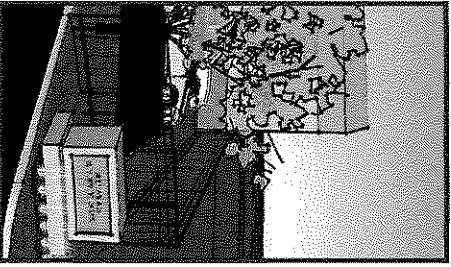
Submittal Requirements (cont.)

Requests to establish signs that vary from the provisions of this sign program or any requests to change the provisions of this sign program shall be submitted to the Owner for approval prior to submission to the City of Visalia. If any parcels are sold to new owners, the new owners must submit to City Planner to check consistency and to approve sign permit.

Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor shall be submitted to the City of Visalia. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in this sign program and in the final approved plans and working drawings. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

All costs for Building Signage and Site Signage as follows:

- Design consultant fees
- Application and permitting fees
- Sign fabrication, related materials and installation fees (including all plan check and inspection costs).
- Signage removal, including to repair of any damage to the building. It is the Tenant's responsibility to properly patch and resurface all holes and paint surface to match the existing color.



Submittal Requirements (cont.)

A. PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard: No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a wall will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roofline. Signs on mansard roofs and equipment screens are prohibited.
5. There shall be no signs that are rotating, revolving, flashing, moving or audible, except barber poles.
6. Signs must be architecturally compatible with the entire center.
7. No sign shall project above or below the sign-able area.
8. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
9. An exception may be granted by the Landlord and Director of Planning by obtaining a temporary sign permit when the display is an integral part of the design character of the activity to which it relates.
10. All materials used in signage construction and installation must be new. No used materials will be allowed.
11. Banners, Pennants & Balloons Used for Advertising Purposes: Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's and City approval.
12. Billboard signs are not permitted.
13. The use of a permanent sale sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety days of temporary window sale signs per calendar year.

B. ILLEGAL SIGNS:

Any Sign that is deemed not to be in conformance with the approved Sign Plan or erected without government approval or permits is considered an illegal sign. The Owner may, at its sole discretion and at Tenant's expense, correct, replace or remove any illegal sign.

C. ABANDONMENT OF SIGNS:

An abandoned sign is that which use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days. The Owner may, at its sole discretion and at Tenant's expense, replace or remove any abandoned sign.

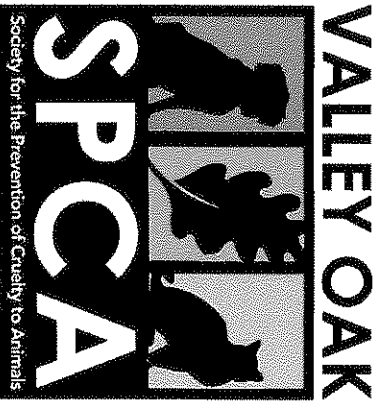
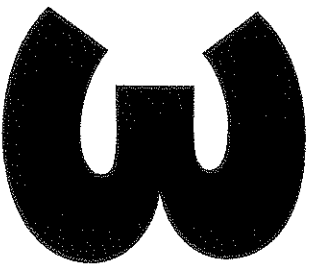
D. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

E. MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.





SIGN DESIGN GUIDELINES



VALLEY OAK SPCA FACILITY

Sign Design Guidelines

DESIGN OBJECTIVE: The primary design objective of the sign program is to generate high quality, creative site signage. Signage must consist of either wood, metal, glass, tile or other materials that provide a high quality sign. Channel letters shall also be displayed to provide depth to allow for a 3-dimensional appearance. This sign program encourages design styles that incorporate multidimensional forms and combinations of colors and lighting techniques.

1. Signs shall be designed in a manner that is compatible with and complementary to the overall facility and surrounding facades.
2. Wall signs shall be affixed without visible means of attachment, unless attachments make an intentional statement.
3. Monument signs may be located within landscaped zones between property lines and building setback lines, allowing for adequate sightlines for approaching vehicular traffic at street intersections and points of ingress and egress.
4. Monument signs are not permitted in the Traffic Safety Sign area, which is the portion of both public and private property located at any corner and bounded by the curb line or future curb line of the intersecting streets and a line joining points on the curb line or future curb line 45 feet from the point of intersection of the extended curb lines or future curb line.

STANDARDS BY SIGN TYPE:

1. **Primary Monument Sign:** The Project will include one double-faced sign located along Goshen Avenue. The primary monument sign will allow for equal signage space for all tenants located in the project site as well as the SPCA identification logo. Maximum height: Six feet.

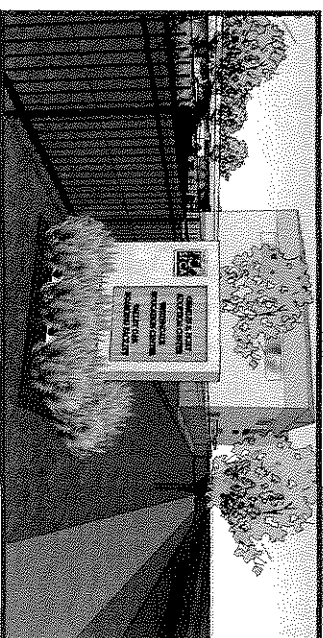
- The total area of the aggregate surface of the sign face and the sign structure, as viewed from one side, may not exceed thirty-five square feet.
- Tenant signs will be internally illuminated or will be lit using reverse channel illumination.

2. Secondary Monument Signs: The Project may include secondary monument signs at each entrance to provide site and building identification.

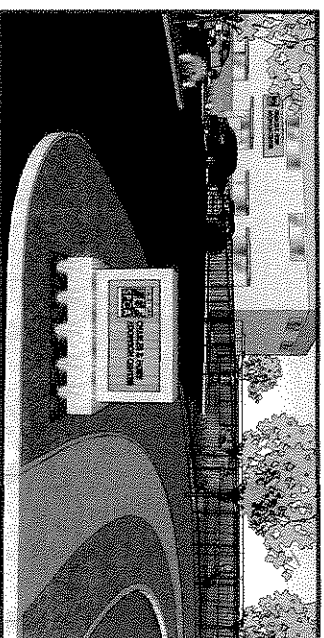
- Maximum height: 6 feet.
- The total area of the aggregate surface of the sign face and the sign structure, as viewed from one side, may not exceed thirty-five square feet.
- Tenant signs will be internally illuminated or will be lit using reverse channel illumination.

3. Wall Signs: The Project will include Site and Building-specific wall signs that will be oriented towards Goshen Avenue as well as towards the parking lot to identify the specific tenants.

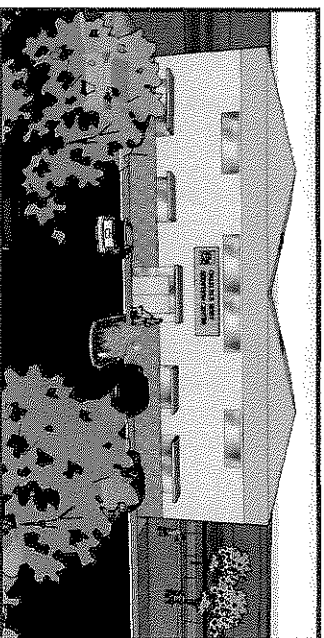
- Permitted Sign Area: Two square feet of sign area is permitted for each foot of linear occupancy frontage to a maximum area of one hundred square feet. A building sign may not exceed the height of the roof line wall upon which it is mounted. Additional signs of a maximum twenty-five percent of the sign area shall be allowed for each remaining exterior wall provided that the sign area for any given wall does not exceed two square feet per linear foot of the wall length.



Primary Monument Sign



Secondary Monument Sign



Wall Sign



Sign Design Guidelines

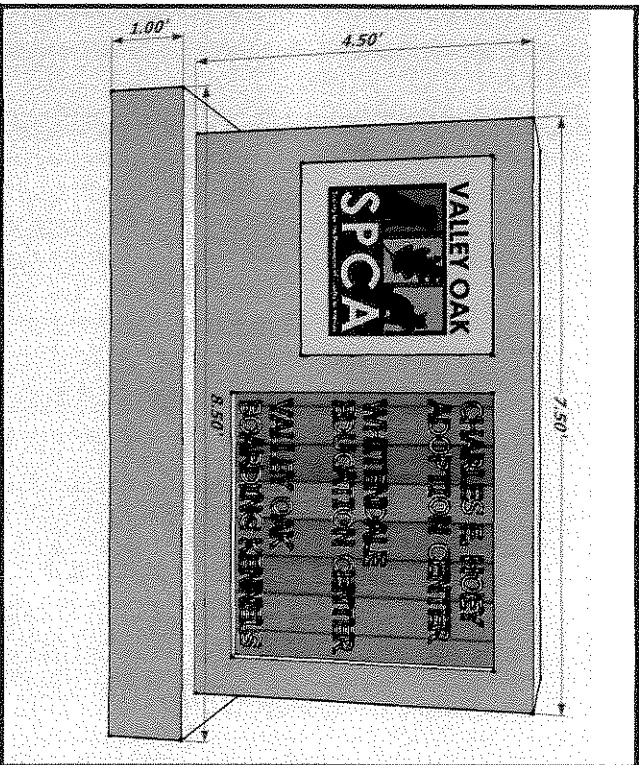
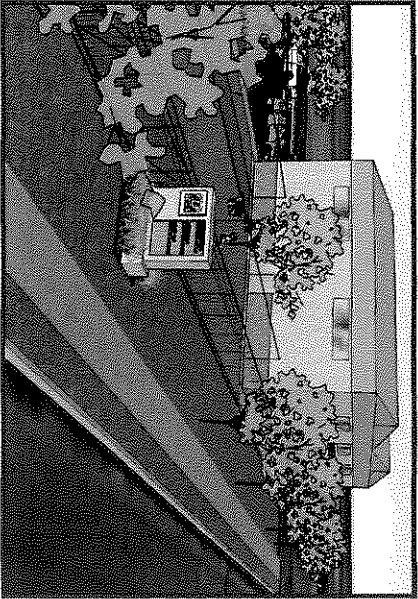
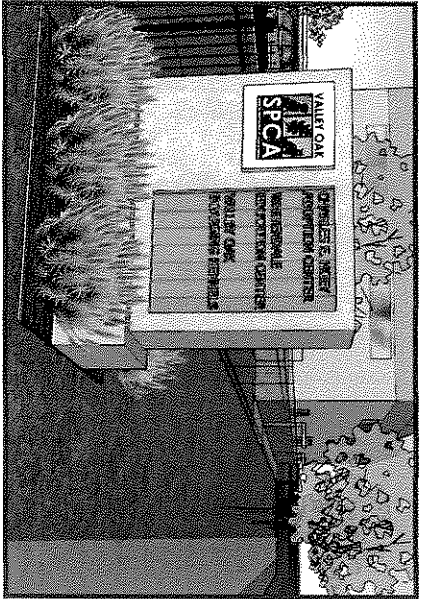
Primary Monument Sign

Materials:

- Stucco Base/Frame
- Wood Inset
- Vinyl face (SPCA Logo)
- Reversed Channel Lettering

Dimensions:

- Height: 4.5'
- Width: 7.5'
- Pedestal Height: 1'
- Pedestal Width: 8.5'
- Depth: 2'
- Area: 33.75 sf



Sign Design Guidelines

Secondary Monument Sign (OPTIONAL)

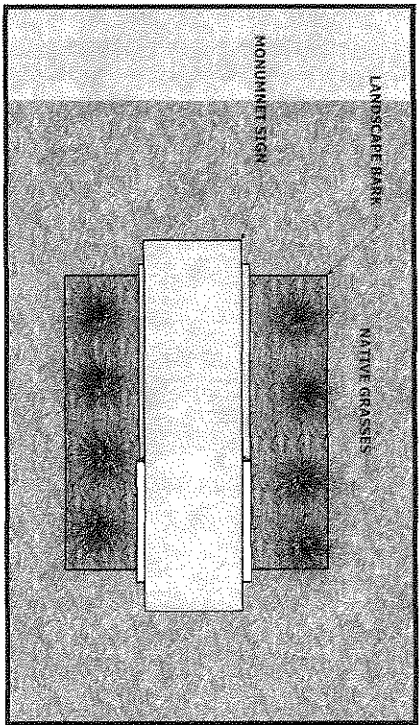
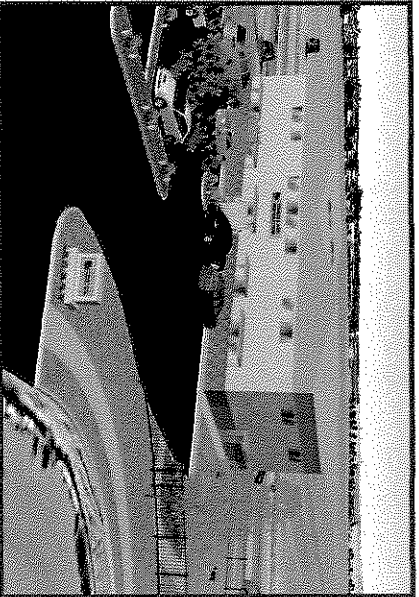
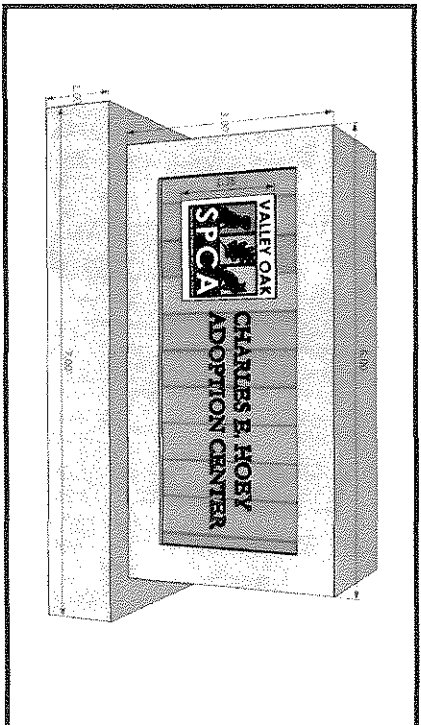
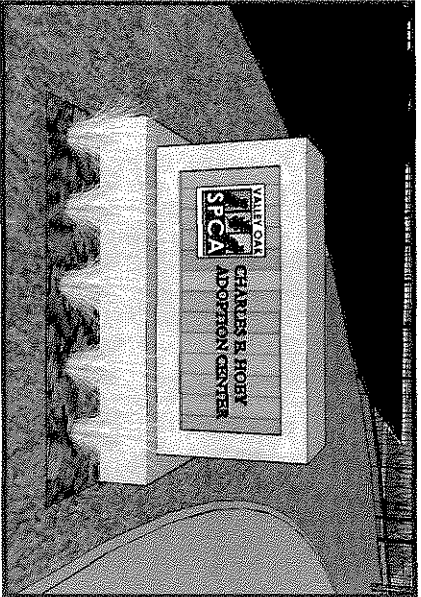
Materials:

- Concrete Base/Frame
- Wood Inset
- Vinyl face (SPCA Logo)
- Reversed Channel

Lettering

Dimensions:

- Height: 3'
- Width: 6'
- Pedestal Height: 1'
- Pedestal Width: 7'
- Depth: 2'
- Area: 18 sf



Sign Design Guidelines

Wall Sign

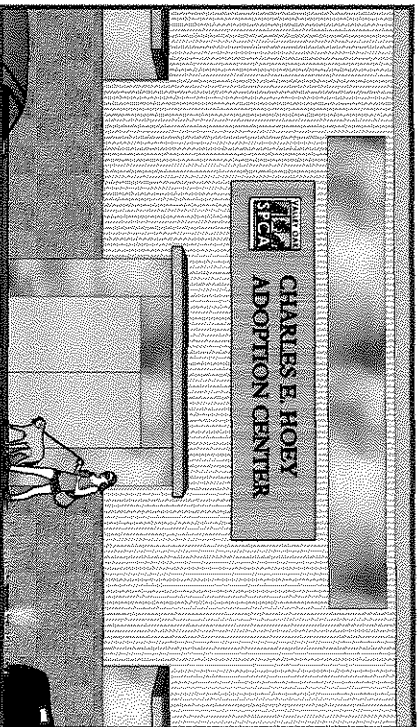
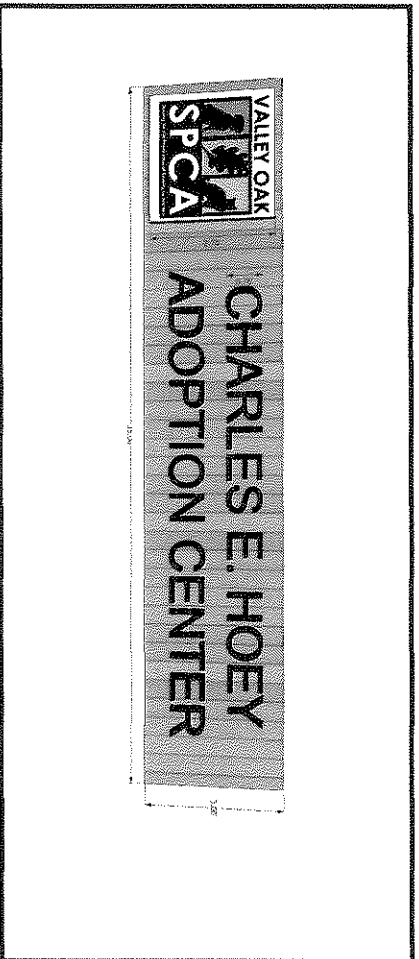
Materials:

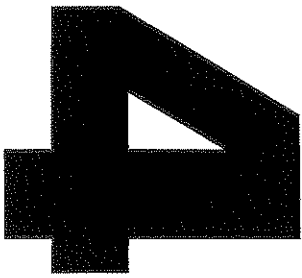
- Vinyl face (SPCA Logo)
- Reversed Channel

Lettering directly on building

Dimensions:

- Height: 3'
- Width: 15'
- Area: 45 sf





ADMINISTRATION & CONSISTANCY REVIEW

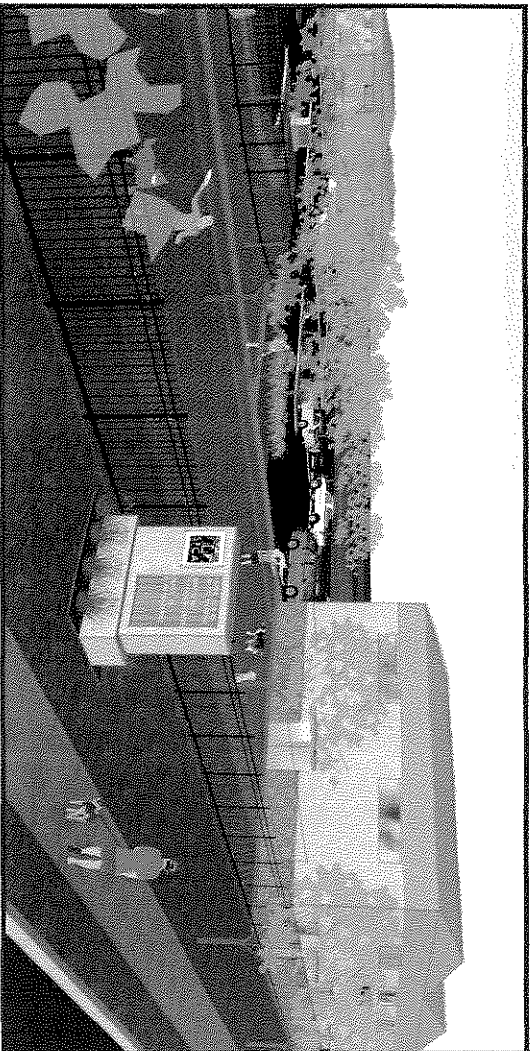


ADMINISTRATION

Objectives

The Valley Oak SPCA Sign Program shall establish a framework in which administrative actions can be taken for oversight and review of development within the facility.

SIGN PLAN ADMINISTRATION: After Valley Oak SPCA receives Entitlement approval, a sign permit shall be submitted before construction of any signs on the site. The sign permits shall be approved by the owner (SPCA), then receive final approval by the City Planner. If a new owner purchases a parcel, the new owner must submit directly to the City Planner for approval of the proposed signage.





April 13, 2016

Brandon Smith
Project Planner
315 East Acequia Ave
Visalia, CA 93291

RE: Incomplete Application — CUP 2016-07 & Variance 2016-03

Please find the following to be a response to your comment letter generated on April 5, 2016 for the proposed project by the Valley Oak SPCA. These items and information are supplied to complete the application and prompt the City to set a public hearing date for the Planning Commission to hear this project.

Response to Comments:

- 1.) Environmental fee for Categorical Exemption (\$67) has been submitted to the City.
- 2.) Electronic files of the application documents have been submitted to Brandon Smith (brandon.smith@visalia.city)
- 3.) Reasoning of the five required findings that justify the Variance for reducing the setback along Goshen Avenue from 40' to 20':
 - a. *"That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance."* The required setbacks for design district "H" would not allow for adequate building design for the site, particularly for the proposed buildings along Goshen Ave.
 - b. *"That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone."* The project parcels are smaller than the typical lots in the surrounding design district, where the observance of a 40' setback disproportionately minimizes the buildable area for these project parcels as opposed to the mentioned larger parcels in the same design district (there is a 20 acre parcel directly west and 5 acre parcel directly north of the proposed project). In addition, the project site is unique to the surrounding parcels as it sits on an internal road (Nevada Ave) that imposes an additional 15' setback, further limiting the buildable area. It is unique in this area to have parcels less than an acre bounded by two public roads; the proposed project has two parcels that are affected by this unique characteristic.
 - c. *"That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone."* There is precedent set for reducing the 40' front yard setback in design district "H" to 20' in the vicinity of the proposed project along Goshen Ave.
 - d. *"That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone."* As previously stated parcels within the same design district ("H") typically are larger in size and have one or fewer fronting public roads, so they are not impacted as severely as the proposed project is by setback requirements for the buildable area.
 - e. *"That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity."* The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety.
- 4.) The most recent Preliminary Title Report was submitted to the City, which describes the property ownership shared one-half with Simpson and Beargeon.
- 5.) A shared access agreement will be prepared at the time of build-out of Phase 3 for the parking lot between Phase 1 and 3.

Visalia Office

324 S. Santa Fe St. Ste. A
Visalia, California 93292
P: (559) 802.3052
F: (559) 802.3215

Porterville Office

881 W. Morton Ave., Suite D
Porterville, California 93257
P: (559) 781. 0102
F: (559) 781.6840

www.4-creeks.com

EXHIBIT L



- 6.) The proposed education center will be 5,000 sf and the site plan legend has been updated to reflect.
- 7.) The temporary modular buildings will be located on the same footprint as the education center (page 2 of Site Plan). They are proposed to serve as office space as Phase 1 is constructed and will be removed at the start of Phase 2 construction, an anticipated timeframe of 2 years after completion of Phase 1.
- 8.) The Variance application incorrectly identifies that a fence will be installed at a 15' setback from Goshen Avenue. The fence will sit at the proposed 20' setback, if approved. The fencing will be a coated chain link (6') as wrought iron does not prevent smaller dogs from passing through.
- 9.) The parking calculation was determined at 1 space / 250 sf of building based on Visalia's general office use parking requirements.
- 10.) Animal waste will be disposed of in plastic bags in the trash enclosure which would be serviced once a week by the City. The City of Visalia Animal Care Center has their trash serviced twice a week, however has a much higher capacity than this proposed project.
- 11.) The sign program design standards have been revised to meet the City of Visalia's sign design standards for design district "H".

Please contact me as soon as possible if there are any further missing items or information at (559) 802-3052 or aaronc@4-creeks.com.

Best regards,

AARON CARPENTER

4Creeks, Inc. | Assistant Planner

Visalia Office

324 S. Santa Fe St. Ste. A
Visalia, California 93292
P: (559) 802.3052
F: (559) 802.3215

Porterville Office

881 W. Morton Ave., Suite D
Porterville, California 93257
P: (559) 781. 0102
F: (559) 781.6840

www.4-creeks.com



MEETING DATE January 20, 2016
SITE PLAN NO. 16-007
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- CUP
- HISTORIC PRESERVATION OTHER

ADDITIONAL COMMENTS : VARIANCE

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: JANUARY 20, 2016

SITE PLAN NO.: 16-007
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CONSTRUCT AND OPERATE SPCA ADOPTION CENTER AND TRAINING FACILITY WITH POSSIBILITY OF FUTURE BUILD-OUT (IL) (X) (H) (APNS: 081-100-049, 050, 051, 052)
APPLICANT: CARPENTER AARON
PROP OWNER: SIMPSON STANLEY S & WENDY S (TRS) (S RV TR)
LOCATION: 1332 N NEVADA ST
APN: 081-100-049

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **18' min.** Use radius return; **Refer to City "Commercial" drive approach std's**
- Sidewalk: **5' width**; **5' parkway width at Nevada St. - landscaping, irrigation, and street trees in pkwy**
- 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 any work necessary in the 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 Encroachment Tech. at 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.
- 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. Installation of a 6' wide sidewalk and 4' wide parkway is required along Goshen Ave. frontage with each phase. Parkway improvements shall include landscaping, street trees, and irrigation.***
- 2. There is an existing 15' storm drain easement between parcels for Phases 1 & 2. Improvements within this area will be limited to landscape and parking lot improvements only. Refer to the underlying Parcel Map #4690.***
- 3. The proposed refuse enclosure for Phase 1 is adequate however future phases may require additional enclosures; to be determined at time of development.***
- 4. A Lot Line Adjustment or access easement will be required for the parking lot layout to phase 1. Refer to City standard procedures.***
- 5. The proposed security gates at entrances will need to be relocated to allow a minimum of one vehicle length from curb face to gate. Redesign accordingly.***
- 6. Office and Education development impact fees will apply at time of each development. Refer to page 3 for impact fee summary.***
- 7. A street light is required at the end of Nevada St. cul-de-sac per City standards. A separate electrical plan shall be submitted to the City Engineer for review and approval prior to building permit issuance.***
- 8. A building permit is required; standard plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-007
Date: 1/20/2016

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.)

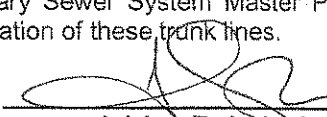
(Fee Schedule Date: 9/4/2015)
(Project type for fee rates: GEN.OFFICE/EDUCATION)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,196/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	OFFICE @ \$6,024/1000SF EDUCATION @ \$4,114/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$90/1000SF
	TREATMENT PLANT FEE: \$214/1000SF
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	ACQ - PD WITH PARCEL MAP DEV - \$140/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	PD WITH PARCEL MAP
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$235/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,754/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$640/1000SF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025 (Andrew Chamberlain 559-713-4003)

Date: January 20, 2016

SITE PLAN NO: 2016-007
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CONSTRUCT AND OPERATE SPCA ADOPTION CENTER AND TRAINING FACILITY WITH POSSIBILITY OF FUTURE BUILD-OUT (IL) (X) (H) (APNS: 081-100-049, 050, 051, 052)
APPLICANT: CARPENTER AARON
PROP. OWNER: SIMPSON STANLEY S & WENDY S (TRS)(S RV TR)
LOCATION TITLE: 1332 N NEVADA ST
APN TITLE: 081-100-049, 50, 51, & 52
GENERAL PLAN: Industrial
EXISTING ZONING: IL – Light Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for project components
- Variance to Design District "H" setbacks of 40 feet along Goshen Avenue for building, parking and fencing, and along Nevada Street for fencing.
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 01/20/2016

1. Variance to Design District "H" setbacks of 40 feet along Goshen Avenue for building, parking and fencing, and along Nevada Street for fencing. NOTE: Staff may not support variances to fencing resulting in 5 feet along Goshen and nearly 0 feet along Nevada Street.
2. What is the setback to the parking lot area along Goshen Avenue? Staff may not support this significant of a reduction in the setback.
3. The high percentage of office space will need to be approved as a part of the CUP process. Note that the office space may not be leased separately from the balance of the facility.
4. Provide tentative elevations for the proposed buildings. Note that the elevations may/will become part of the CUP requirements.
5. Provide a detailed site plan and elevations for the two temporary modular buildings for the Education Center, along with a determination of how long the temp trailers would be located at the site, for the Planning Commission.
6. For the CUP application materials, provide a minimum of 10 copies of a larger site plan with detailed call-outs for Planning Commission review. Include a PDF for the 11 X 17 version also.
7. While the operational statement seems to provide a good background for the specific uses, it does not seem to provide a basis for the amount of parking on the site.
8. Expand the Operational statement to provide information on how the animal waste will be stored and disposed of.
9. Note that the CUP will lock the buildings into a pattern of uses restricted to the project, leasing or renting them for other purposes may be prohibited through the CUP.
10. NOTE that this is not the typical Light Industrial use, whereby staff may require additional information as the project application is being processed.

- 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	40 Feet	40 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.

Parking: As prescribed in Chapter 17.34

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 spaces per 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 handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
5. A planter is required every other row. Said planter shall contain trees on twenty (20) foot centers (Zoning Ordinance Section 17.30.130.C.6).
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
11. Provide transit facilities on site plan.
12. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
13. Provide off-street loading facility(Zoning Ordinance Section 17.34.070 & 17.34.080).

14. 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 will be required to 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 to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales 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, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. Provide minimum of ____-foot high concrete block wall or masonry wall along/around the following: _____
9. Provide minimum of ____-foot high solid wooden residential fence along/around the following: _____
10. Provide minimum of ____-foot high chain-link fence ____ with ____ without slats along/around the following: _____
11. 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.
12. 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. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)

4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 20, 2016

ITEM NO: 5
SITE PLAN NO: SPR16007
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: CONSTRUCT AND OPERATE SPCA ADOPTION CENTER AND TRAINING FACILITY WITH
POSSIBILITY OF FUTURE BUILD-OUT (IL) (X) (H) (APNS:081-100-049, 050, 051, 052)
APPLICANT: CARPENTER AARON
PROP. OWNER: SIMPSON STANLEY S & WENDY S (TRS)(S RV TR)
LOCATION: 1332 N NEVADA ST
APNS: 081-100-049

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

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

Additional Comments:

- Provide gate setback for at least one vehicle length.



Leslie Blair

ITEM NO: 5

DATE: January 20, 2016

SITE PLAN NO:

SPR16007

PROJECT TITLE:

VALLEY OAK SPCA

DESCRIPTION:

CONSTRUCT AND OPERATE SPCA ADOPTION CENTER AND TRAINING FACILITY WITH POSSIBILITY OF FUTURE BUILD-OUT (IL) (X) (H) (APNS:081-100-049, 050, 051, 052)

APPLICANT:

CARPENTER AARON

PROP OWNER:

SIMPSON STANLEY S & WENDY S(TRS)(S RV TR

LOCATION:

1332 N NEVADA ST

APN(S):

081-100-049

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

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Visalia Police Department



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 5

DATE: January 20, 2016

SITE PLAN NO:

SPR16007

PROJECT TITLE:

VALLEY OAK SPCA

DESCRIPTION:

CONSTRUCT AND OPERATE SPCA ADOPTION CENTER AND TRAINING FACILITY WITH POSSIBILITY OF FUTURE BUILD-OUT (IL) (X) (H) (APNS:081-100-049, 050, 051, 052)

APPLICANT:

CARPENTER AARON

PROP OWNER:

SIMPSON STANLEY S & WENDY S(TRS)(S RV TR

LOCATION:

1332 N NEVADA ST

APN(S):

081-100-049

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 are served 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, bolt 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.

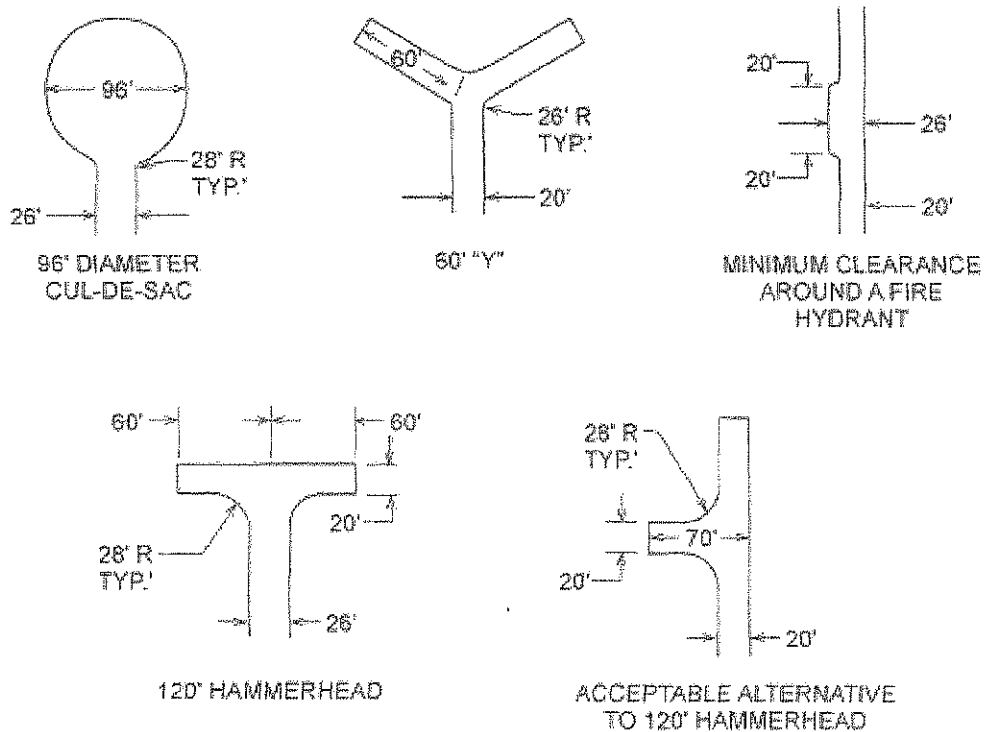


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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.)

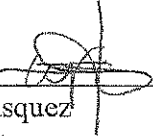
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments 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 I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



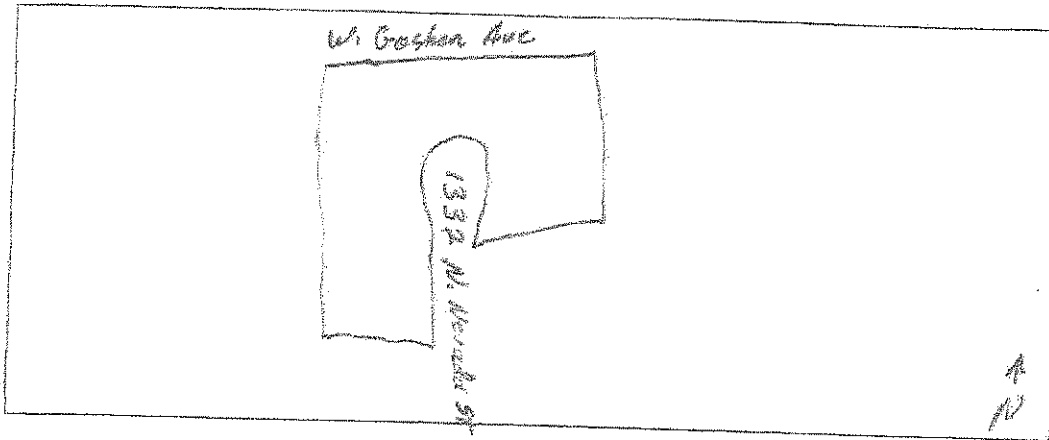
Maribel Vasquez
Fire Inspector

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 1-20-16

Site Plan Review # 16007

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

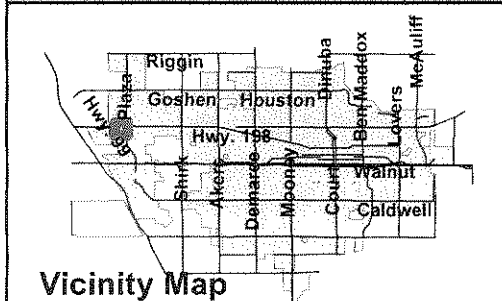
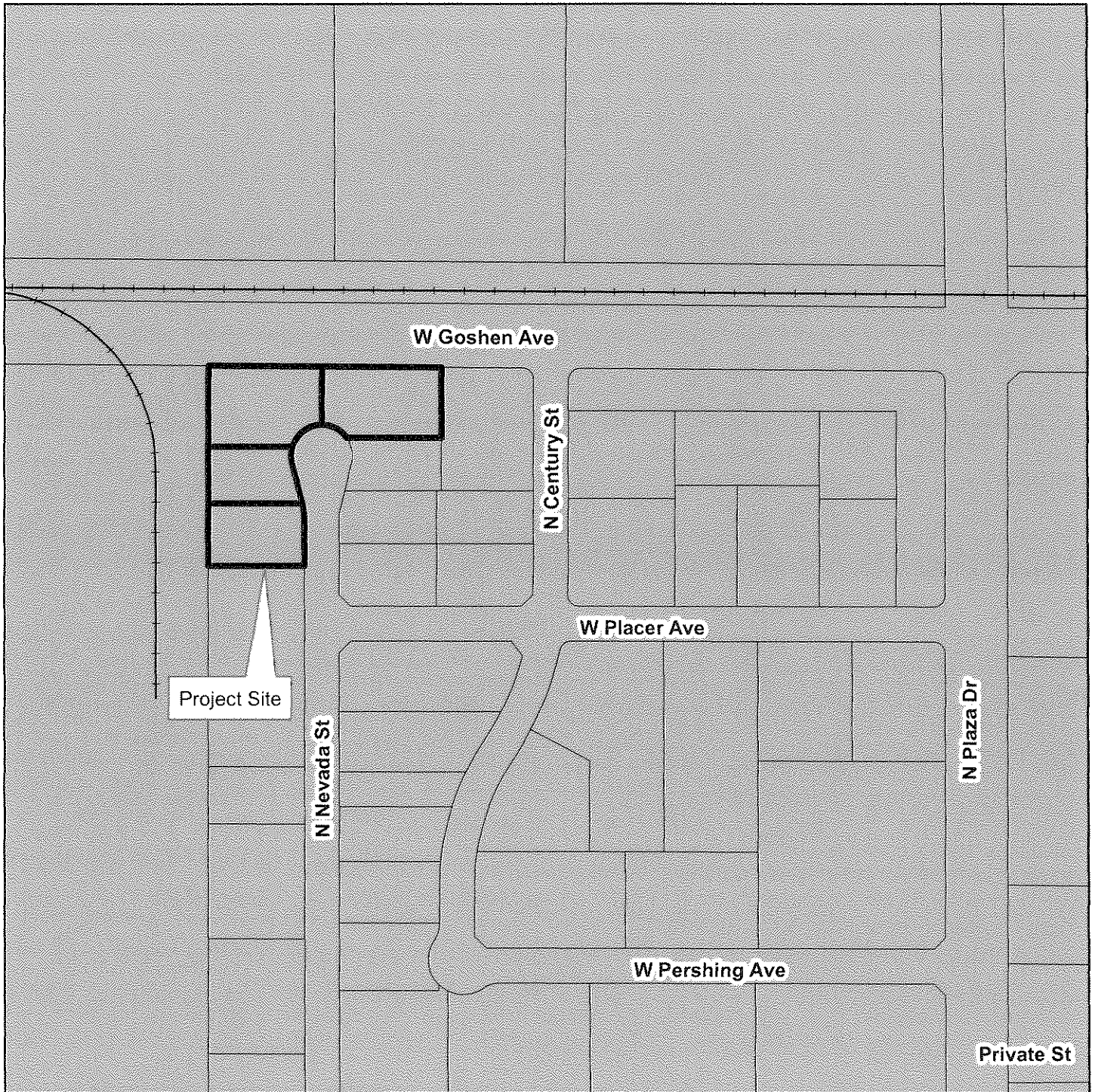
Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

Conditional Use Permit No. 2016-07 & Variance No. 2016-03

The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 081-100-049, 050, 051, and 052)



General Plan Land Use Map

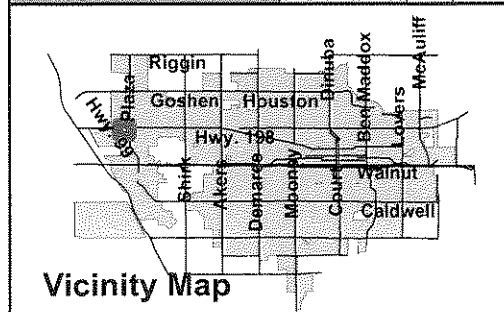
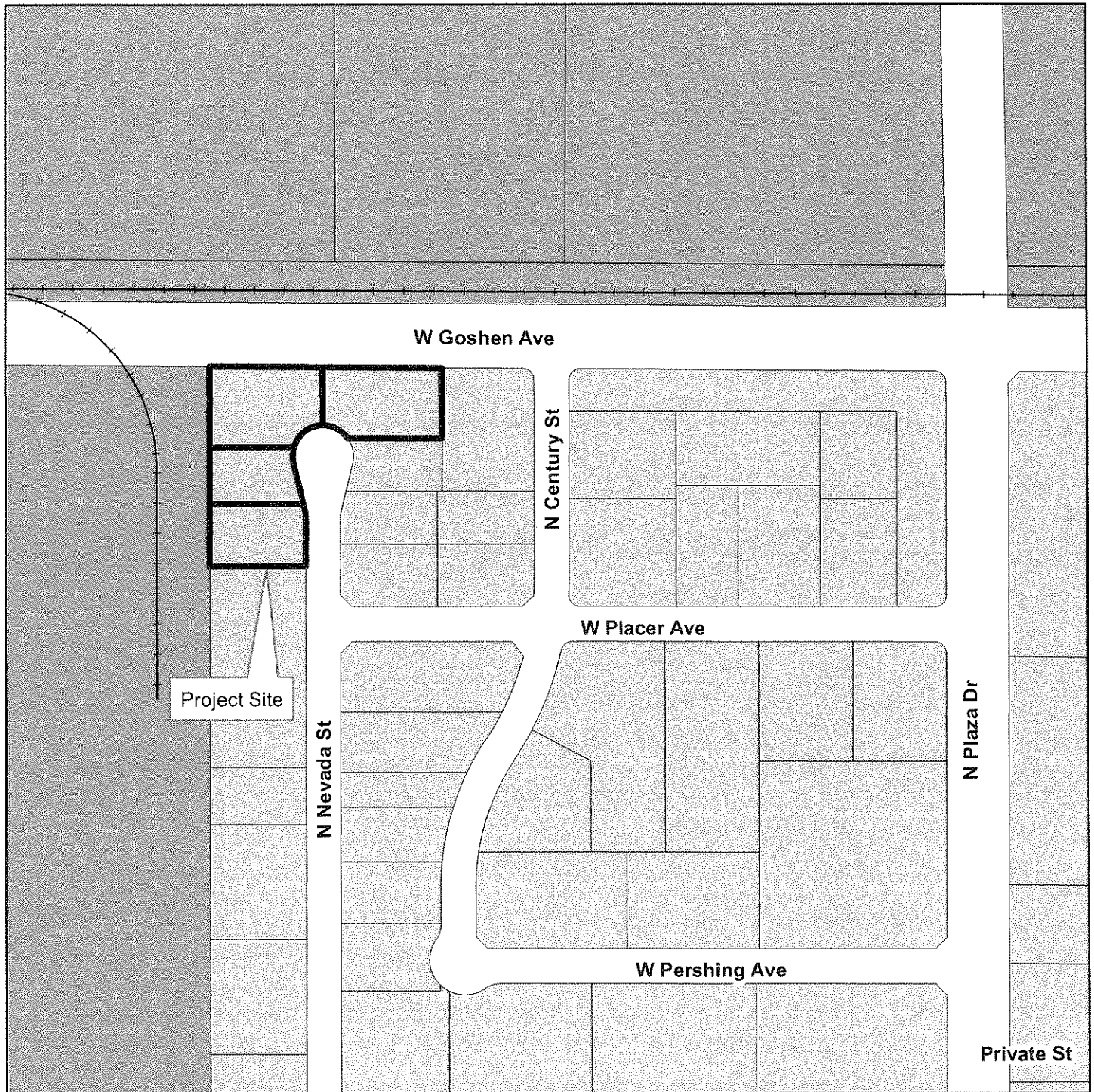


- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- Industrial

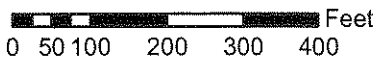


Conditional Use Permit No. 2016-07 & Variance No. 2016-03

The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 081-100-049, 050, 051, and 052)



Zoning Map

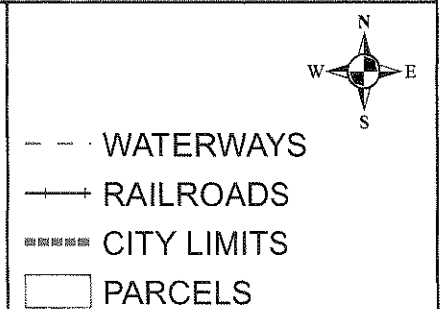
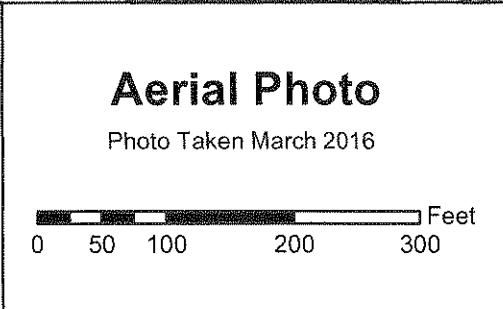
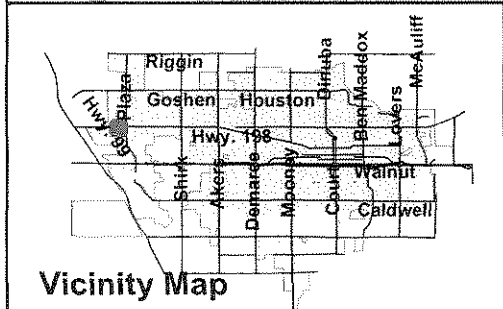
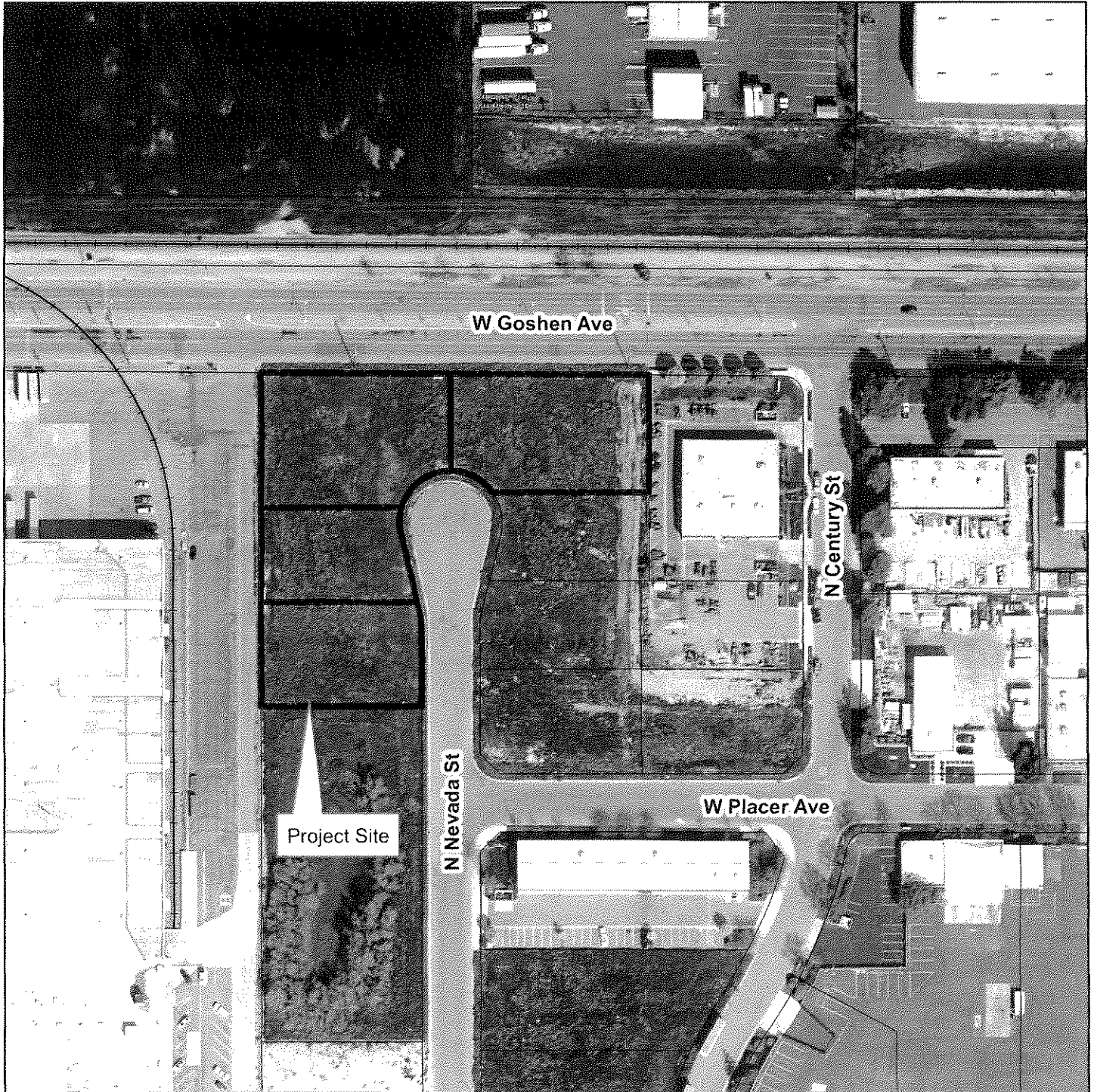


- WATERWAYS
- +— RAILROADS
- ==== CITY LIMITS
- PARCELS
- Heavy Industry
- ▨ Light Industry



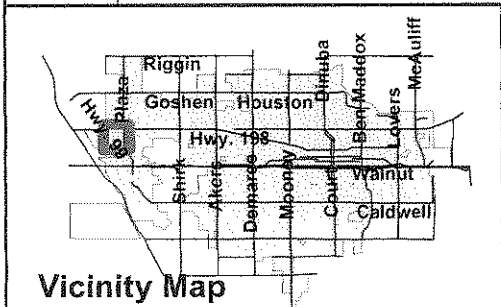
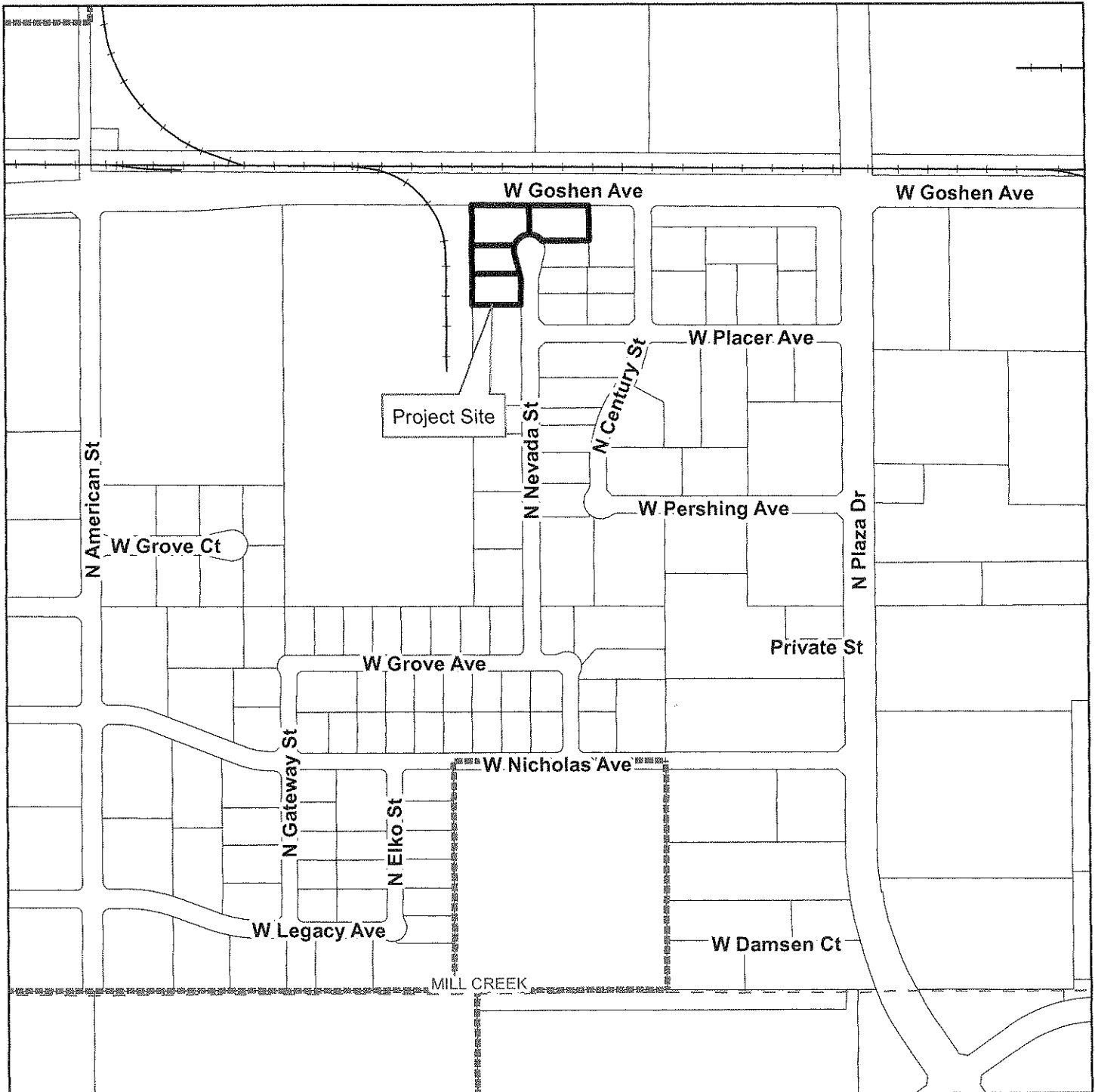
Conditional Use Permit No. 2016-07 & Variance No. 2016-03

The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 081-100-049, 050, 051, and 052)

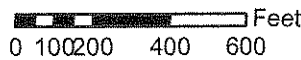


Conditional Use Permit No. 2016-07 & Variance No. 2016-03

The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 081-100-049, 050, 051, and 052)



Location Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

