

PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Liz Wynn, Chris Gomez, Brett Taylor, Marvin Hansen, Sarrah Peariso

MONDAY, JUNE 22, 2020 AT 7:00 P.M., VISALIA CONVENTION CENTER, 303 E. 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
3. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Paul Bernal
Variance No. 2020-03: A request by Western Milling to allow a variance from the standard 75-foot height limit in the Industrial zone to facilitate a 150-foot tall dry material storage bin with bucket elevators. The site is located at 1111 N. Miller Park Court (APN: 073-160-034 & 073-190-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-26.
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2020-11: A request by Valley Oak SPCA to allow development of a new 20,000 sq. ft. facility consisting of an animal shelter, adoption center, veterinary clinic, and future 5,000 sq. ft. pet boarding and grooming facility on 1.9 acres in the Industrial zone. The project site is located on the north and west sides of Nevada Court approximately 100 feet north of N. Placer Ave. (APNs: 089-100-048, 049, 050, 051, and 052). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-29.

7. PUBLIC HEARING – Cristobal Carrillo

- Zoning Text Amendment No. 2019-13: A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix Line A22) to establish “Car Sales – New & Used” as a conditional use in the C-R (Regional Commercial) District, Citywide. A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.
- Conditional Use Permit No. 2019-42: A request by CarMax to allow a used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District. The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway. (APN: 126-960-001) A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.

8. PUBLIC HEARING – Josh Dan

Conditional Use Permit No. 2020-15: A request by City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district. The site is located on the south side of East Tulare Avenue between South Lovers Lane and S Vista Street (APN: 000-012-814) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-27.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting Monday, July 13, 2020 will be held at the Convention Center.

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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, JULY 02, 2020 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 220 N. Santa Fe, Visalia, CA 93292. 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.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY JULY 13, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 9, 2016

PROJECT PLANNER: Paul Bernal, City Planner
Phone No: 713-4636
Email: paul.bernal@visalia.city

SUBJECT: Conditional Use Permit No. 2020-11: A request by Valley Oak SPCA to allow development of a new 20,000 square foot facility consisting of an animal shelter, adoption center, veterinary clinic, and future 5,000 square foot pet boarding and grooming facility on 1.9 acres in the Industrial zone. The project site is located on the north and west sides of Nevada Court approximately 100 feet north of N. Placer Avenue (APNs: 089-100-048, 049, 050, 051, and 052).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-11 based upon the findings and conditions in Resolution No. 2020-25. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-11, as conditioned, based on the findings and conditions in Resolution No. 2020-25.

PROJECT DESCRIPTION

Conditional Use Permit No. 2020-11 is a request by Valley Oak SPCA to construct a new one-story facility for the care of pet cats and dogs. The entire facility will be located on 1.9 acres and will consist of a new 20,000 square foot building that will be used as their animal shelter, adoption center, and veterinary clinic. The Valley Oak SPCA site also depicts a future 5,000 square foot building that will be used for pet boarding and grooming. The entire site development is provided in the attached Exhibit "A". An operating statement is attached as Exhibit "B".

Adoption Center. The adoption center will occupy 12,069 square feet of the 20,000 square foot building (see Exhibit "C"). This facility will house approximately 50 to 60 dogs and 30 to 80 cats, depending on the time of the year. The animals housed at the adoption center are either pulled from surrounding shelters or pets that have been surrendered by their owner. The center's operation is primarily oriented towards offering services to the public. The center will be open five days a week (Thursday through Monday, closed Tuesdays and Wednesday), and will have an average of six employees, and will have an average of four customers at any single time with durations lasting from 30 to 60 minutes.

Veterinary Clinic. The veterinary clinic will occupy 7,931 square feet of the 20,000 square foot building (see Exhibit "C"). This portion of the facility will be used for pet vaccinations, surgeries and appointments with the veterinarian. Hours of operation are Monday through Friday from

7:00 am to 4:00 pm and on Thursday's from 7:00 am to 6:00 pm. An average of five to eight employees is anticipated to work in the veterinary clinic.

Future Animal Boarding / Groom Facility. The boarding and groom facility will consist of a 5,000 square foot building to be used to care for Valley Oak SPCA pets. Anticipated hours of operation are Tuesday through Saturday from 8:00 am to 5:00 pm.

The project site consists of five undeveloped parcels located at the end of a cul-de-sac within an industrial subdivision consisting of half acre lots. A lot line adjustment has been submitted to adjust the property lines to accommodate the building location. This facility differs from the Animal Control Facility – located west of Visalia Municipal Airport– in that it does not include animal control services for Visalia and surrounding communities.

Currently, Valley Oak SPCA operates out of two locations with the adoption center located at 9800 West Camp Drive and the veterinary clinic located at 9405 West Goshen Avenue. The proposed conditional use permit, if approved, will bring these services onto one site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Industrial
Zoning:	I (Industrial)
Surrounding Land Uses and Zoning:	North: I / Goshen Avenue, Railroad line, distribution center South: I / Vacant land East: I / Kings River Tractor equipment sales West: I / RR Donnelley office supply distributor
Environmental Review:	Categorical Exemption No. 2020-29
Special Districts:	N/A
Site Plan:	2019-139 and 2020-084

RELATED PROJECTS:

On May 9, 2016, the Planning Commission approved Conditional Use Permit No. 2016-07 and Variance No. 2016-03, a request by Valley Oak SPCA to allow development of a phased facility consisting of an animal shelter, adoption center, and education center, and the establishment of a sign program, on 1.9 acres in the I-L (Light Industrial) zone. The variance request was to reduce the landscape setback along Goshen Avenue from 40 feet to 20 feet.

On April 8, 2013, the Planning Commission approved Conditional Use Permit No. 2012-46, a request by the City of Visalia to construct a 17,000 square foot animal control facility on approximately 3.9 acres in the Airport Zone District, including partial demolition of the existing animal control facility on the site. The site is located at 1800 S. Plaza Drive, bound by State Highway 99 on the west and the Visalia Municipal Airport on the east (APN: 081-090-018).

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2020-11, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Consistency with Zoning Ordinance and General Plan

The Zoning Ordinance master list of allowed uses (VMC Section 17.18.050) identifies animal shelters / humane societies (Line A11) as conditionally-allowed uses in the Industrial zone. The project contains uses (veterinary clinic, pet boarding/grooming) that are affiliated and provided with the primary on-site use of the animal shelter. All services provided are to be done by Valley Oak SPCA. Staff concurs that the proposed use would be compatible with the purpose and intent of the industrial zone.

Staff also finds that the proposed use would be compatible with the General Plan and the site's land use designation of Industrial. This land use designation, which the developing industrial sector south of Goshen Avenue, is intended to accommodate a variety of manufacturing and similar activities that may include outdoor facilities, warehousing, and supporting commercial/office uses.

Land Use Compatibility

The facility's operation statement demonstrates that the on-site operations and daily visitor traffic would be compatible with other uses in the area, which generally sees a low amount of vehicle traffic. The facility contains a limited amount of outdoor space for use by the animals, the locations of which are not abutting other existing land uses. If facility/uses were to vacate in the future, the buildings cannot be leased or re-occupied toward other office uses unless found to be consistent with the allowed uses in the zoning designation.

Land uses currently surrounding the property include a large-scale distribution center to the west and, to the south and east, smaller parcels intended for industrial use. The Valley Oak SPCA's Spay and Neuter Clinic is located 500 feet to the east of the site, accessed from Placer Avenue and Century Street.

Parking

The site plan indicates that 50 parking stalls will be constructed with the development. The proposed uses of an animal shelter and kennel do not have parking ratios established in the Zoning Ordinance, so the parking ratio of one stall per 400 square feet of building area has been utilized. Based on this ratio, a total of 63 stalls would be required for the site; per Exhibit "A", 66 stalls will be provided.

Staff is supportive of the utilization of the parking ratio for development of the uses. The parking needs are further justified by the operation statement's breakdown of daily employees and visitors.

Environmental Review

The Conditional Use Permit for the facility is considered Categorically Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project. (Categorical Exemption No. 2020-29)

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - a. 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.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-29).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review Nos. 2019-139 and 2020-084.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibits "C"; and elevation plans shown in Exhibits "D". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "B". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That all uses, including the adoption center, veterinary clinic, and pet boarding/grooming facilities shall be operated by Valley Oak SPCA and shall not be subleased and/or operated by a third party as a "stand-alone" use.
5. That the Lot Line Adjustment shall be approved and recorded prior to building occupancy.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. 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.visalia.city or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2020-25
- Exhibit "A" – Site Plan
- Exhibit "B" – Operation Statement
- Exhibit "C" – Adoption Center and Veterinary Clinic Floor Plans
- Exhibit "D" – Elevation Plans
- Exhibit "E" – Landscape Plan
- Site Plan Review Comments No. 2019-139 and 2020-084
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Chapter 17.22 INDUSTRIAL ZONES

- 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. Light Industrial Zone—(I-L). The purpose and intent of the Light Industrial 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. Industrial Zone—(I). The purpose and intent of the Industrial 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. (Ord. 2017-01 (part), 2017: prior code § 7392)

17.22.015 Applicability.

The requirements in this chapter shall apply to all property within the I and I-L zone districts. (Ord. 2017-01 (part), 2017).

17.22.020 Permitted uses.

Permitted uses in I and I-L zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7393)

17.22.030 Conditional and temporary uses.

Conditional and temporary uses in the I and I-L zones shall be determined by [Table 17.25.030](#) in Section [17.25.030](#). (Ord. 2017-01 (part), 2017: prior code § 7393)

17.22.040 Required conditions.

- 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 that adversely affect commercial or electronic equipment outside the boundaries of the site;
- B. No use shall emit visible smoke of a shade equal to or darker than No. 2 on a standard Ringelmann 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 Ringelmann Chart may be emitted for four minutes in any thirty (30) minute period;
- C. A site plan review permit must be obtained for all development in an I-L or I zone, subject to the requirements and procedures in [Chapter 17.28](#). (Ord. 2017-01 (part), 2017: prior code § 7395)

17.22.050 Off-street parking and loading facilities.

Off-street parking facilities and off-street loading facilities shall be provided on the site of each use as prescribed in [Chapter 17.34](#). (Ord. 2017-01 (part), 2017: prior code § 7396)

17.22.060 Development standards in the I-L and I zones.

The I-L and I zone districts include 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. The following development standards shall apply to property located in the I-L and I zones:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: seventy-five (75) feet.
- C. Minimum required yards (building setbacks):
 - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 - 4. Rear: zero (0) feet;
 - 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;

6. Side: zero (0) feet;
7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

D. Minimum required landscaped yard (setback) areas:

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
4. Rear: zero (0) feet;
5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
6. Side: zero (0) feet;
7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. 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.
2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district. (Ord 2017-01 (part), 2017)

RESOLUTION NO. 2020-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-11: A REQUEST BY VALLEY OAK SPCA TO ALLOW DEVELOPMENT OF A NEW 20,000 SQUARE FOOT FACILITY CONSISTING OF AN ANIMAL SHELTER, ADOPTION CENTER, VETERINARY CLINIC, AND FUTURE 5,000 SQUARE FOOT PET GROOMING FACILITY ON 1.9 ACRES IN THE INDUSTRIAL ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH AND WEST SIDES OF NEVADA COURT APPROXIMATELY 100 FEET NORTH OF N. PLACER AVENUE.
(APNS: 089-100-048, 049, 050, 051, AND 052)

WHEREAS, Conditional Use Permit No. 2020-11: A request by Valley Oak SPCA to allow development of a new 20,000 square foot facility consisting of an animal shelter, adoption center, veterinary clinic, and future 5,000 square foot pet grooming facility on 1.9 acres in the Industrial zone. The project site is located on the north and west sides of Nevada Court approximately 100 feet north of N. Placer Avenue (APNs: 089-100-048, 049, 050, 051, and 052); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 22, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

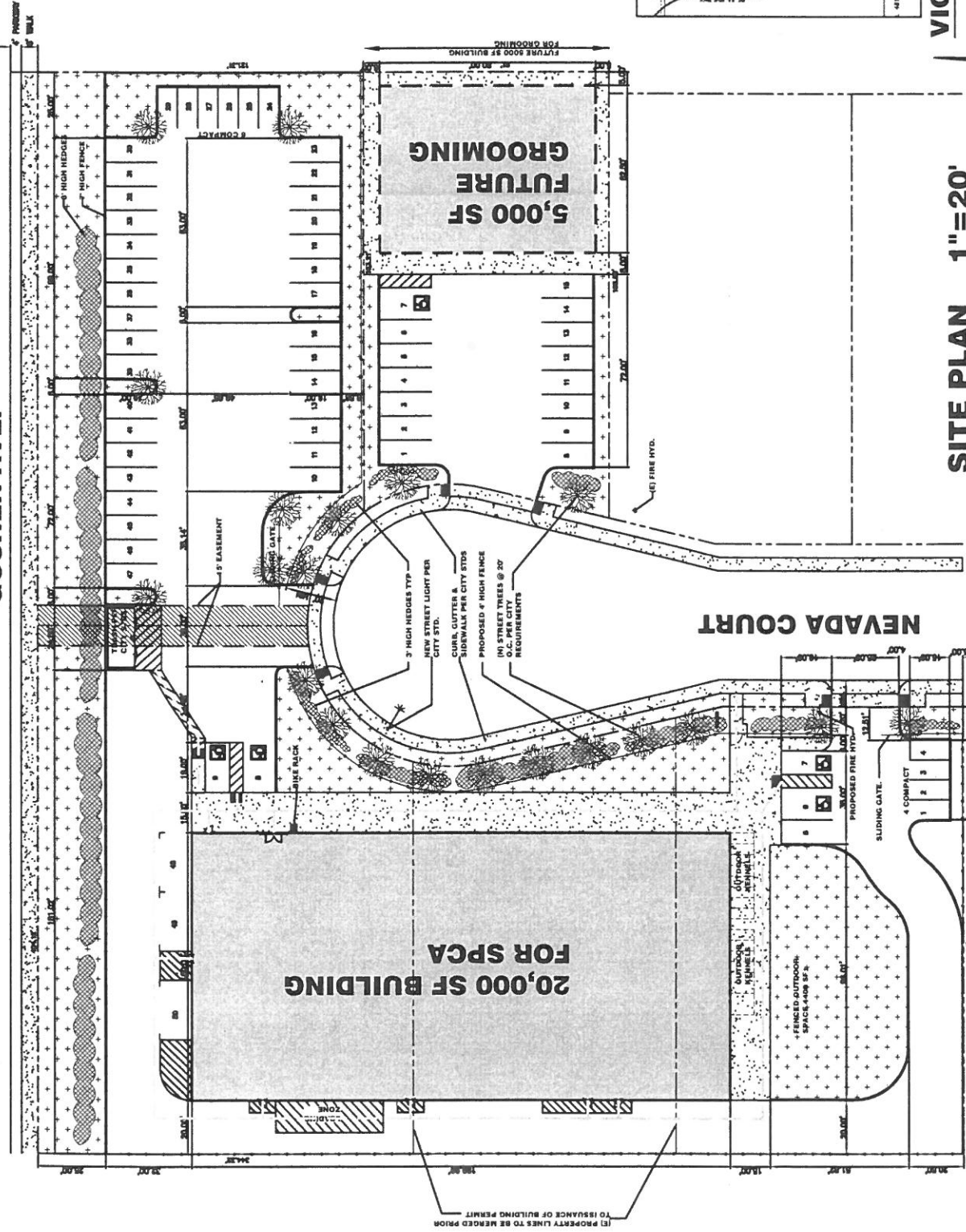
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - a. 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.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-29).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review Nos. 2019-139 and 2020-084.
2. That the site be developed in compliance with the site plan shown in Exhibit "A"; floor plans shown in Exhibits "C"; and elevation plans shown in Exhibits "D". Substantial changes to the site plan, floor plan, and/or elevation plan may require an amendment to the Conditional Use Permit.
3. That the project shall operate in compliance with the operation statement shown in Exhibit "B". Substantial changes to the operation statement may require an amendment to the Conditional Use Permit.
4. That all uses, including the adoption center, veterinary clinic, and pet boarding/grooming facilities shall be operated by Valley Oak SPCA and shall not be subleased and/or operated by a third party as a "stand-alone" use.
5. That the Lot Line Adjustment shall be approved and recorded prior to building occupancy.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.

GOSHEN AVE.



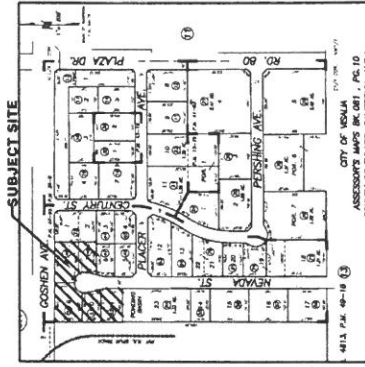
SITE STATISTICS

APN 081-100-049,050,051,052
 ACRES 1.91 AC
 FLOOD ZONE X300
 ZONING R-1
 POWER SCE
 WATER CITY OF VISALIA
 TELEPHONE AT&T
 SOLID WASTE CITY OF VISALIA
 GAS SCG
 EXISTING USE VACANT
 PROP. USE ANIMAL ADOPTION/CLINIC

BUILDING SF 20,000 SF
 CLINIC 20,000 SF
 FUTURE 5,000

PARKING REQUIRED
 CLINIC 20,000 / 400 = 50 REQUIRED
 FUTURE 5,000 / 400 = 13

PARKING PROVIDED
 CLINIC 4-ADA, 36 9'X19', 10 7.5'X16' COMPACT
 FUTURE 1-ADA, 14 9'X19'



VICINITY MAP NO SCALE



SITE PLAN 1"=20'

APN: 081-100-049, 050, 051, 052
 1932-1945 M. NEVADA CT,
 CITY OF VISALIA
 STATE OF CALIFORNIA

NORTH

(E) PROPERTY LINES TO BE MERGED PRIOR TO ISSUANCE OF BUILDING PERMIT

Valley Oak SPCA**New Facility Operational Statement**

Valley Oak SPCA has redirected building plans to the 1.9 acres of land located on 1932-1945 North Nevada Court, in which they own. A CUP has already been approved for previous plans which included three separate buildings but did not contain plans for the Veterinary Clinic to be onsite.

Total Facility Square Footage **20,000 square feet**

The new, more efficient plans include the Veterinary Clinic and Adoption Center housed under one roof. This makes immediate medical access to adoption center/rescue animals a reality. It also lessens the amount of traffic to and from the facility since animals can be walked down a corridor to have surgery rather than transported by vehicle from another location.

Hoey Adoption Center **12,069 square feet**

This portion of the building will include:

- Approximately 50 dog kennels/runs, sizes ranging from 4 x 8 feet to 6 x 13 feet
- One dog intake room & three isolation wards to treat dogs for kennel cough, ringworm and parvo
- Three cat adoption rooms housing approximately 6-7 cats available for adoption
- One cat intake room and two isolation wards to treat cats for upper respiratory infections and ringworm
- Indoor pet play area
- Laundry/kitchen area
- A public lobby area
- 5 staff offices
- Staff restroom

An average of 2-6 employees will work here per day.

The adoption center will house animals available for adoption, animals that have been pulled into the rescue from surrounding shelters and owner surrendered pets.

Anticipated number of animals held at one time is approximately 50-60 dogs and 30-80 cats depending on the time of year. Average monthly adoption rate is 200 animals.

Hours of operation will be 5 days per week, open to the public Thursday through Monday from 1:00 pm to 5:00 pm; closed on Tuesdays and Wednesdays.

Future hours of operation will include weekends and evenings for emergencies only.

Based on experience an expected number of 0-4 customers will be in the parking lot at any given time. Some will arrive or leave with pets. About half of the customers will be at the facility for an hour. The other half will arrive and leave within 15 minutes.

Owner surrendered animals are by appointment and there will be retail items for sale.

Plans are in discussions to purchase an additional parcel to the south of the currently owned lots. The previously approved boarding/grooming facility will be constructed on that parcel.

Veterinary Clinic 7,931 square feet

This portion of the building will include:

- Public Lobby
- 7 exam rooms
- Surgical suite
- Dental suite
- X-ray Room
- 4 animal holding rooms
- Staff Restroom
- Public Restroom
- 4 offices

An average of 5-8 employees will work here per day.

Pet vaccinations, surgeries and appointments are the primary services provided.

Hours of operation are Monday through Friday from 7:00am to 4:00pm and 7:00am - 6:00pm on Thursday.

Vaccination clinics are held between the hours of 9:00am and noon Monday through Friday; Thursday evening vaccination clinic is from 4:00pm - 6:00pm. The first Saturday of the month a vaccination clinic is held from 8:00am to noon.

Public animals receiving surgery are brought in by their owners or by operators of various animal shelters throughout the county, and then discharged by the end of the day. The animals receiving vaccinations arrive and leave with their owners after they've been vaccinated.

In a typical day 20-35 animals arrive for vaccinations. These animals are brought in by their owners and their typical time in the facility is about 20-30 minutes.

Approximately 15-25 surgeries are scheduled each day except for Wednesdays when dentals are performed and appointments with the Veterinarian are schedules with clients for a variety of reasons - from wellness exams to bloodwork and ultrasound readings.

Shared Space includes:

- Warehouse storage area
- Conference room
- Public Restrooms
- Staff Breakroom

Outdoor Area includes dog play yards and runs.

Signage will be posted around facility citing Cal. Penal Code § 597s; it is a misdemeanor in California to purposely abandon pets. Individuals who have abandoned pets at our facility in the past have usually left pets in crates, cages or put them over fenced areas.

Solid waste from the animals in the facility will be disposed of in pet waste toilets (similar to the toilets in Visalia Animal Services) as well as the solid waste bins.

Future Boarding/Grooming Facility 5,000 square feet

This building will be used to care for VOSPCA pets that need to be groomed as well as adopted animals that are waiting for owners to be picked up.

A section of the facility will be utilized for public clients who need boarding and grooming services.

Hours of operation will be Tuesday – Saturday 8am-5pm.

This facility will be on the lot adjacent to Valley Oak SPCA's current land. VOSPCA has not yet purchased the lot but we hold the first right of refusal on this lot. See below.

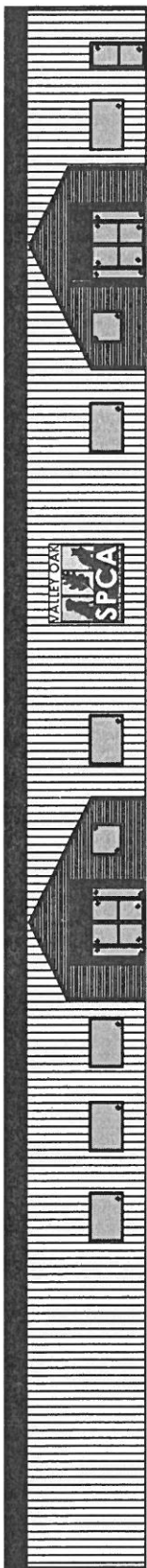
SALE SYNOPSIS

The property has been marketed by Zeeb Commercial asking \$663,229 for all four lots or \$7.00 per square foot. The property is in escrow under the following terms:

Buyer:	Valley Oak SPCA
Seller:	Stanley S. Simpson and Wendy S. Simpson et al
Price:	\$480,000
Date of Contracts:	August 31, 2015
COE:	Not stated
Deposit:	\$10,000 hard deposit after 90 days escrow
Other Conditions:	Buyer retains first right of refusal for a fifth lot adjacent to the subject. Buyer to provide \$38,000 donation receipt to seller.

Source: Purchase agreement; interview with listing broker

Exhibit "D"



EAST ELEVATION
Scale: 1/4" = 1'-0"



NORTH ELEVATION
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"



#3

MEETING DATE: October 30, 2019
SITE PLAN NO. 19-139 Resubmittal
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
 - Conditional Use Permit
 - HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 3 DATE: OCTOBER 30, 2019

SITE PLAN NO.: 19-139 RESUBMITTAL
 PROJECT TITLE: VALLEY OAK SPCA
 DESCRIPTION: 20,000 SF BUILDING ENCOMPASSING VET CLINIC, PET ADOPTION, STORAGE, PET PLAY AREA
 APPLICANT: VALLEY OAK SPCA
 PROP OWNER: VALLEY OAK SPCA
 LOCATION: 1932 - 1945 N NEVADA CT
 APN: 081-100-049, 050, 051, 052

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return; **REFER TO CITY COMMERCIAL STANDARDS**
- Sidewalk: 5' width; _____ parkway width at **NEVADA, 6' SIDEWALK & 4' PKWY ON GOSHEN AVE**
- 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 ALL WORK WITHIN 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 = 0.20%, 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 Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley 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. Proposed facility will incur development impact fees associated with the lot development and building construction. Refer to page 4 for applicable fees and summary.

2. Public improvements to Nevada Ct. are required. Project shall install a 5' sidewalk adjacent to curb, a street light per City local street standards, parkway street trees behind sidewalk location, and drive approaches. A separate electrical plan shall be submitted with offsite improvements.

3. Public improvements to Goshen Ave. frontage are required. Project shall install a 4' parkway with landscaping, trees, etc. and a 6' sidewalk. Refer to City street tree standards available on the City website.

4. There is an existing 15' storm drain easement between the parcels adjacent to Goshen Ave. Improvements within this easement area will be limited to landscaping (no trees) and/or parking lot improvements only. Refer to the underlying parcel map, PM 4690. Show easement on site plan layout.

5. A Lot Line Adjustment will be required to eliminate all or desired lot lines that impact the new building location.

6. Comply with City parking lot standards. Site plan to show dimensions.

7. Gated entry access will require that all gates be setback a min. of 20' from curb face. The gates must open inward as to not encroach into City right-of-way and impede 20-foot vehicle staging area. Redesign accordingly.

8. The proposed trash enclosure location does not allow for direct Solid Waste service as there must be a min. 38' clear area in front of the enclosure. Enclosure should be relocated to the other parking lot

area, mainly directly fronting the drive approach. Refer to further requirements per Solid Waste Dept. comments.

9. Final site design will need to incorporate correct turning radius for onsite Fire lane.

10. Refer to further comments from the Planning Dept.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 19-139 RESUBMITTAL

Date: 10/30/2019

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: 8/30/19)

(Project type for fee rates: VET CLINIC (MEDICAL) + ADOPTION FACILITY (GEN. OFFICE))

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC X 1.9 = \$2,508
<input checked="" type="checkbox"/> Transportation Impact Fee	CLINIC \$16,213/1000SF X 7.931 = \$128,585 ADOPTION FACILITY \$6,649/1000SF X 12.1 = \$80,453
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$99/1000SF X 20 = \$1,980 TREATMENT PLANT FEE: \$236/1000SF X 20 = \$4,720
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 195 (NEVADA) = \$8,580
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	ACQUISITION FEE PD W/ PARCEL MAP DEV. FEE: \$155/AC X 1.9 = \$295
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	PD W/ PARCEL MAP
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$259/AC X 1.9 = \$492
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC X 1.9 = \$3,678
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$706/1000SF X 20 = \$14,120
<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 Scheibel, Principal Planner, (559) 713-4369

Date: October 30, 2019

SITE PLAN NO: 2019-139 - B
PROJECT: Valley Oak SPCA
DESCRIPTION: 20,000 SF BUILDING ENCOMPASSING VET CLINIC, PET ADOPTION,
STORAGE, PET PLAY AREA
APPLICANT: VALLEY OAK SPCA
PROP. OWNER: VALLEY OAK SPCA
LOCATION TITLE: 1932-1945 N. NEVEDA CT.
APN TITLE: 081-100-049, 050, 051, 052
GENERAL PLAN: Industrial
ZONING: Industrial

Planning Division Recommendation:

- Revise and Proceed- Conditional Use Permit required
 Resubmit

Rule 9510 - This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District - see District web-site for information.

Project Requirements

- Conditional Use Permit
- Lot Merger
- 25 ft. landscape setback along Goshen Ave.
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: October 30, 2019

1. See comments for July 31, 2019.
2. Operational Statement and Site Plan shall include active measures to preclude anonymous animal drop offs during non-operating hours (including lighting prominently visible surveillance cameras, cautionary signs)
3. Re-locate trash enclosure to north parking area to achieve direct stab feature.
4. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: July 31, 2019

5. A Conditional Use Permit (CUP) shall be required to establish an animal shelter within the I Zone. The veterinary clinic and boarding of animals will be considered similar in nature and incidental to the animal shelter use.
6. CUP No. 2016-07, approved in May 2016 for the establishment of an animal shelter on the project site, expired in May 2018. City records indicate that no Time Extension request was submitted for the proposal. As such CUP No. 2016-07 is no longer valid.
7. A Lot Merger shall be required for all lots in the project area, as the proposed building crosses multiple property boundaries.
8. A 25 ft. wide landscape strip shall be provided along Goshen Avenue. Should a reduced landscaping strip be proposed, a landscape Variance request shall be filed concurrently with the CUP application.
9. Parking need shall be calculated at one space per 400 sq. ft. of building area (i.e. 50 parking spaces). The project as proposed complies with this standard.
10. The applicant stated a grooming facility was planned in the future on an additional parcel adjacent to the project site. The applicant is encouraged to include the building and property on the revised site plan and CUP submittal. Additional parking shall be provided as necessary depending on the size of the additional building.

11. Provide a conceptual landscape and irrigation plan with the CUP submittal. The plan shall show the location of all tree wells and street trees, as well as a 3 ft. tall landscape hedge to screen parking areas from view along Goshen Avenue and Nevada Court.
12. Placement of a four foot tall chain link fence at the property line along Nevada Court, and a seven foot tall chain link fence at the property line along Goshen Avenue, is permitted in the I Zone with approval of a Building Permit.
13. Placement of fencing and parking stalls along the property line adjacent to Goshen Avenue is discouraged.
14. Meet all other Codes and Ordinances.

Staff initial finding is that the proposed use IS CONSISTENT with the City General Plan.

17.20.060 Development standards in the I-L and I zones.

- A. The I-L and I zone districts include 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. The following development standards shall apply to property located in the I-L and I zones:
 - A. Minimum site area: five (5) acres.
 - B. Maximum building height: seventy-five (75) feet.
 - C. Minimum required yards (building setbacks):
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.
 - D. Minimum required landscaped yard (setback) areas:
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.

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.**

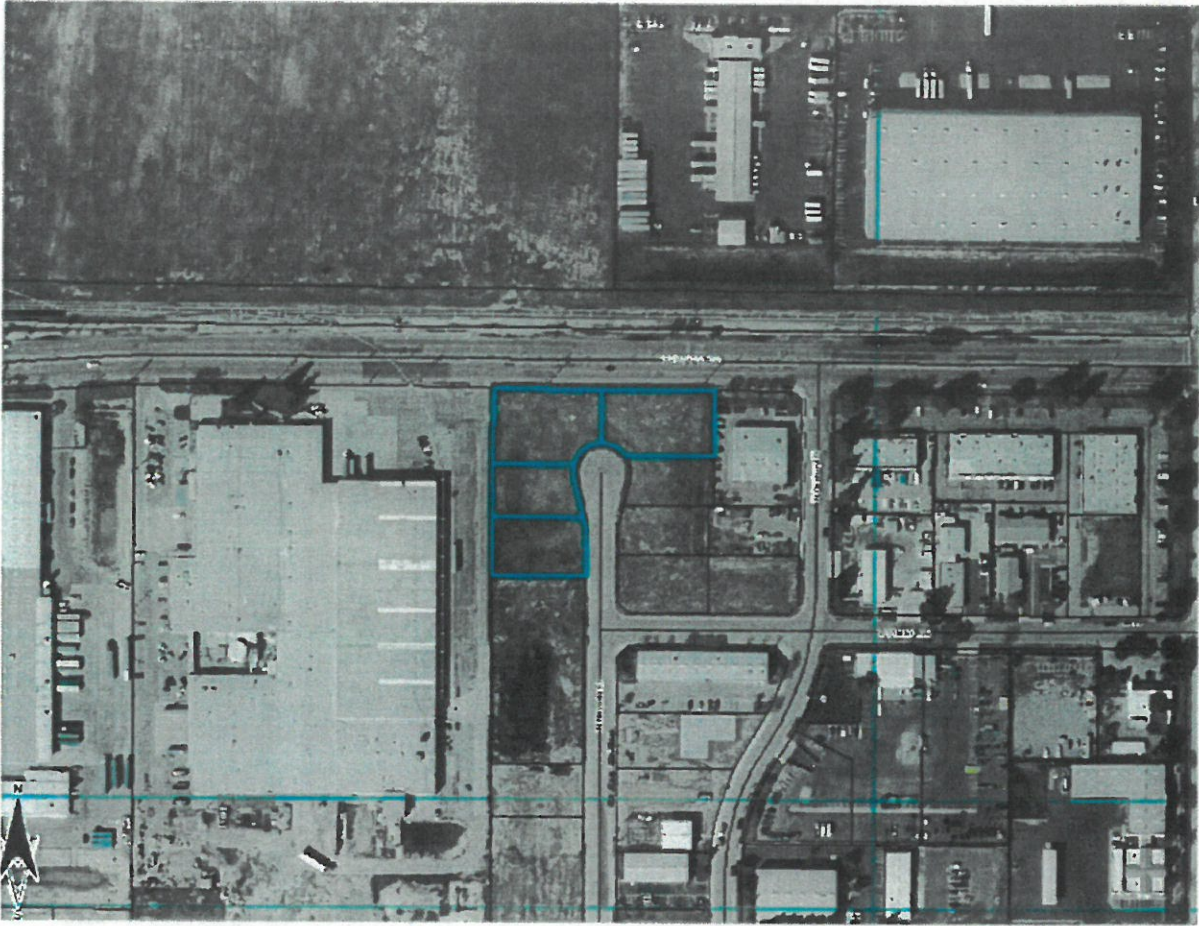
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover 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)

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
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.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide off-street loading facility.
12. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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 



City of Visalia
Building: Site Plan
Review Comments

SPR 19/39
VALLEY OAK SPCK
1932-1945 N. NEVADA
CT.

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 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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 (661) 392-5500
- 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. FINISH FLOOR AT 1'-0" ABOVE B.P.C. OR FLOOD PROOF TO 1'-0" ABOVE B.P.E.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments:

ALL NEW LANDSCAPING SHALL MEET THE MWEL0 REQUIREMENTS. AUTOMATIC SPRINKLER SYSTEM REQUIRED OR PROVIDE A FIRE ALARM SYSTEM THAT IS CONNECTED TO A CENTRAL REPORTING STATION. PROVIDE BIKE RACK, EV PARKING (FUTURE EQUIP. INSTALLATION)
VAL GARCIA 10/30/19

Signature



Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	October 28, 2019
Item #	3
Site Plan #	19-139 Resub
APN:	081100049

- 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 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal

SPR 19-139

RESUB

City of Visalia
Public Works Department
200 S. Johnson St
Visalia, Ca 93291
(559) 743-4370

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 16.43 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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

- Note high information provided. Please provide additional information pertaining to: _____
- Territorial Reinforcements: Define property lines (private/public spaces). _____
- Access Controlled / Restricted etc: _____
- Lighting Concerns: _____
- Landscaping Concerns: _____
- Traffic Concerns: _____
- Surveillance Issues: _____
- Line of Sight Issues: _____

Other Concerns: **OPEN TO PUBLIC COMMENTS, ADD LOCKING TRASH CANS DUE TO ANIMAL MEDICATIONS/SYRINGES/NEEDLES**

A. Aug
A. Aug
Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 30, 2019

ITEM NO. 3	RESUBMITTAL
SITE PLAN NO:	SPR19-139
PROJECT TITLE:	Valley Oak SPCA
DESCRIPTION:	20,000 Sq Ft Building encompassing Vet Clinic Services, Pet Available for Adoption, Storage Space and Multiple Outdoor Pet Play Areas
APPLICANT:	Valley Oak SPCA
OWNER:	Valley Oak SPCA
APN:	081-100-049
LOCATION:	1932-1945 N. Nevada Ct

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 (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Gates to swing inward, not out.



Leslie Blair

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

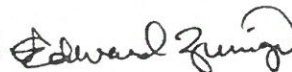
19139

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment** Location of bin enclosure not acceptable. Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them closing.

Jim Ross, Solid Waste Manager, 559-713-4533

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



<p>Site Plan Review Comments For: California Water Service Stuart Skoglund, Superintendent 216 N. Valley Oaks Dr. Visalia, CA 93292 559-624-1662 Office 559-735-3189 Fax</p>	<p>Date: 10/30/2019 Item # 3 Site Plan # 19-139 Project: Description: new 20,000 sq ft building Applicant: Valley Oak SPCA Location: 1932-1945 N Nevada Ct APN:</p>
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The following comments are applicable when checked:

- No additional comments at this time

- Fire Hydrants
Comments-

- Services
Comments- There are four 2" domestic services that serve these four parcels. There are currently no fire services at these addresses.

- Mains
Comments-

- Backflow requirements
Comments- Backflow devices will be required on all services. Please call Lori John at Cal Water (559) 624-1670 for information regarding backflows.

Additional Comments:

- Cal Water engineers will determine what size of service will be needed based on paperwork that is filled out. Please call Sedelia Sanchez at Cal Water (559) 624-1621 to start the water process.

Stuart Skoglund
Superintendent



June 12, 2020

Lydia.house@vospcaca.org

Site Plan Review No. 20-084:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **May 20, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue circular scribble.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#5

MEETING DATE: **May 20, 2020**

SITE PLAN NO. **20-084**

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

Conditional Use Permit

HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 5 DATE: MAY 20, 2020

SITE PLAN NO.: 20-084
PROJECT TITLE: VALLEY OAK SPCA
DESCRIPTION: PHASE 2: 5000SF BOARDING/GROOMING CENTER
APPLICANT: VALLEY OAK SPCA
PROP OWNER: SIMPSON STANLEY S & WENDY S (TRS)
LOCATION: 1326 N NEVADA
APN: 081-100-048

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return; **REFER TO CITY COMMERCIAL STANDARDS**
- Sidewalk: 5' width; parkway width at **NEVADA, 6' SIDEWALK & 4' PKWY ON GOSHEN AVE**
- 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 ALL WORK WITHIN 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 = 0.20%, 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 Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley 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. Proposed facility will incur development impact fees associated with the lot development and building construction. Refer to page 4 for applicable fees and summary.**
- 2. Public improvements to Nevada Ct. are required. Project shall install a 5' sidewalk adjacent to curb, a street light per City local street standards, parkway street trees behind sidewalk location, and drive approaches. A separate electrical plan shall be submitted with offsite improvements.**
- 3. Public improvements to Goshen Ave. frontage are required. Project shall install a 4' parkway with landscaping and a 6' sidewalk. The existing power pole line will hinder street tree planting in the parkway therefore street trees shall be planted behind sidewalk within the landscape setback. Refer to City street tree standards available on the City website.**
- 4. There is an existing 15' storm drain easement between the parcels adjacent to Goshen Ave. Improvements within this easement area will be limited to landscaping (no trees) and/or parking lot improvements only. The proposed trash enclosure will need to be relocated/shifted out of easement area. Refer to the underlying parcel map, PM 4690.**
- 5. A Lot Line Adjustment will be required to eliminate all or desired lot lines that impact the new building location.**
- 6. Comply with City parking lot standards. Site plan to show dimensions.**
- 7. Gated entry access will require that all gates be setback a min. of 20' from curb face. The gates must open inward or slide horizontally as to not encroach into City right-of-way and impede 20-foot vehicle staging area. Redesign accordingly.**

8. New proposed future boarding/grooming building will incur same impact fees at time of development based on the size of building and size of the parcel. Provide accessibility to public sidewalk.

9. Refer to further comments/requirements from the Planning Dept.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-084
 Date: 5/20/2020

**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:8/3/2019)
 (Project type for fee rates:VET CLINIC (MEDICAL) + ADOPTION & GROOMING FACILITY (GEN. OFFICE))

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC X 1.9 = \$2,508 PHASE 2 AT TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Transportation Impact Fee	CLINIC \$16,213/1000SF X 7.931 = \$128,585 ADOPTION FACILITY \$6,649/1000SF X 12.1 = \$80,453 PHASE 2 AT TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$99/1000SF X 20 = \$1,980 TREATMENT PLANT FEE: \$236/1000SF X 20 = \$4,720 PHASE 2 AT TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 195 (NEVADA) = \$8,580
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	ACQUISITION FEE PD W/ PARCEL MAP DEV. FEE: \$155/AC X 1.9 = \$295 PHASE 2 AT TIME OF DEVELOPMENT
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	PD W/ PARCEL MAP
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$259/AC X 1.9 = \$492 PHASE 2 AT TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC X 1.9 = \$3,678 PHASE 2 AT TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$706/1000SF X 20 = \$14,120 PHASE 2 AT TIME OF DEVELOPMENT
<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

Cristobal Carrillo, Associate Planner, (559) 713-4443

Date: May 20, 2020

SITE PLAN NO: 2020-084
PROJECT: Valley Oak SPCA
DESCRIPTION: PHASE 2: 5,000 SF BOARDING/GROOMING CENTER
APPLICANT: VALLEY OAK SPCA
PROP. OWNER: SIMPSON STANLEY S & WENDY S (TRS)(SR)
LOCATION TITLE: 1315, 1325, 1326, 1332, 1345 N. NEVEDA ST.
APN TITLE: 081-100-048 - 052
GENERAL PLAN: Industrial
ZONING: Industrial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 – This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- Conditional Use Permit
- Lot Merger
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: October 30, 2019

1. A Conditional Use Permit (CUP) shall be required to establish an animal shelter within the I Zone. The boarding and grooming of animals shall be included in the CUP proposal, and will be considered similar in nature and incidental to the animal shelter use.
2. A Lot Merger shall be required to join all five lots involved in the proposal.
3. Comply with Site Plan Review comments for SPR No. 2019-139 (shown below).
4. Relocate the trash enclosure as required by the Engineering/Solid Waste divisions.
5. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: October 30, 2019 (Reference SPR No. 2019-139 – B)

1. See comments for July 31, 2019.
2. Operational Statement and Site Plan shall include active measures to preclude anonymous animal drop offs during non-operating hours (including lighting prominently visible surveillance cameras, cautionary signs)
3. Re-locate trash enclosure to north parking area to achieve direct stab feature.
4. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: July 31, 2019 (Reference SPR No. 2019-139 – A)

1. A Conditional Use Permit (CUP) shall be required to establish an animal shelter within the I Zone. The veterinary clinic and boarding of animals will be considered similar in nature and incidental to the animal shelter use.
2. CUP No. 2016-07, approved in May 2016 for the establishment of an animal shelter on the project site, expired in May 2018. City records indicate that no Time Extension request was submitted for the proposal. As such CUP No. 2016-07 is no longer valid.
3. A Lot Merger shall be required for all lots in the project area, as the proposed building crosses multiple property boundaries.

4. A 25 ft. wide landscape strip shall be provided along Goshen Avenue. Should a reduced landscaping strip be proposed, a landscape Variance request shall be filed concurrently with the CUP application.
5. Parking need shall be calculated at one space per 400 sq. ft. of building area (i.e. 50 parking spaces). The project as proposed complies with this standard.
6. The applicant stated a grooming facility was planned in the future on an additional parcel adjacent to the project site. The applicant is encouraged to include the building and property on the revised site plan and CUP submittal. Additional parking shall be provided as necessary depending on the size of the additional building.
7. Provide a conceptual landscape and irrigation plan with the CUP submittal. The plan shall show the location of all tree wells and street trees, as well as a 3 ft. tall landscape hedge to screen parking areas from view along Goshen Avenue and Nevada Court.
8. Placement of a four foot tall chain link fence at the property line along Nevada Court, and a seven foot tall chain link fence at the property line along Goshen Avenue, is permitted in the I Zone with approval of a Building Permit.
9. Placement of fencing and parking stalls along the property line adjacent to Goshen Avenue is discouraged.
10. Meet all other Codes and Ordinances.

Staff initial finding is that the proposed use IS CONSISTENT with the City General Plan.

17.20.060 Development standards in the I-L and I zones.

- A. The I-L and I zone districts include 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. The following development standards shall apply to property located in the I-L and I zones:
 - A. Minimum site area: five (5) acres.
 - B. Maximum building height: seventy-five (75) feet.
 - C. Minimum required yards (building setbacks):
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
 6. Side: zero (0) feet;
 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
 8. Side abutting railroad right-of-way: twenty-five (25) feet.
 - D. Minimum required landscaped yard (setback) areas:
 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
 4. Rear: zero (0) feet;
 5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;

6. Side: zero (0) feet;
7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
8. Side abutting railroad right-of-way: twenty-five (25) feet.

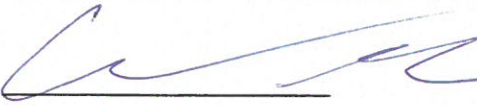
Landscaping:

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)

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
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.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide off-street loading facility.
12. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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 



City of Visalia
Building: Site Plan
Review Comments

SR 20084
VALLEY OAK SPCA
1326 N NEVADA ST

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 EACH BUILDING** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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. **1HR FIRE RATED CONSTRUCTION WHEN LESS THEN 10FT TO PROPERTY LINE.**
- 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 (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE ACCESSIBLE ROUTE ON-SITE CONNECTING ALL ACCESSIBLE BUILDING ENTRANCES. PROVIDE FUTURE EV CHARGING AND CLEAN AIR SPACES. PET KENNEL AND BOARDING FACILITIES SHALL BE FIRE SPRINKLERED OR PROTECTED WITH A FIRE ALARM CONNECTED TO A CENTRAL STATION. LANDSCAPING TO MEET THE MWEL REQUIREMENTS.**
VAL GARCIA 5/20/2



Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date May 19, 2020
Item # 5
Site Plan # 20084
APN: 091010059

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **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. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **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. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall

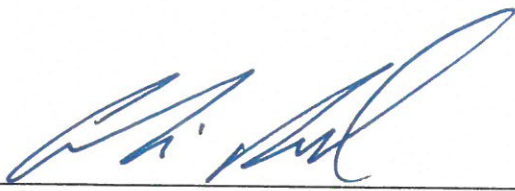
be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- 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). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4

- **Special comments:** Provide fire sprinklers or fire alarm system as required.



Corbin Reed
Fire Marshal



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

Date: 5.19.26
 Item: 5
 Site Plan: SPR 20-084
 Name: A. Alvarez 1258

SITE PLAN REVIEW COMMENTS

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

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

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

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

- Access Controlled / Restricted etc.:

Lighting Concerns:
ADDITIONAL LIGHTING FOR POSSIBLE CRIMINAL ACTIVITY

Traffic Concerns:

Surveillance Issues:
ADD VIDEO SURVEILLANCE FOR POSSIBLE CRIMINAL ACTIVITY / ASSIST UPD UPON REQUEST

Line of Sight Issues:

Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 20, 2020

SPR20-084
Valley Oak SPCA
Phase 2: 5000SF Boarding/Grooming Center
Valley Oak SPCA
Simpson Stanley & Wendy
APN : 081100048
Location: 1326 N Nevada St

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 (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

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Leslie Blair

Leslie Blair

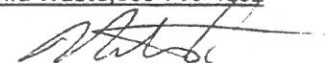
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500
COMMERCIAL BIN SERVICE

20084

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment**
The bin enclosures must be R-3 or R4 (City Standard) enclosure and allow for stab load services, with no less than 38' clear space in front of bin, included the front concrete pad. Enclosure gates must open 180 degrees, clear all curbing, and include cain bolts.

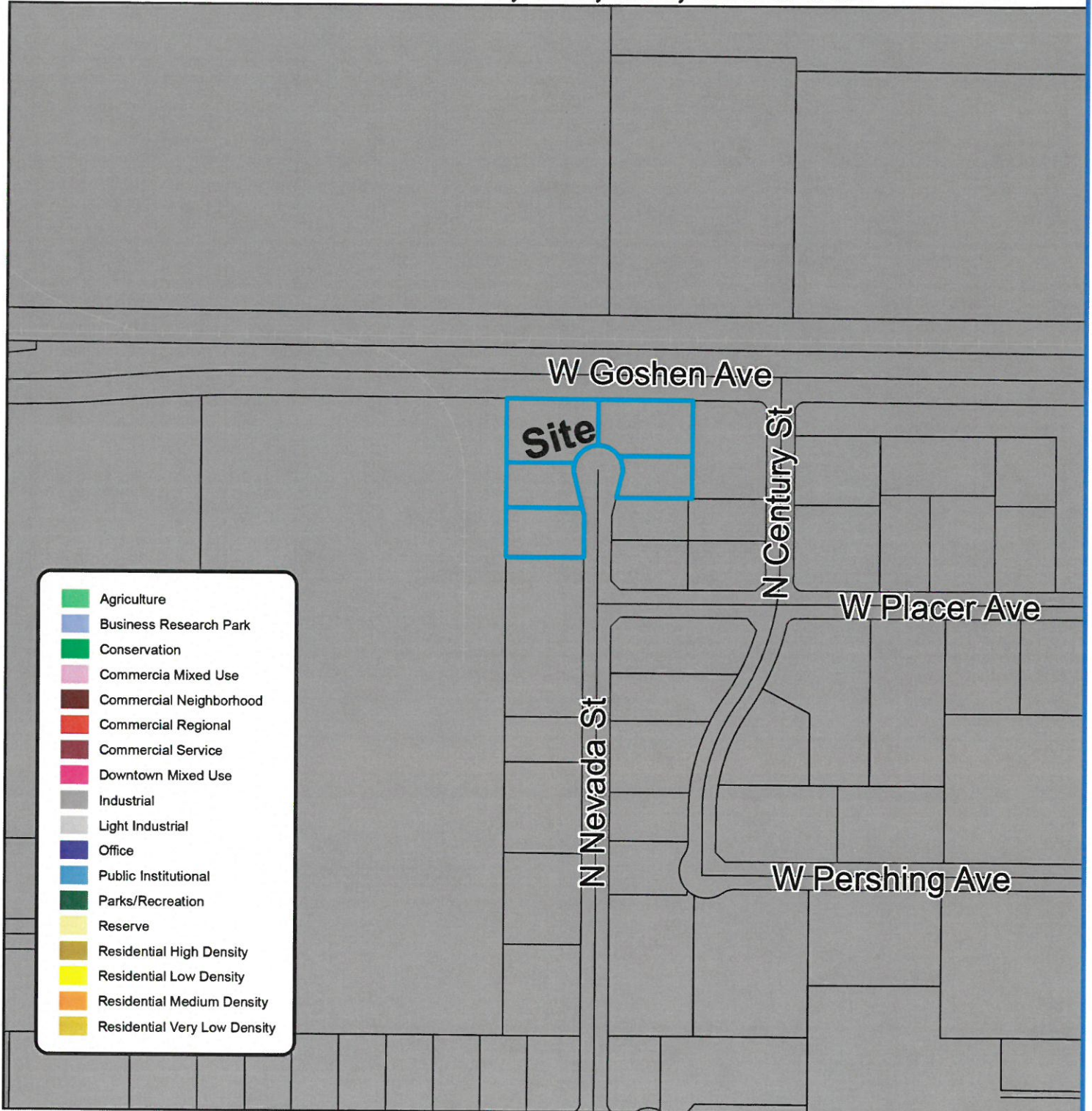
Jim Ross, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



Conditional Use Permit No. 2020-11

APN: 089-100-048, 049, 050, 051 & 052

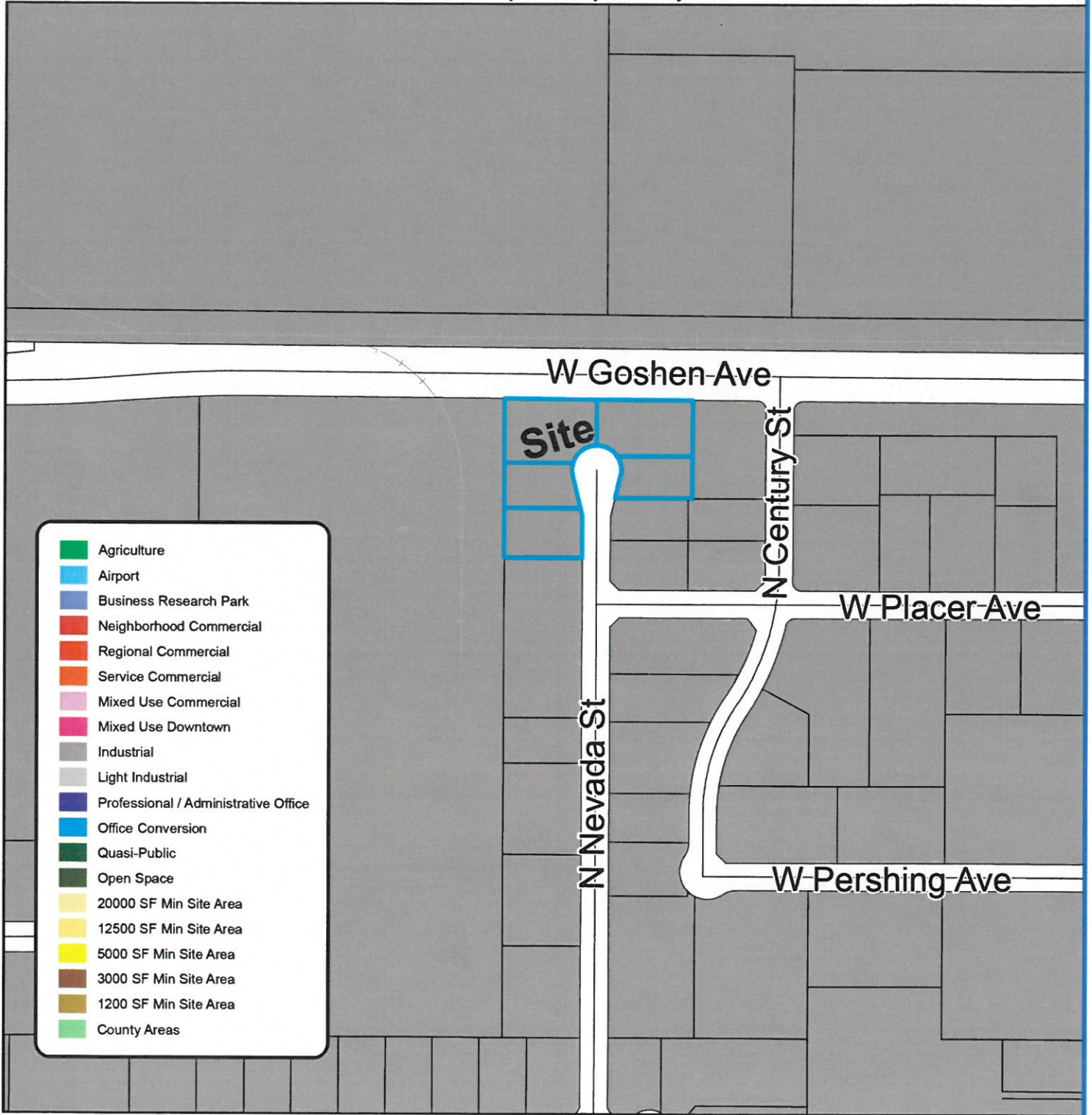


General Plan Land Use Map



Conditional Use Permit No. 2020-11

APN: 089-100-048, 049, 050, 051 & 052



Zoning Map



Conditional Use Permit No. 2020-11

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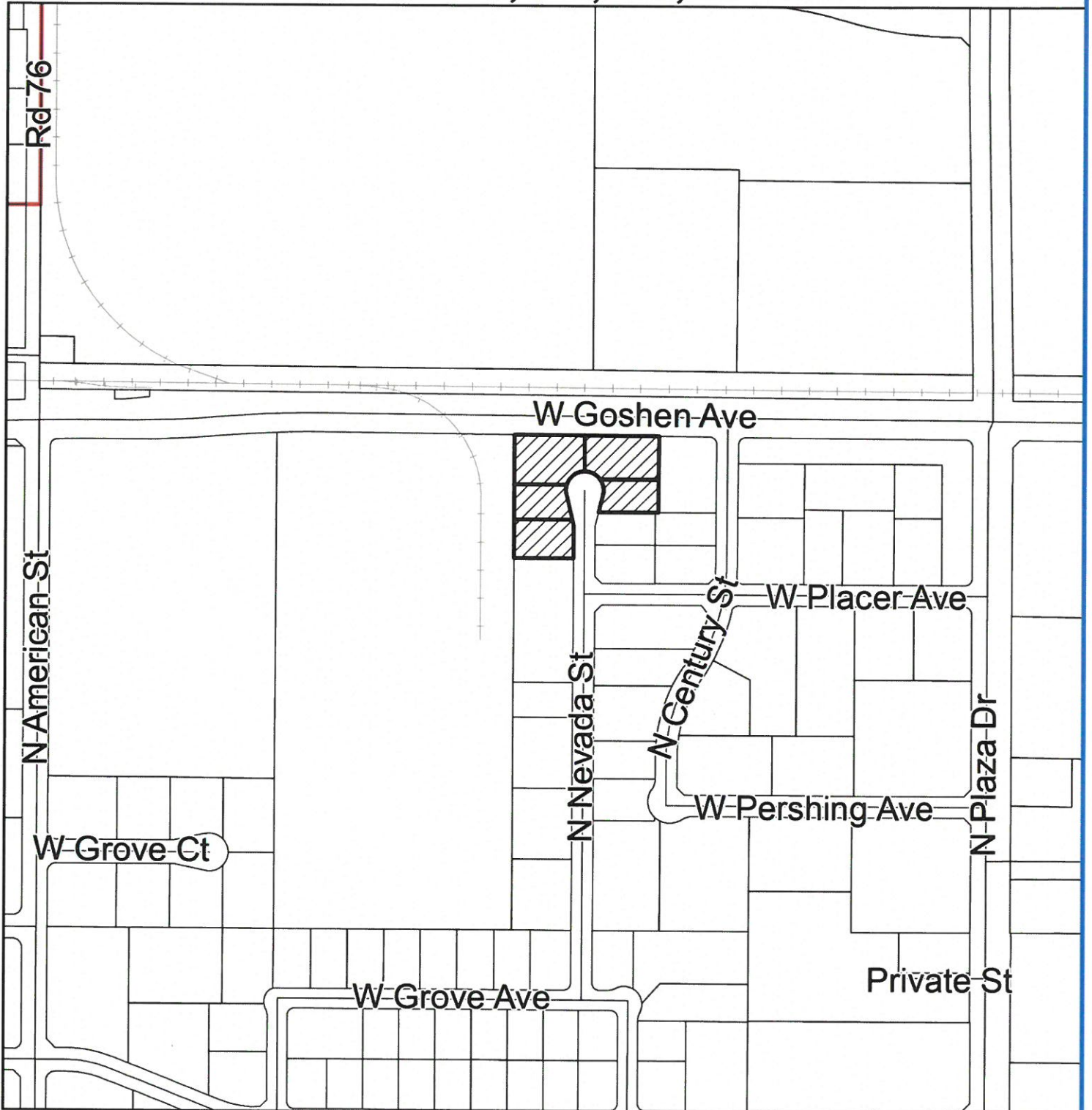


Aerial Map



Conditional Use Permit No. 2020-11

APN: 089-100-048, 049, 050, 051 & 052



Vicinity Map

