



EXETER PLANNING COMMISSION REGULAR MEETING AGENDA

March 19, 2026, 5:30 PM
City Hall, 137 North F Street
Exeter, California 93221

Planning Commissioners

Nancy Becker
Tommy Blackmon
Kirk Gilles
Dave Hails
Phillip Townsend

Notice is hereby given that the Exeter Planning Commission will hold a Regular Meeting on Thursday, March 19, 2026, at 5:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

5:30 p.m.

A. CALL TO ORDER REGULAR SESSION

B. PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS

This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Exeter Planning Commission. In compliance with public meeting laws, Commissioners cannot discuss topics that are not included on the published agenda. This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar Items and all Individual Business or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Chairperson. Although not required, speakers are asked to begin their comments by stating their name and city of residence.

D. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made, and

then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of October 16, 2026, Regular Meeting Minutes (pp. 4 – 5)

E. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Consider Adoption of **Resolution No. 2026-01**, A Resolution of the Planning Commission of the City of Exeter, Amending Resolution No. 2024-02 Related to Site Plan Review No. 2024-02 (Foodlink for Tulare County) to Remove Conditions of Approval No. 16 and No. 17 Requiring Installation of a Sidewalk and V-Gutter along 3rd Street, Located at 480 3rd Street (APN 136-190-007) (pp. 6 – 22)
Presented by Teslla Ramirez, City Planner

F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

G. REGULAR MEETING ADJOURNMENT

State of California)
County of Tulare) ss.
City of Exeter)

I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board outside of City Hall 137 N. F St. Exeter CA 93221 on March 16, 2026, 2026 and online on the [City of Exeter website](#).



Francesca Quintana, City Clerk

In compliance with the Americans with Disabilities Act, and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559)592-9244. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 100 N. C St., Exeter CA 93221 during normal business hours.



**EXETER PLANNING COMMISSION
REGULAR MEETING AGENDA
ACTION MINUTES**

Planning Commissioners
Nancy Becker
Tommy Blackmon
Kirk Gilles
Dave Hails
Phillip Townsend

October 16, 2025, 5:30 PM
City Hall, 137 North F Street
Exeter, California 93221

Notice is hereby given that the Exeter Planning Commission will hold a Regular Meeting on Thursday, October 16, 2025, at 5:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City’s website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

5:30 p.m.

A. CALL TO ORDER REGULAR SESSION

Chairman Hails called the meeting to order at 5:30 p.m.

B. PLEDGE OF ALLEGIANCE

Led by Chairman Hails.

C. PUBLIC COMMENTS

Public comment from Vicki Riddle. Riddle thanked the commission for taking the time to conduct planning 101 training.

D. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these matters unless a request is made, and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

1. Approval of September 18, 2025, Regular Meeting Minutes (pp. 3 – 4)

Motion to Approve Consent Calendar with corrected ‘second’ to item D.1 to reflect Commissioner Becker’s name							
1 st	2 nd	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
BLACKMO	BECKER	(5-0)	AYE	AYE	AYE	AYE	AYE

E. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Planning 101 Training (pp. 5 – 45)
Presented by Tom Navarro, Contract City Planner

City Planner administered training to the commissioners. Informational item only, no action needed or taken on this item.

F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

City Administrator provided departmental comments.

G. REGULAR MEETING ADJOURNMENT

Chairman adjourned the meeting at 7:54 p.m.

Francesca Quintana, City Clerk



Agenda Item Staff Report

Agenda Item Number:

E.1.

Meeting Date:

March 19, 2026

Wording for Agenda:

Consider Adoption of Resolution No. 2026-01, A Resolution of the Planning Commission of the City of Exeter, Amending Resolution No. 2024-02 Related to Site Plan Review No. 2024-02 (Foodlink for Tulare County) to Remove Conditions of Approval No. 16 and No. 17 Requiring Installation of a Sidewalk and V-Gutter along 3rd Street, Located at 480 3rd Street (APN 136-190-007).

Submitting Department:

Planning

Contact Name:

Teslla Ramirez, Contract City Planner

Department Recommendation:

Staff recommends that the Planning Commission adopt Resolution No. 2026-01, amending Resolution No. 2024-02 related to Site Plan Review No. 2024-02 (Foodlink for Tulare County Inc.) to remove Conditions of Approval No. 16 and No. 17 requiring installation of sidewalk and V-gutter along 3rd Street for the project located at 480 3rd Street (APN 136-190-007).

Summary:

The Exeter Planning Commission approved Site Plan Review No. 2024-02 for the development of a Foodlink for Tulare County facility located at 480 3rd Street (APN 136-190-007) through adoption of Resolution No. 2024-02 on June 20, 2024.

The applicant has submitted a request to amend Resolution No. 2024-02 to remove Conditions of Approval No. 16 and No. 17 requiring installation of a five-foot sidewalk and V-gutter along the project frontage on 3rd Street. Staff reviewed the request and evaluated existing roadway conditions along 3rd Street. Approval of the amendment would remove the two frontage improvement conditions while leaving all other conditions of the previously approved project unchanged.

For action by:

Planning Commission

Regular Session:

Consent Calendar

Regular Item

Public Hearing

Review:

City Administrator
(Initials Required)

J.R.

Background:

On June 20, 2024, the Exeter Planning Commission approved Site Plan Review No. 2024-02 for the development of a Foodlink for Tulare County facility located at 480 3rd Street (APN 136-190-007). Foodlink for Tulare County is a nonprofit organization that distributes food and provides nutrition education programs to address food insecurity throughout Tulare County.

The approved project includes the construction of a 6,653-square-foot office and training building and a 3,750-square-foot warehouse that will be accessed from 3rd Street.

As part of the site plan review process, the project was reviewed by multiple departments including Planning, Engineering, Public Works, and the Fire Department. Each department provided comments and conditions to ensure the project complied with applicable City standards related to site development, infrastructure, and public safety. These conditions were incorporated into Resolution No. 2024-02 as part of the Planning Commission’s approval of the project.

Among these were the following frontage improvement requirements:

- Condition No. 16: Install sidewalk: 5’ SW per City of Exeter Standards.
- Condition No. 17: Install V-Gutter along 3rd Street per City of Exeter Standards.

The applicant has since submitted a request to amend Resolution No. 2024-02 to remove Conditions No. 16 and No. 17, as described in the applicant’s request letter.

Existing and Surrounding Land Uses:

The project site is located on the west side of 3rd Street, north of Firebaugh Avenue, within an area designated Industrial in the City of Exeter General Plan and zoned Industrial (I). The site is currently vacant and undeveloped. The surrounding land uses are as follows:

Table 1: Surrounding Land Uses

Direction	Existing Zoning	Existing Use
North	Industrial (I)	Hobbs Containers Co., Inc.
East	Agriculture	Agricultural uses (orchards) within Tulare County
South	Industrial (I)	Existing Foodlink facility
West	Industrial (I)	Bill’s Cart / A&B Machinery

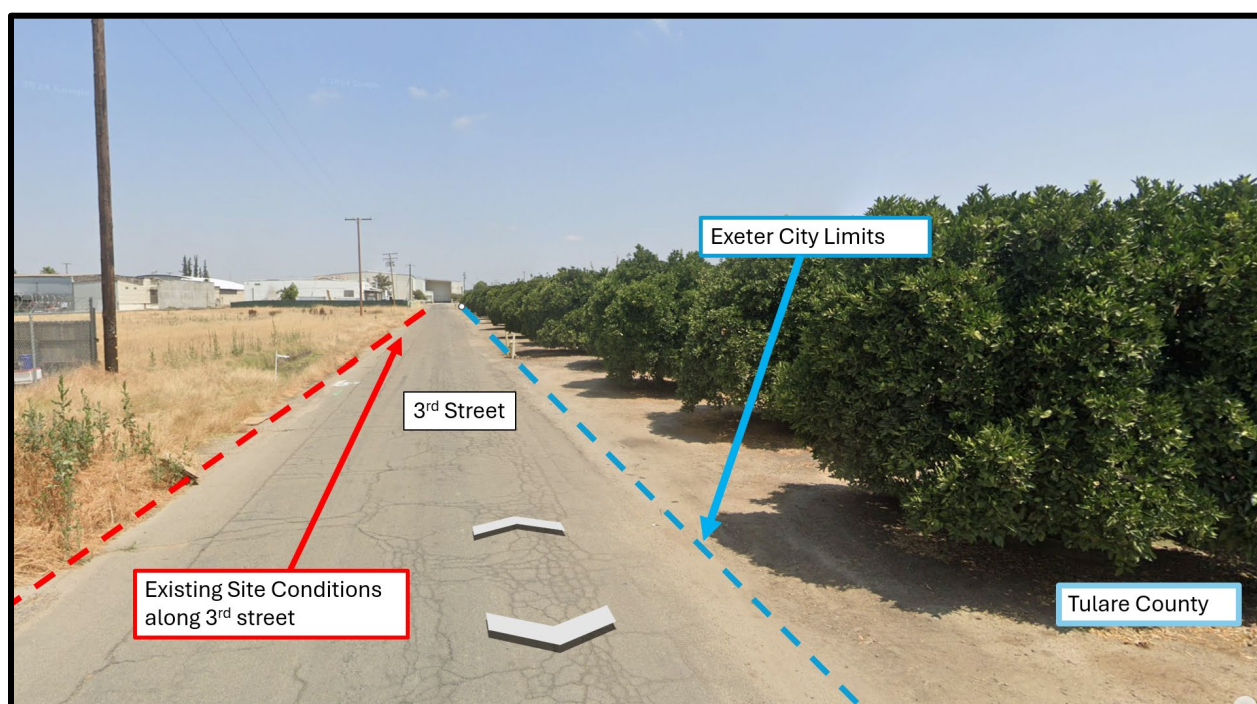
Land uses in the surrounding area consist primarily of industrial and agricultural uses. Industrial properties are located within the City limits along portions of 3rd Street, while agricultural land uses are located across the street within Tulare County.

Current Site Conditions

The subject site is currently vacant and undeveloped and is located along the west side of 3rd Street. The surrounding segment of 3rd Street does not include curb, gutter, or sidewalk improvements.

The roadway transitions directly from asphalt pavement to a dirt shoulder. As shown in Figure 1, these conditions are consistent along this portion of 3rd Street.

Figure 1: Existing conditions along 3rd Street showing the absence of curb, gutter, and sidewalk improvements.



The surrounding development pattern along this portion of 3rd Street consists primarily of industrial uses, and existing properties along the corridor generally do not include sidewalk, curb, or gutter improvements. These conditions reflect the established industrial and rural character of the area.

Staff Analysis:

Conditions No. 16 and No. 17 were included as part of the original project approval based on frontage improvement requirements identified during the Engineering review process. Contract Planning and Engineering staff met with the applicant and the project's engineering team to review the requested amendment to these conditions.

Review of the existing roadway and drainage conditions along 3rd Street indicates that this corridor does not contain curb, gutter, or sidewalk infrastructure. Stormwater currently drains along the roadside within the public right-of-way rather than through a constructed curb-and-gutter system. Engineering staff also noted that runoff from tributary areas north of the project site flows through this corridor. Due to the volume of runoff conveyed along 3rd Street, Engineering determined that the project should not be required to retain or manage stormwater originating from the public right-of-way.

Installation of a sidewalk and V-gutter along only the project frontage would result in an isolated segment of infrastructure that would not connect to other pedestrian or drainage facilities along 3rd Street. Much of this portion of the roadway lacks curb, gutter, and sidewalk improvements, and the surrounding properties along the corridor have developed without these frontage improvements.

The project site is also located near the edge of the City limits. Land immediately east of 3rd Street, lies within Tulare County jurisdiction and is currently used for agricultural purposes. The industrial and agricultural context of the surrounding area indicates that this portion of 3rd Street has not developed with urban street improvements.

Based on these existing conditions, staff finds that requiring installation of a sidewalk and V-gutter along only the project frontage would not provide a connected pedestrian or drainage improvement along the corridor. Removal of Conditions No. 16 and No. 17 would therefore be consistent with the existing character of the area and would not adversely affect circulation or drainage along this portion of 3rd Street.

Fiscal Impact:

There is no fiscal impact associated with this item. The request involves an amendment to previously adopted project conditions and does not affect City revenues, expenditures, or budget allocations.

Prior Actions:

June 20, 2024 – The Exeter Planning Commission approved Site Plan Review No. 2024-02 for the development of a Foodlink for Tulare County facility located at 480 3rd Street through adoption of Resolution No. 2024-02.

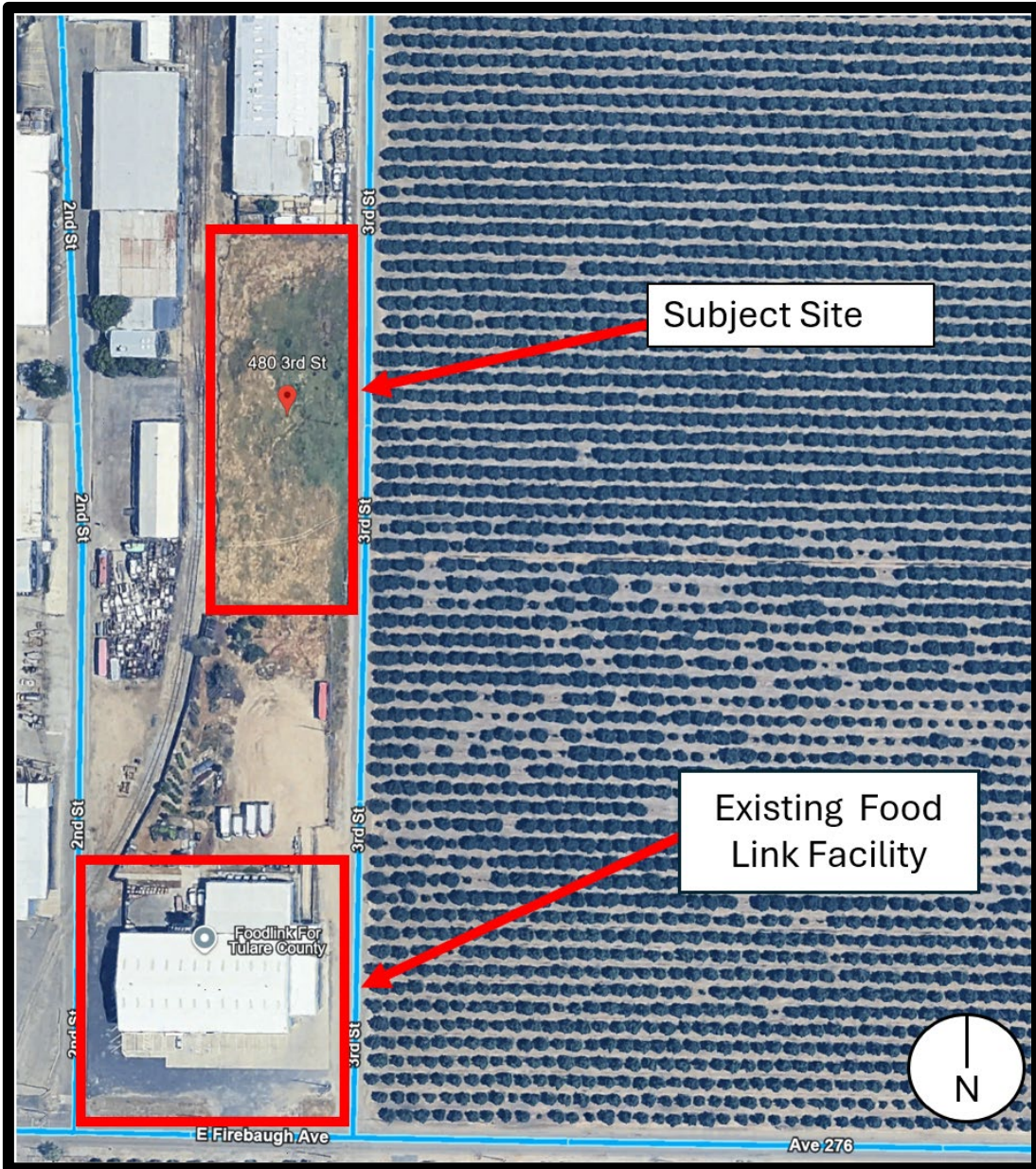
Attachments:

- Site Location Map
- Resolution No. 2026-01 (Amending Resolution No. 2024-02)
- Applicant Request Letter
- Updated Plans / Elevations
- Planning Commission Resolution No. 2024-02

Recommended motion to be made by the Planning Commission:

I move to adopt Resolution No. 2026-01 amending Resolution No. 2024-02 related to Site Plan Review No. 2024-02 (Foodlink for Tulare County Inc.) to remove Conditions of Approval No. 16 and No. 17 requiring installation of a sidewalk and V-gutter along 3rd Street for the project located at 480 3rd Street (APN 136-190-007).

Site Location Map:



RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER AMENDING RESOLUTION NO. 2024-02 RELATED TO SITE PLAN REVIEW NO. 2024-02 (FOODLINK FOR TULARE COUNTY) TO REMOVE CONDITIONS OF APPROVAL NO. 16 AND NO. 17 REQUIRING INSTALLATION OF A SIDEWALK AND V-GUTTER ALONG 3RD STREET, LOCATED AT 480 3RD STREET (APN 136-190-007)

WHEREAS, the Planning Commission of the City of Exeter approved Site Plan Review No. 2024-02 for the Foodlink for Tulare County project located at 480 3rd Street (APN 136-190-007) on June 20, 2024 through adoption of Resolution No. 2024-02; and

WHEREAS, the approved project includes the construction of a 6,653 square foot office and training building and a 3,750 square foot warehouse, along with associated parking, landscaping, and site improvements; and

WHEREAS, Resolution No. 2024-02 included several conditions of approval related to project development and frontage improvements, including Condition No. 16 requiring installation of a five-foot sidewalk and Condition No. 17 requiring installation of a V-gutter along 3rd Street; and

WHEREAS, the applicant has submitted a request to amend Resolution No. 2024-02 to remove Conditions No. 16 and No. 17; and

WHEREAS, Planning and Engineering staff reviewed the request and determined that the surrounding portion of 3rd Street currently lacks existing curb, gutter, and sidewalk infrastructure; and

WHEREAS, installation of a sidewalk and V-gutter along only the project frontage would result in an isolated segment of improvements that would not connect to other pedestrian or drainage infrastructure along the corridor; and

WHEREAS, the Planning Commission held a duly noticed meeting on March 19th 2026 to consider the requested amendment and received and considered all staff reports, public testimony, and other evidence presented.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Exeter does hereby find and determine as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.

2. Resolution No. 2024-02 related to Site Plan Review No. 2024-02 is hereby amended to remove the following conditions of approval:
 - Condition No. 16: Install sidewalk: 5' SW per City of Exeter Standards.
 - Condition No. 17: Install V-Gutter along 3rd Street per City of Exeter Standards.
3. All other conditions of approval contained in Resolution No. 2024-02 shall remain in full force and effect.

BE IT FURTHER RESOLVED that except as specifically amended herein, Resolution No. 2024-02 shall remain unchanged.

PASSED AND ADOPTED by the Planning Commission of the City of Exeter this 19th day of March, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dave Hails, Chair

ATTEST:

Francesca Quintana, City Clerk



ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

Amendment to resolution 2024-02

Project: Foodlink Tulare County
Address: 480 3rd Street, Exeter, CA 93221
APN: 136-190-007

Dear Honorable Members of the Planning Commission,

FoodLink for Tulare County (FLTC) respectfully requests reconsideration and removal of Conditions of Approval No. 16 and No. 17 associated with the Planning Commission Resolution for Site Plan Review No. 2024-02, located at 480 3rd Street in Exeter.

Condition No. 16 requires the installation of a five-foot sidewalk, and Condition No. 17 requires the installation of a V-gutter along 3rd Street. After further review of the surrounding conditions and coordination with the project's design and engineering team, FLTC believes these improvements are not consistent with the existing character, infrastructure, or drainage patterns of the area.

The project site is located along a predominantly rural and industrial stretch of 3rd Street, where curb, gutter, and sidewalk improvements do not currently exist. The east side of the street is under Tulare County jurisdiction and consists of an active orange orchard, reinforcing the rural context of the corridor. Additionally, the subject parcel is the only remaining vacant lot along this portion of 3rd Street within the City limits, meaning the proposed improvements would remain isolated and disconnected from any existing pedestrian or street infrastructure.

The project's engineers have also evaluated the existing drainage patterns along 3rd Street, which currently allow stormwater from tributary areas north of the site to flow naturally along the roadside. Installing the required sidewalk and V-gutter improvements at this location could alter these established drainage patterns without providing a comprehensive drainage solution for the broader corridor. In fact, these improvements may inadvertently channel street drainage onto the FLTC property, potentially resulting in the accumulation of stormwater from a larger portion of 3rd Street. Such a condition would be inconsistent with the City of Exeter's goals and regulations for proper street drainage.

Beyond the physical improvements to the site, the facility is designed to serve as a long-term community resource. The project includes a learning kitchen and education space where FoodLink Tulare County will host workshops and training focused on food preparation, nutrition, and sustainable living. These programs will help residents learn practical skills, support local agriculture, and strengthen food security throughout the community.

FLTC is committed to developing a project that serves the community while remaining sensitive to the character and functional realities of the surrounding area. As a non-profit organization serving the City of Exeter and the broader Tulare County region, FLTC values its partnership with the community and looks forward to providing essential services for decades to come.

For these reasons, FLTC respectfully requests that the Planning Commission remove Conditions of Approval No. 16 and No. 17. The required improvements are not necessary to support the project and may inadvertently create functional and infrastructural inconsistencies along this portion of 3rd Street.

We sincerely appreciate the Planning Commission's consideration of this request and remain available to provide any additional information that may assist in your review.

Respectfully,

Andrew Goodwin, AIA, LEED AP

Architect

Alex Ceballos

Principal



March 11, 2026

Jason Ridenour
City Manager
City of Exeter

Subject: Foodlink Conditions of Approval Removal Request

Dear Jason:

At the City's request, QK Engineering has reviewed the conditions requiring the installation of curb, gutter, and sidewalk improvements for the subject project.

The conditions were initially applied consistent with standard development requirements. However, upon further review of the surrounding area, it was determined that the adjacent parcels within the industrial park do not currently include curb, gutter, or sidewalk improvements along the roadway frontage.

Additionally, the existing roadway drainage pattern flows south toward the intersection of Third Street and Firebaugh Blvd. The installation of curb and gutter at this location would alter the existing drainage pattern and would require the development to capture and contain runoff from the public right-of-way north to Rocky Hill Drive. This would effectively require the project to accommodate drainage from the roadway system, creating a significant drainage burden and impact that would not be reasonable to impose on the development.

Based on these considerations, Engineering supports the removal of the requested conditions, as the improvements would be inconsistent with the existing infrastructure in the area and would introduce unintended drainage impacts.

Please feel free to contact us if you have any questions.

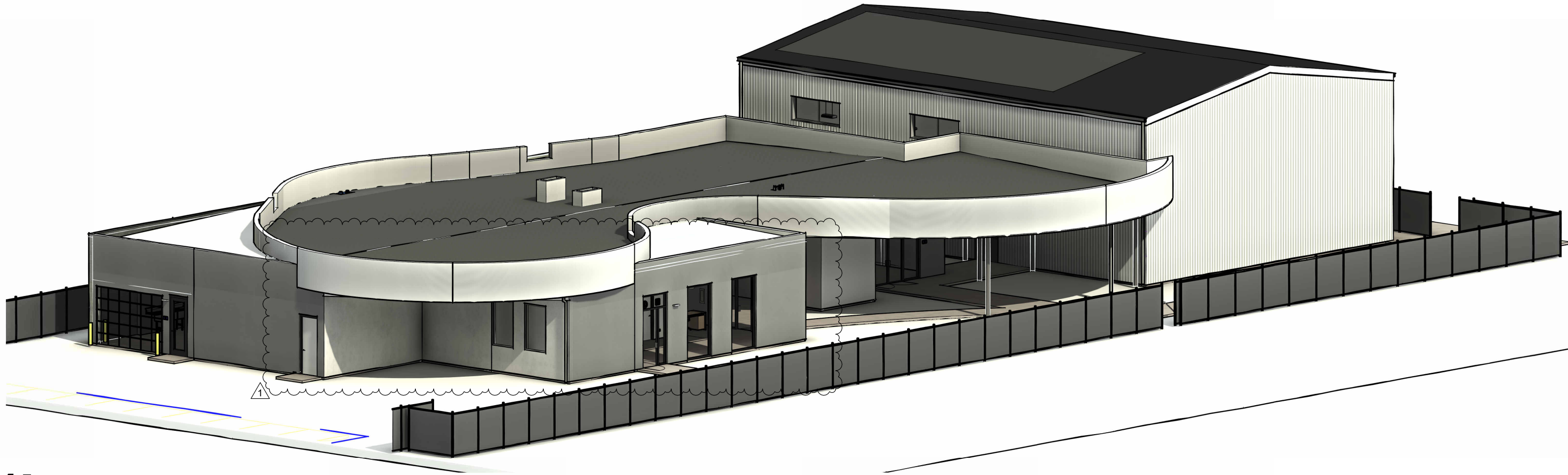
Sincerely,

John Doyel
Director of Engineering



FOODLINK OFFICE, WAREHOUSE, AND TRAINING FACILITY

APN: 136-190-007-000
480 3RD ST.
EXETER, CA. 93221



41 RENDER

REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	12/11/2025	I/E OWNER REV1
2	01/16/2026	RFI AMMENDMENTS

SEAL



PROJECT

FOODLINK OFFICE, WAREHOUSE, AND TRAINING FACILITY
APN: 136-190-007-000
480 3RD ST.
EXETER, CA. 93221

CLIENT

FOODLINK FOR TULARE COUNTY, INC.
ANDREA KELLY
@FOODLINKTC.ORG

SHEET TITLE

SITE PLAN

DATE: 03/04/2026

TECHNICIAN: ER

PROJECT MANAGER: AC

JOB NUMBER: 751

SHEET NUMBER

A1.0

GENERAL NOTES: SITE PLAN

- ALL EXISTING EXTERIOR DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.
- INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES AS SHOWN HEREIN IS FOR INFORMATION PURPOSES ONLY. UTILITIES SHOWN IN PLAN VIEW MAY NOT BE SHOWN IN PROFILE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND SERVICES ALERT" AT 1-800-542-2444 FOR LOCATION OF ALL UNDERGROUND FACILITIES. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE DELINEATED BASED ON THE BEST AS-BUILT INFORMATION AVAILABLE AT THE TIME. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL LOCATIONS OF THE CABLE TV, FIBER OPTIC, WATER, SEWER, DRAINAGE, OR OTHER UNDERGROUND FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT THAT POTENTIAL CONFLICTS OR INTERFACES ARE DISCOVERED.
- ALL UTILITY COMPANIES MUST BE INFORMED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF WIND EROSION AND DUST WITHIN THE AREAS OF OPERATION. METHOD OF CONTROL SHALL BE SELECTED BY THE CONTRACTOR BUT SHALL SATISFY REQUIREMENTS.
- ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTER A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. (CBC SECTION 11B-502.3.3)
- ACCESSIBLE PARKING SPACE AND ACCESS AISLE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
- PROVIDE A 2% SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET.
- ALL EXTERIOR LIGHTS SHALL NOT TRESPASS ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- SIGNS SHALL NOT PROJECT OVER PUBLIC PROPERTY, VEHICULAR EASMENTS, OR RIGHT-OF-WAY. SIGNS SHALL NOT OBSTRUCT TRAFFIC SAFETY SIGHT AREAS.
- PER CITY OF EXETER STANDARDS NEW ADDRESS IDENTIFICATION NUMBERS SHALL BE DISPLAYED IN A LOCATION PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ACCESS DRIVE FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST IN COLOR WITH THEIR BACKGROUND. THE NUMERALS SHALL BE 3" IN HEIGHT. REFER TO CBC 502.1 FOR FULL REQUIREMENTS.

KEYNOTES: SITE PLAN

- PROVIDE ADA ACCESSIBLE ENTRANCE SIGN AT PUBLIC ENTRY DOOR PER CODE. SEE SIGNAGE SCHEDULE AND CODE PLAN ON SHEET G1.0.
- KNOX CABINET MUST BE MOUNTED ON WALL 6" ABOVE GROUND LEVEL OUTSIDE MAIN ENTRANCE WITH A MASTER KEY AS WELL AS ALL MSDS SHEETS AND HAZARDOUS INFORMATION. SEE CODE PLAN SHEET G1.0
- INSTALL ADDRESS NUMBERS. SIZE PER GENERAL NOTES. THIS SHEET.
- ~~SHORT TERM BIKE RACK PARKING (6) SKOLY OLYMPIA BIKE RACKS, GROUND MOUNTED 36" C.C. INSTALL PER MANUF. W/ TAMPER RESISTANT EXPANSION BOLTS INTO CONG. SLAB. RE: 23 / A1.1~~
- PARKING LINES TO BE DEMARCATED BY 4" WHITE PAVERS IN THE STANDARD STRIPING CONFIGURATIONS.
- PARKING STRIPING AND PAVING WITH SPACE FOR VAN ACCESSIBILITY.
- PROPOSED VAN ACCESSIBLE ELECTRIC VEHICLE CAPABLE SPACE (FUTURE).
- PROPOSED ELECTRIC VEHICLE CAPABLE SPACE (FUTURE).
- INSTALL POLE MOUNTED ACCESSIBLE PARKING SPACE SIGNAGE PER CODE. RE: 14 / A1.1
- INSTALL DETECTABLE WARNING SURFACE AT EDGE OF SIDEWALK WITH A MINIMUM 36" DEEP BY FULL LENGTH OF SIDEWALK. RE: 23 / A1.1
- CONCRETE SIDEWALK PAVING ALONG PATH OF TRAVEL TO ENTRANCE. 2% SLOPE AWAY FROM BUILDINGS FOR 5'-0". 2% MAX IN ANY DIRECTION ALONG ROUTE.
- TRASH ENCLOSURE PER CITY OF EXETER ZONING ORDINANCE REQUIREMENTS. (M-6) RE: 53 / A1.0
- LOADING AREA FOR WAREHOUSE. CONTRACTOR TO SLOPE CONCRETE EVENLY OVER LENGTH OF DRIVE TO MAKE A SMOOTH TRANSITION TO THE TOP OF PAVEMENT SURFACE.
- CONCRETE SEAT-WALL- EXTERIOR RECESSED WALL LUMINAIRE ALONG WALL- MANUF. BEGA. MODEL: 33-056. RE: 24 / A1.2
- KEYSTONE BLOCKS SET ON 6" AB COURSE
- 6'-0" HIGH CHAINLINK SECURITY FENCE ALONG REAR PROPERTY LINE AS SHOWN.
- 6'-0" HIGH CHAINLINK SECURITY FENCE ALONG FRONT PROP LINE AND NORTH SIDE OF BUILDING.
- 4'-0" MIN. CHAINLINK PEDESTRIAN SWINGS/SLIDING GATE PER PLAN TO MATCH SURROUNDING FENCE.
- 4'-0" WIDE CHAINLINK MANUAL ROLLING GATE TO MATCH SURROUNDING FENCE. PER DETAIL: 43 / A1.1
- 20'-0" WIDE CHAINLINK MANUAL VEHICULAR DOUBLE-SWING GATE TO MATCH SURROUNDING FENCE.
- 20'-0" WIDE CHAINLINK MANUAL SLIDING VEHICULAR ROLLING GATE TO MATCH SURROUNDING FENCE. PER DETAIL: 43 / A1.1
- ~~WOOD DECK WALKWAY TO BE LEVEL W/ SURROUNDING SURFACES. RE: DETAIL~~
- 3'-0" DEEP BIOSWALE FOR RAINWATER RETENTION. RE: CIVIL AND LANDSCAPE PLANS.
- 5,000 GALLON NORWEGIAN WATER CISTERN. NUMBER OF CISTERNS TO BE DETERMINED BY OWNER.
- RAIN WATER LEADER PER ROOF PLAN A2.02. DETAIL: 23 / A5.11. SEE ROOF PLAN
- LOCATION OF (E) FIRE HYDRANT AT ROADSIDE. RE: PLUMBING PLANS.
- LOCATION OF (E) POWER POLES AT PROPERTY LINE. RE: CIVIL PLANS
- LOCATION OF WATER METER. RE: PLUMBING PLANS.
- LOCATION OF IRRIGATION METER. RE: LANDSCAPE PLANS.
- ADS SYSTEM BELOW GRADE PER CIVIL DRAWINGS.
- ~~FUTURE RAINWATER CISTERN. PROVIDE THE IN POINT FOR FUTURE CONNECTION TO EXISTING PUMP SYSTEM. SEE CIVIL AND LANDSCAPE PLANS.~~
- ~~FUTURE OUTDOOR AMPHITHEATER W/ ACCESSIBLE RAMP FOR REFERENCE ONLY. NOT IN SCOPE. SEE STRUCTURAL FOR FOOTING BERTH AT BUILDING.~~
- CONCRETE WORK PER CIVIL DRAWINGS.
- ~~FUTURE GREENHOUSE. FOR REFERENCE ONLY. NOT IN SCOPE.~~
- DG SURFACE PER LANDSCAPE.
- RETAINING WALL. RE: CIVIL PLANS.
- GREASE INTERCEPTOR LOCATION. RE: PLUMBING PLANS.

LEGEND: SITE

- ACCESSIBLE PATH OF TRAVEL (P.O.T.) TO MAIN ENTRANCE.
- PROPERTY LINE
- FENCE
- NEW LANDSCAPE. RE: LANDSCAPE PLANS.
- SCOPE OF WORK
- FUTURE SITE DEVELOPMENT. NOT IN SCOPE OF WORK. RE: CIVIL FOR EARTHWORK GRADING IN THIS AREA.
- BUILDING UNDER SEPARATE PERMIT.
- X-8: EXTERIOR IN-GRADE LUMINAIRE. BEGA 77 600.
- X-9: EXTERIOR RECESSED WALL LUMINAIRE. BEGA 33 055.
- X-12: POLE MOUNTED AREA LIGHT - DUAL SIDED 20". LITHONIA DSX0. RE: 44 / A1.1
- X-13: BOLLARD SITE LIGHT. LOUIS POULSEN FLINDT 31.5" POST. INSTALL PER MANUF. RE: 24 / A1.2

EVSE NOTES

(FOR REFERENCE AT TIME OF FUTURE EVSE INSTALLATION)

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE. EVSE SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2594 AND SHALL INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED BRANCH CIRCUIT AS OUTLINED IN CEC 625.4.

THE RACEWAY SHALL MEET THE FOLLOWING:

- SHALL BE A MINIMUM TRADE SIZE 1" (NOMINAL 1" INSIDE DIAMETER)
- SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER
- SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

PARKING CALCULATION

PER CITY OF EXETER ZONING ORDINANCE 17.68.03

BUILDING 1= 1,500 SF FOR OFFICE/TRAINING = 6,439 GROSS SF/ 500 = 13 SPACES REQ'D
BUILDING 2= 1,000 SF FOR WAREHOUSE = 3,623 GROSS SF/ 1,000 = 4 SPACES REQ'D
TOTAL: 17 SPACES REQ'D

TOTAL PROVIDED = 17 SPACES
15 STANDARD SPACES
1 ADA SPACES (PER CBC 11B-208.2)
4 EV CAPABLE (PER CAL GREEN 5.106.5.3.1)
1 EV CAPABLE VAN ACCESSIBLE SPACES (CBC TABLE 11B-228.3.2.1)

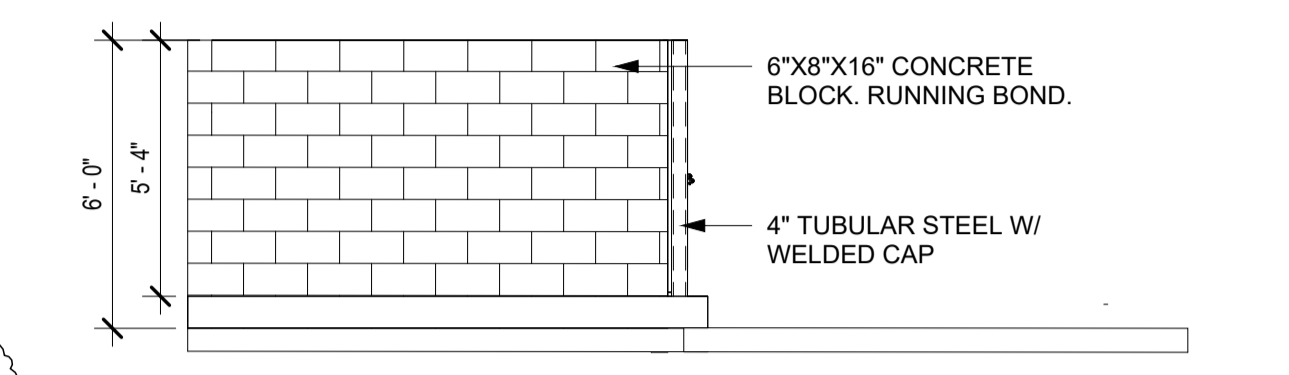
GENERAL NOTES: CONCRETE WASHOUT

DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

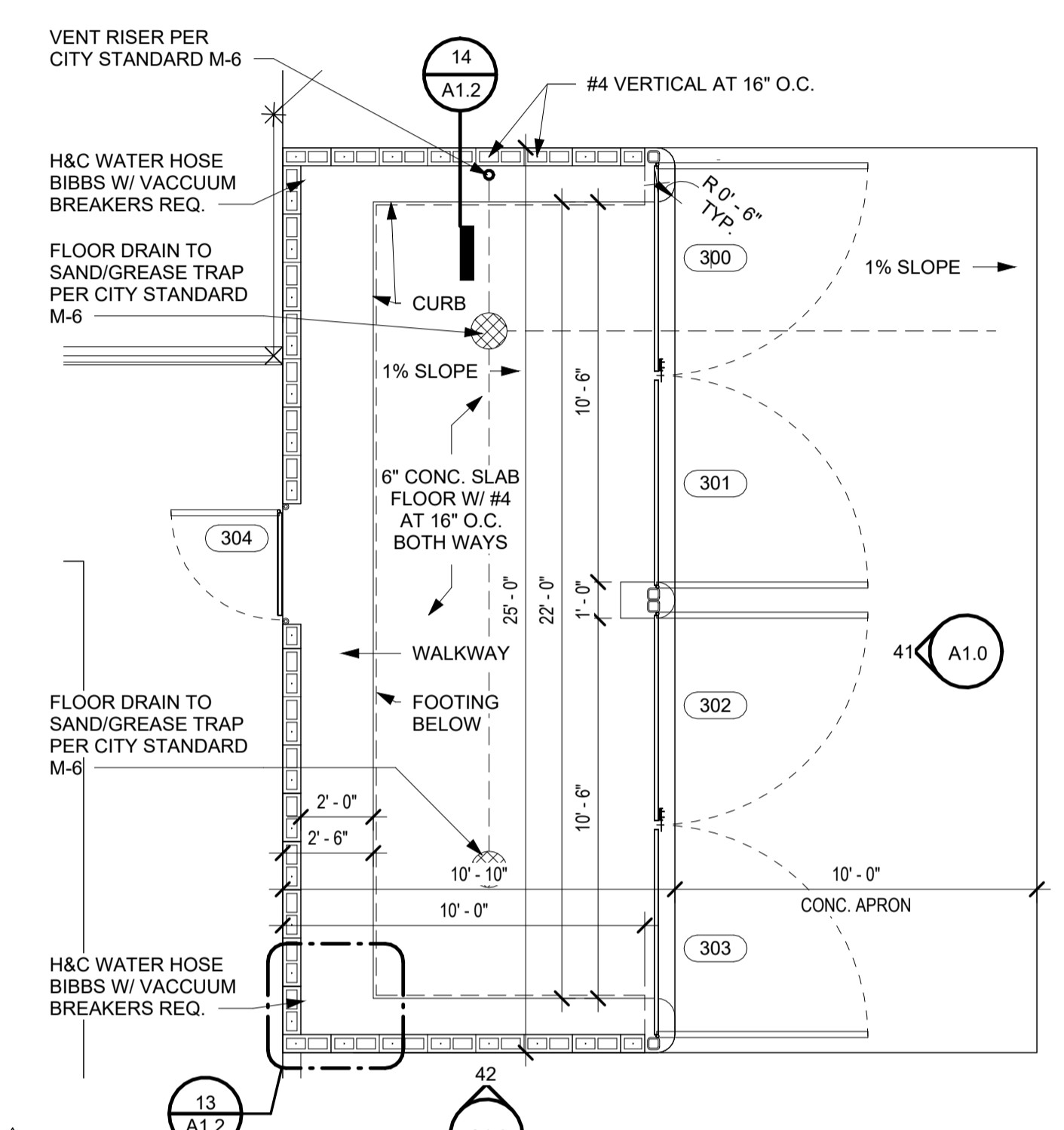
- APPROACH:**
THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
 - AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR GEMENT ON-SITE.
 - PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY.
 - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
 - DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
 - FOR ON-SITE WASHOUT:
 - LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE
 - WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
 - WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO THE BERMED OR LEVEL AREA.
 - DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.



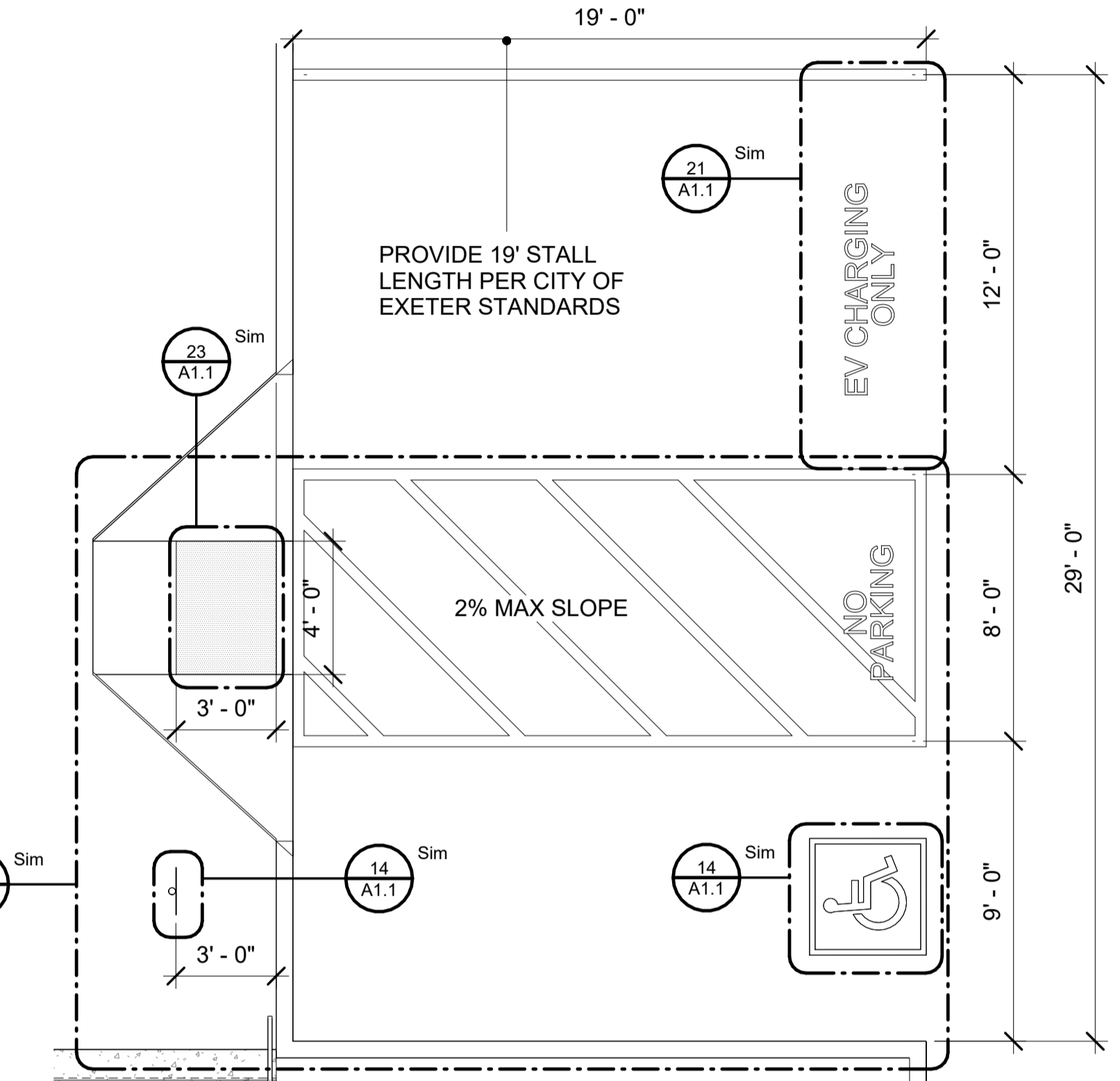
41 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0" RE: CITY OF EXETER IMPROVEMENT STANDARD SHEET M-6



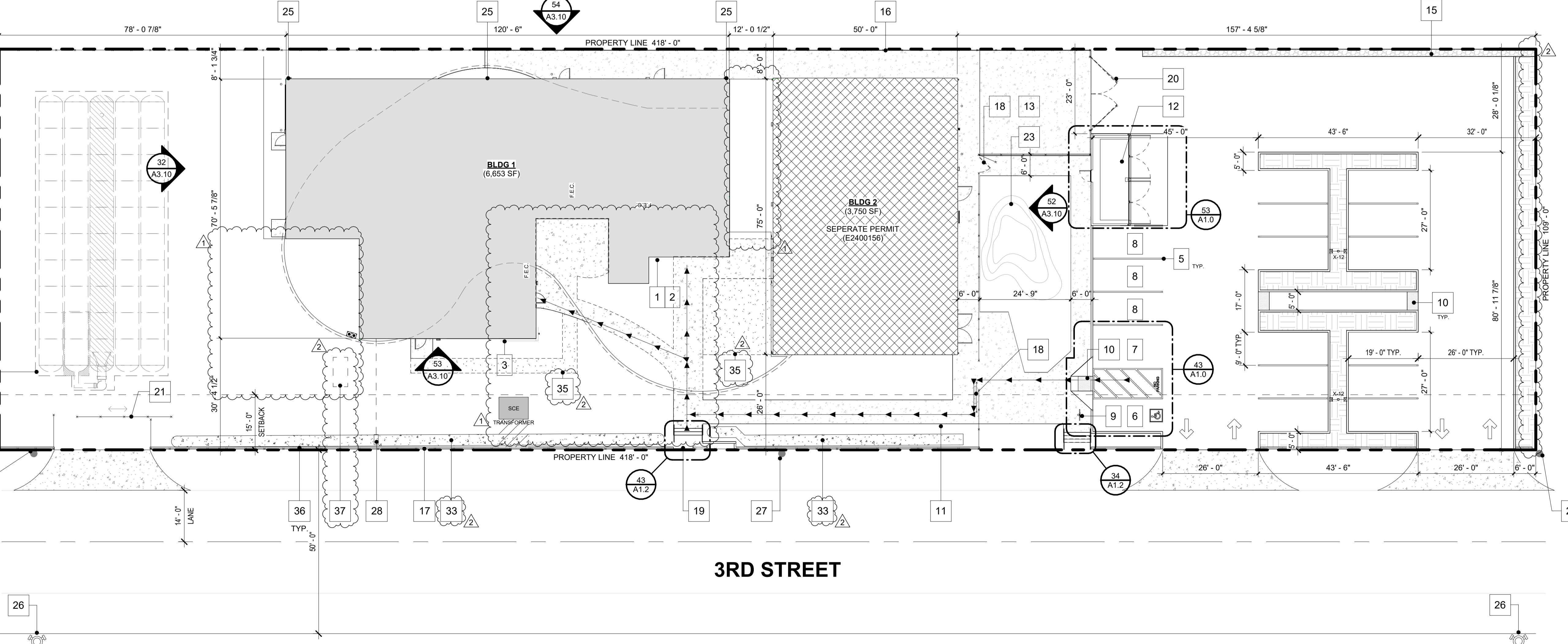
42 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0" RE: CITY OF EXETER IMPROVEMENT STANDARD SHEET M-6



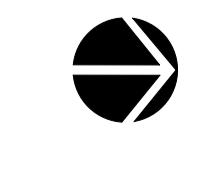
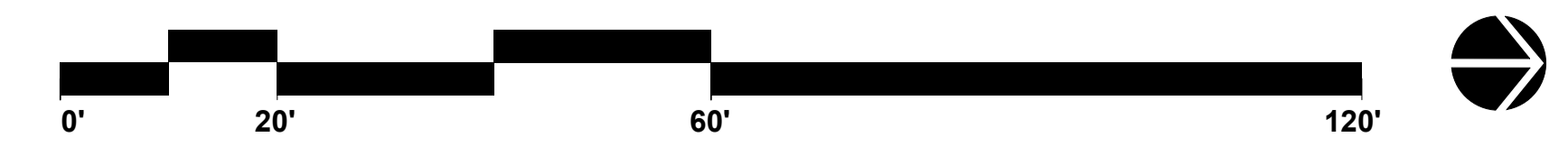
53 ENLARGED PLAN AT TRASH ENCLOSURE
1/4" = 1'-0" RE: CITY OF EXETER IMPROVEMENT STANDARD SHEET M-6



43 ENLARGED PLAN AT ADA PARKING
1/4" = 1'-0"



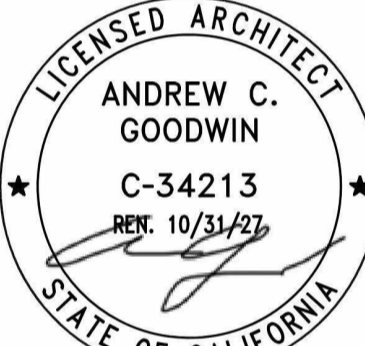
54 SITE PLAN
1/16" = 1'-0"
March 19, 2026 Regular Meeting of the Exeter Planning Commission
Page 1



REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	12/11/2025	VE OWNER REV1
2	01/16/2026	RFI AMMENDMENTS

SEAL



PROJECT

FOODLINK OFFICE, WAREHOUSE, AND TRAINING FACILITY
APN: 136-190-007-000
480 3RD ST.
EXETER, CA. 93221

CLIENT

FOODLINK FOR TULARE COUNTY, INC.
ANDREA KELLY
@FOODLINKTC.ORG

SHEET TITLE

FLOOR PLAN

DATE: 03/04/2026

TECHNICIAN: ER

PROJECT MANAGER: AC

JOB NUMBER: 751

SHEET NUMBER

A2.01

GENERAL NOTES: FIREBLOCKING

- 718.2.2 CONCEALED WALL SPACES**
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
- 718.2.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES**
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
- 718.2.5 CEILING AND FLOOR OPENINGS**
WHERE REQUIRED BY SECTION 712.1.7, EXCEPTION 1 OF SECTION 714.4.1.2 OR SECTION 714.4.2, FIREBLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
- 718.2.6 EXTERIOR WALL COVERINGS**
FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1408 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET (6096 MM) IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET (9.3 M2) BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4 INCHES (102 MM) OF SEPARATION BETWEEN SECTIONS.

GENERAL NOTES: FLOOR PLAN

- ALL DIMENSIONS AT NEW WALLS ARE TO BE FACE OF STUD U.N.O. ALL GRID LINES TO BE CENTERLINE OF STEEL STRUCTURE.
- DO NOT SCALE FROM PLANS. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT AT ONCE.
- CONTRACTOR TO VERIFY GENERAL CHARACTERISTICS OF EXISTING FEATURES BEFORE CONSTRUCTION. ANY DIFFERENCES FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- GENERAL CONTRACTOR TO VERIFY OR PROVIDE NEW SIGNAGE AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODES. ALL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY GUIDELINES AND CBC, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR, CONTRAST AND RELIEF. FONT STYLE AND GRADE 2 BRaille REQUIREMENTS. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE CODE. RE: G1.0
- ALL WORK SHALL BE IN COMPLIANCE TO LOCAL BUILDING CODES. CONTRACTOR TO SUBMIT A RFI (REQUEST FOR INFORMATION) TO THE ARCHITECT ON RECORD FOR CLARIFICATION OF CONSTRUCTION METHODS, DETAILS OR SPECIFICATIONS AS NEEDED.
- FURNITURE IN PLANS IS ONLY DIAGRAMMATIC. NOT FOR CONSTRUCTION. CONTRACTOR TO VERIFY FURNITURE W/ OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SUBMIT MILLWORK SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- ALL MILLWORK TO COMPLY W/ W.I.C. CUSTOM STANDARDS. PROVIDE MILLWORK GROMMETS FOR ACCESS TO ELECTRICAL DEVICES LOCATED UNDER COUNTER.
- PROVIDE BACKING AT CABINETS.
- PLACE ALL ELECTRICAL AND PHONE OUTLETS @ 15" A.F.F. TO CENTER OF COVER PLATE UNLESS AT FIXED CABINETS OR AS SPECIFIED OTHERWISE COORDINATE ELECTRICAL OUTLETS WITH CABINETS, INCLUDING THOSE ABOVE COUNTER TOPS.
- ALL DOOR HARDWARE TO BE LEVER ACTION.
- PROVIDE SILENCERS AND DOOR STOPS AT ALL DOORS. USE WALL STOPS ONLY. NO FLOOR MOUNT DOOR STOPS.
- U.O.N. TYP. JAMB TO BE INSTALLED 6" FROM NEAREST PERPENDICULAR WALL ON HINGE SIDE.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT WALLS WITH PLUMBING FIXTURE
- PROVIDE 5/8" GMMU (CEMENT BOARD) OVER 2-LAYER #15 FELT AT ALL WALLS SCHEDULED FOR TILED FINISH.
- PROVIDE PLUMBING PER ENGINEERED PLUMBING DRAWINGS AND SPECIFICATIONS.
- ALL FIXTURES TO BE WATER-CONSERVING LOW FLOW FIXTURES INCLUDING THE FAUCET AND TOILET. THE TOILET WILL ALSO BE EQUIPPED WITH A "DUAL-FLUSH" TO FURTHER CONSERVE WATER. THE FAUCET SHALL BE EQUIPPED WITH A TIMED MOTION SENSOR TO REDUCE WATER USAGE.
- PROVIDE ACCESSIBLE COUNTER SPACE AT RECEPTION. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF COUNTER/CASEWORK TO ARCHITECT PRIOR TO CONSTRUCTION. RE: DETAILS FOR ACCESSIBLE HEIGHTS AND CLEARANCE REQUIREMENTS.
- CLEAR FLOOR SPACE REQUIRED ON EACH SIDE OF DOOR AND CLEARANCE AT DOOR STRIKE SIDE AS SHOWN - SEE DETAIL: 14 / A5.00
- SEE ENLARGED PLANS, FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FURTHER DETAIL.

KEYNOTES: FLOOR PLANS

- LINE OF STUCCO SOFFIT AT UNDERSIDE OF ROOF ABOVE. RE: 54 / A5.01
- RAIN WATER LEADER PER ROOF PLAN A2.02. DETAIL: 23 / A5.11. SEE ROOF PLAN
- LINE OF CIRCULAR DOME SKYLIGHT ABOVE. RE: A2.11
- SWITCHGEAR BOX. RE: ELECTRICAL.
- INTERIOR AND EXTERIOR COLUMNS PER STRUCTURAL DRAWINGS.
- PARTIAL HEIGHT WALL. 8'-0" A.F.F.
- OFFICE WALLS ADJACENT TO TRAINING ROOM IN LOCATION DENOTED BY DASHED LINE TO RECEIVE QUIETROCK GYP. ON EACH SIDE. RE: 12 / A5.01 FOR ASSEMBLY AND APPLICATION METHOD FOR STC RATINGS.
- CUSTOM WAREHOUSE STORAGE RACKS BY OWNER. ANCHOR TO FLOOR PER STRUCTURAL CALC'S IF TRAFFER THAN 6'-0". CONTRACTOR TO COORDINATE.
- WAREHOUSE INSULATED REFRIG DOORS TO BE 10'-0" TALL. DEFERRED SUBMITTAL.
- PROVIDE EATON SMARTRACK 90 LOW-PROFILE SWITCH-DEPTH-PLUS WALL-MOUNT MINI RACK ENCLOSURE. ATTACH TO THE WALL ON CLASS A FIRE RATED 3/4" PLYWOOD BACKER.
- PROVIDE 1" CONDUIT AND DEDICATED 20AMP CIRCUIT FOR FIBER OPTIC EQUIPMENT. ROUTE FROM ELEC. RM 150 TO ELEC. RM 102. SEE ELEC.
- FIRE RISER LOCATION PER FIRE PLANS.
- ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
- ELECTRICAL METER MAIN. SEE ELECTRICAL PLANS.
- PER CBC 11B-219. PROVIDE (2) PERMANENT ASSISTIVE LISTENING RECEIVERS IN TRAINING ROOM WITHIN 50 FEET OF DEMONSTRATION COOKTOP. BOTH SHALL BE HEARING AID COMPATIBLE. VERIFY COMPLIANCE WITH 11B-706.
- PER CBC 11B-219. PROVIDE (2) PORTABLE ASSISTIVE LISTENING RECEIVERS IN CONFERENCE ROOM. BOTH SHALL BE HEARING AID COMPATIBLE. SEE ELECT DWGS FOR NECESSARY POWER SUPPLY. VERIFY COMPLIANCE WITH 11B-706.
- 2'-10.5" TALL PONY WALL.
- RAIN WATER LEADER TERMINATION PER DETAIL: 24 / A5.11. SEE ROOF PLAN
- CONC. FILLED BOLLARD @ 12" FROM WALL SURFACE.
- ROOF ACCESS LADDER. RE: ROOF PLAN.

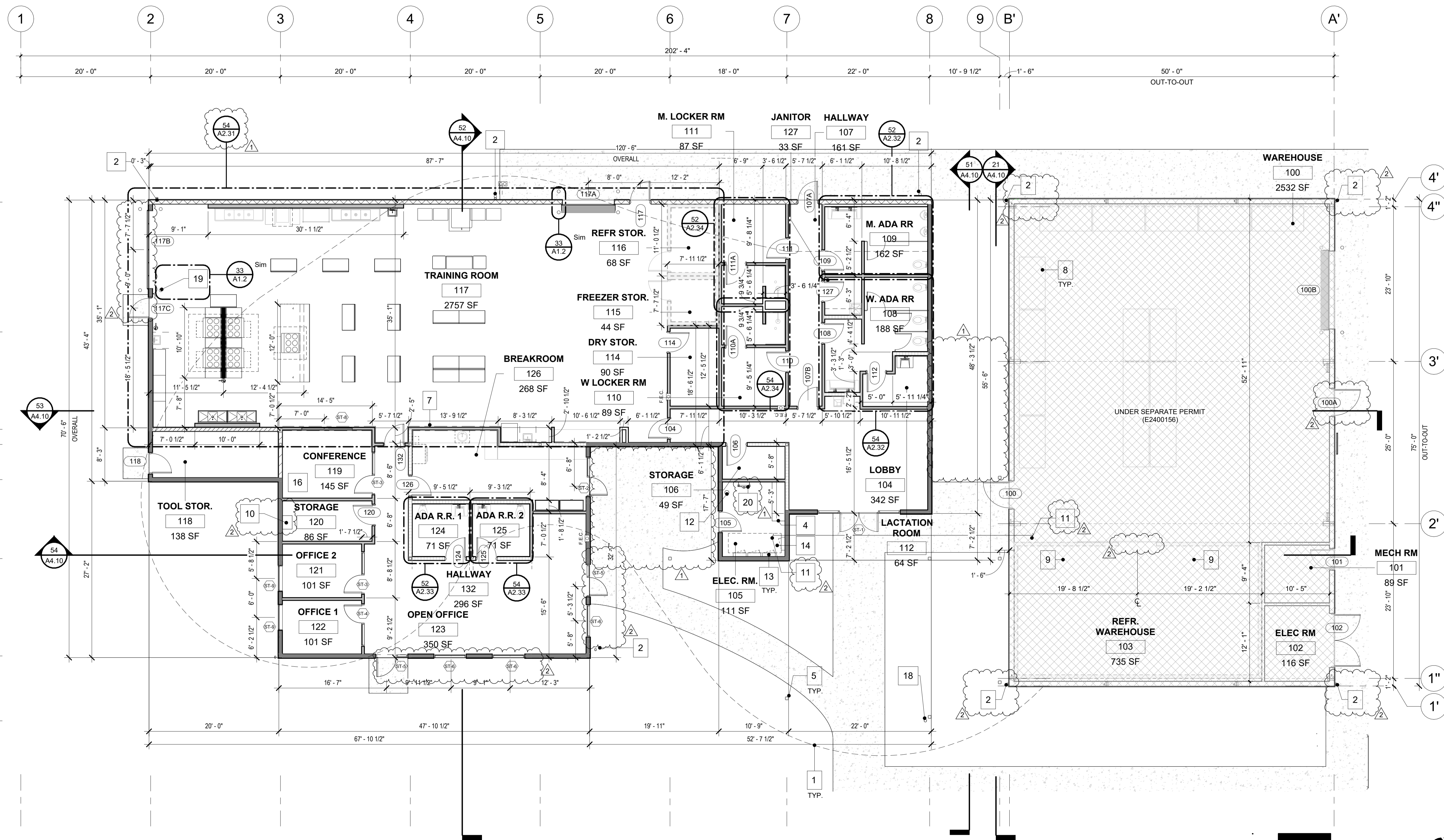
LEGEND: FLOOR PLAN

- WALL, CABINET BELOW
- LINE OF CEILING/ SOFFIT ABOVE.
- ACCESSIBLE CLEARANCES
- QUIETROCK LOCATION. SEE KEYNOTE #7.

LEGEND: WALL TYPES

- EXTERIOR 6" METAL STUD WALL @ 16" O.C. W/ R-19 CELLULOSE INSULATION. EXTERIOR FINISH PER EXTERIOR ELEVATIONS. RE: 14 / A5.01
- INTERIOR 6" METAL STUD SHEAR WALL @ 24" O.C. W/ R-13 CELLULOSE INSULATION. RE: 13 / A5.01
- INTERIOR 6" METAL STUD WALL @ 24" O.C. W/ R-13 CELLULOSE INSULATION. RE: 12 / A5.01
- INTERIOR 4" METAL STUD WALL @ 24" O.C. W/ R-13 CELLULOSE INSULATION. RE: 11 / A5.01
- INTERIOR 4" METAL STUD FURR WALL @ 24" O.C. W/ R-13 CELLULOSE INSULATION. RE: 24 / A5.01
- EXTERIOR 8" CMU WALL. RE: 23 / A5.01
- INTERIOR FURRED STUD WALL W/ SS FINISH. RE: 21 / A5.01
- FUTURE INTERIOR MANUFACTURED WALK-IN REFRIG/ FREEZER BOX AND DOOR. DEFERRED SUBMITTAL.
- EXTERIOR 6" METAL STUD WALL @ 16" O.C. W/ R-19 CELLULOSE INSULATION. EXTERIOR FINISH PER EXTERIOR ELEVATIONS. RE: 14 / A5.01

NOTE: INTERIOR FINISHES PER INTERIOR FINISH PLANS AND INTERIOR ELEVATIONS. BATT INSULATION IS AN ACCEPTABLE ALTERNATIVE TO CELLULOSE INSULATION.



RESOLUTION 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW 2024-02, FOODLINK FOR TULARE COUNTY

WHEREAS, Foodlink for Tulare County Inc., wishes to construct an office and training facility with a warehouse on the west side of 3rd Street, north of Firebaugh Avenue in Exeter; and

WHEREAS, the applicant has applied for a site plan permit for a 6,653 square foot office and training building with a 3,750 square foot warehouse along with a 17-parking stall parking lot, a trash enclosure, a 6-foot wrought iron fence along the rear, front, and north sides of the property line, and landscaping and irrigation for the open space areas on the site; and

WHEREAS, the subject property is designated for industrial by the Exeter General Plan and Industrial (I) by the Exeter Zoning Ordinance; and

WHEREAS, the proposed building and on-site improvements are consistent with the development standards of the I (Industrial) district; and

WHEREAS, the Planning Department has prepared a staff report on the project and determined that the project is categorically exempt under CEQA; and

WHEREAS, the Planning Commission has reviewed the information contained in the staff report.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project will not have a significant impact on the environment and is categorically exempt under CEQA.
2. The proposed project is consistent with the Exeter General Plan, Land Use Element, which designates the property for industrial uses.
3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.
4. The project as proposed is consistent with the development standards of the I district.

BE IT FURTHER RESOLVED by the Planning Commission that Site Plan Review 2024-01, Foodlink for Tulare County Inc., is hereby approved subject to the following conditions:

General:

1. If approved, all plans, permits, and inspections are required including site development and accessibility based upon California Codes in effect at the time of plan check submittal.
2. All plans submitted for plan review/permit will be required to be stamped and signed by a California Registered Design Professional (RDP). Further, the applicant shall submit a landscaping/irrigation plan to the city planner for review and approval.

Planning:

3. A landscaping and irrigation plan shall be submitted to the city planner for review and approval.
4. All signage shall be submitted to the city planner for review and approval.

Engineering:

5. Show entire property boundary with dimensions.
6. Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc
7. Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished.
8. Show existing structures and improvements adjacent to the site.
9. Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. City mains to be used for this project are located here:
Water: 8" in 3rd Street.; Sewer: 8" in 3rd Street.
10. Show proposed on-site fire hydrants per Fire Department requirements.
11. Show proposed disposal of storm runoff: On-site basin required per City Standards.
12. Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans. All improvements shall be in accordance with City Standards and Specifications, as well as all applicable federal, State and local regulations.
13. City encroachment permit required which shall include an approved traffic control plan.
14. All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
15. Install street striping as required by the City Engineer. On-site parking, signing, and striping per City Standards, State requirements, and ADA accessibility requirements.
16. Install sidewalk: 5' SW per City of Exeter Standards.
17. Install V-Gutter along 3rd Street per City of Exeter Standards.
18. Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development.
19. Grading and 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 a 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: Directed to a permanent on-site basin per City Standards.
20. Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
21. Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Exeter.
22. The project may be subject to the San Joaquin Valley Air Pollution Control 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 of Exeter.
23. 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 will be provided to the City of Exeter.
24. Additional Comments: Provide refuse container enclosure. Enclosure shall comply with City Standards. City Standard Street light (x3) required at East property line.
25. Provide hydraulic calculations for permanent on-site storage.

Public Works:

- 26. Prior to issuance of building permits, encroachment permits must be issued by the Public Works Department for all work done in the public right-of-way.
- 27. Prior to issuance of building permits, applicant must coordinate with Public Works and Mid-Valley Disposal to ensure that the trash enclosure is suitably designed.

Fire:

- 28. Need 20' fire lane access to the rear of the property. (as discussed, accessing from the sides is accepted as long as the fire department can reach the rear access doors within 150' from the fire engine)
- 29. Fire apparatus will need to reach minimum of 150' to all sides of the buildings.
- 30. Need to confirm all city fire hydrants in the area are operable.
- 31. All Title 24 Codes applicable.

PASSED, APPROVED AND ADOPTED this 20th day of June 2024.

AYES: *Lopez, Bonner, Whitmire, Becker*
NOES: *0*
ABSTAIN: *0*
ABSENT: *Stewart*



Pamela Whitmire, Chairman

ATTEST:


Francesca Quintana, City Clerk