



Zoning Administrator Agenda Report Meeting Date 10/25/2022

DATE: October 13, 2022

File: UP 22-05

TO: ZONING ADMINISTRATOR

FROM: Kelly Murphy, Project Planner, kelly.murphy@chicoca.gov, 879-6535

RE: Use Permit 22-05 (North Valley Disposal Service) – 2569 Scott Avenue; APN 005-520-045.

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 22-05 (North Valley Disposal Service), based on the findings and subject to the recommended conditions of approval.

BACKGROUND AND ANALYSIS

This is a request to allow for the installation of an 8-foot tall, low-voltage security fence on the 4.58-acre industrial property owned and operated by North Valley Disposal Service. The project site is located at 2569 Scott Avenue (see Location Map, **Attachment A**). The subject parcel is designated Manufacturing and Warehousing (MW) on the General Plan Land Use Diagram and zoned ML (Light Manufacturing/Industrial). There are no residential uses in the vicinity.

Pursuant to Chico Municipal Code (CMC) 19.60.060(F), the use of an electrified fence is allowed only upon issuance of a use permit. The applicant has provided a site plan consistent with the requirements for a Conditional Use Permit set forth in CMC Chapter 19.24 (see Site Plan, **Attachment B**).

The site has been developed with two industrial warehouse buildings, an office building, and expansive paved parking areas for Waste Management fleet vehicle parking and storage for the North Valley Disposal Service company. Parking facilities and vehicle storage is a principally permitted transportation use per CMC Section 19.46.020. The proposed new fencing would be located a minimum of 6 inches interior to an existing 8-foot tall, chain-link perimeter fence. Approval of the proposed project would enhance site security. No new grading or landscaping is proposed. Existing trees along the Scott Avenue frontage would remain.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303(e) (New Construction – Accessory Structures).

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Pursuant to CMC 19.60.60(F), an electrified fence may be permitted in the ML zoning district subject to the issuance of a use permit. This use permit was processed in compliance with 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The project site is an industrial parcel upon which an existing industrial land use has been established. Residential properties exist along the south side of Fair Street; however, the greater area is characterized predominately by industrial and commercial uses. The site is located on the northeast corner of Scott Avenue and Fair Street. The new fence would be located at least 6-inches interior to the existing 8-foot tall, chain-link perimeter fence. As such, the proposed fencing is not expected to have detrimental effects on the surrounding neighborhood.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The existing land use on the project site would not change. The proposed new fencing would improve onsite security and deter theft/vandalism. Full public improvements including curb, gutter and sidewalk exist along both the Scott Avenue and Fair Street frontages. Installation of the proposed fence is not anticipated to have any detrimental effects on property or improvements in the area.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed use is accessory to a permitted use in the Manufacturing and Warehousing General Plan land use designation. There are no neighborhood or specific plans for this site.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed use is compatible with surrounding commercial and light industrial uses, as demonstrated by the existing land use.

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 21-01 (North Valley Disposal Service Security Fence) authorizes the installation of an 8-foot low-voltage security fence at 325 Meyers Street, in general accord with the "Site Plan to Accompany Use Permit 21-01 (North Valley Disposal Service Security Fence)" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards

and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site. As of this report's publication, staff has not received any public comments.

DISTRIBUTION:

Internal (2)

Mike Sawley, Zoning Administrator

Kelly Murphy, Senior Planner

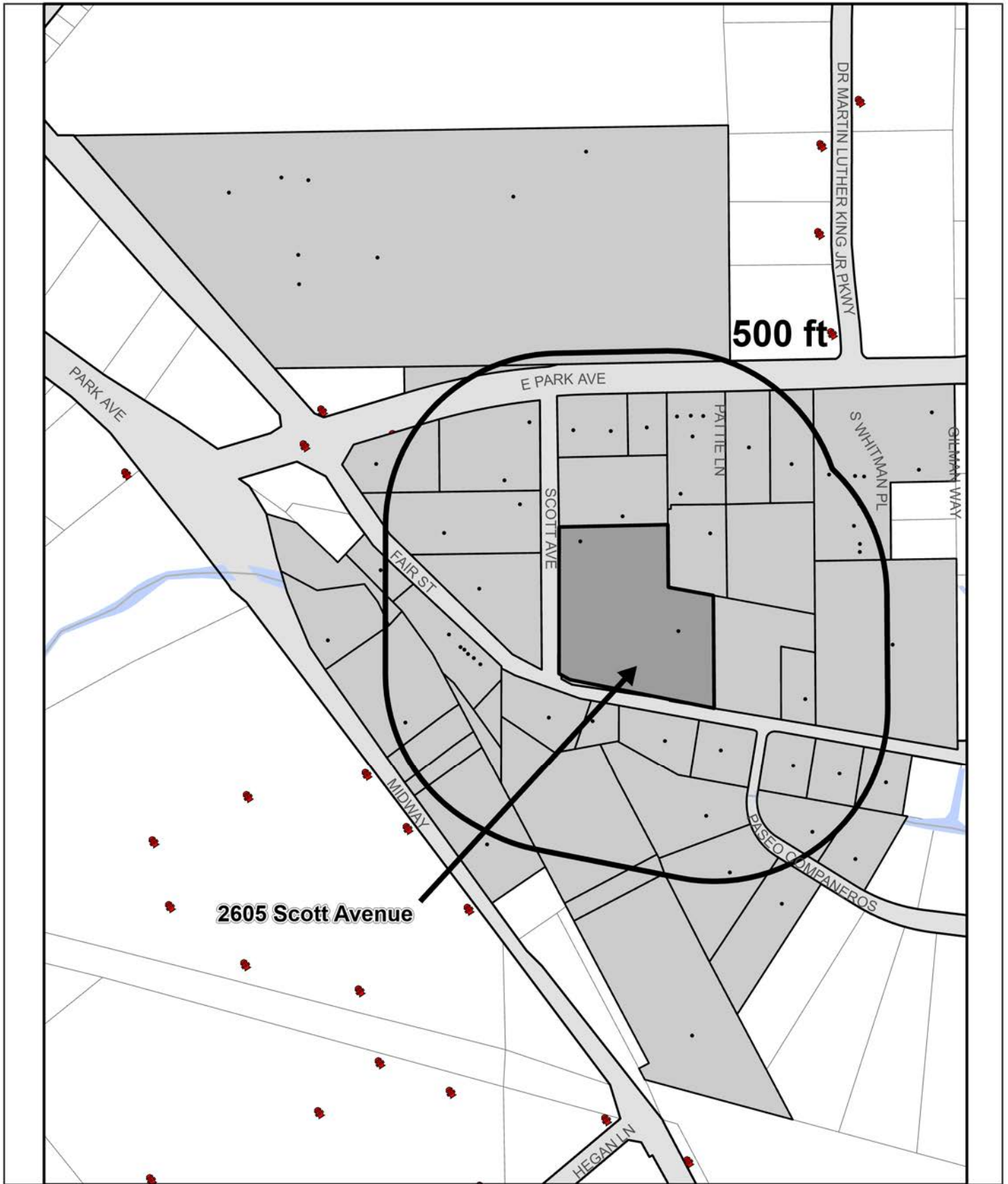
External (2)

Amarok LLC., Attn: Keith Kaneko, kkaneko@amarok.com

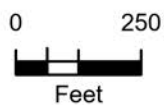
Amarok LLC., Attn: Jennifer Jenkins, jjenkins@amarok.com

ATTACHMENTS:

- A. Location Map
- B. Site Plan to Accompany Use Permit 22-05 (North Valley Disposal Service)



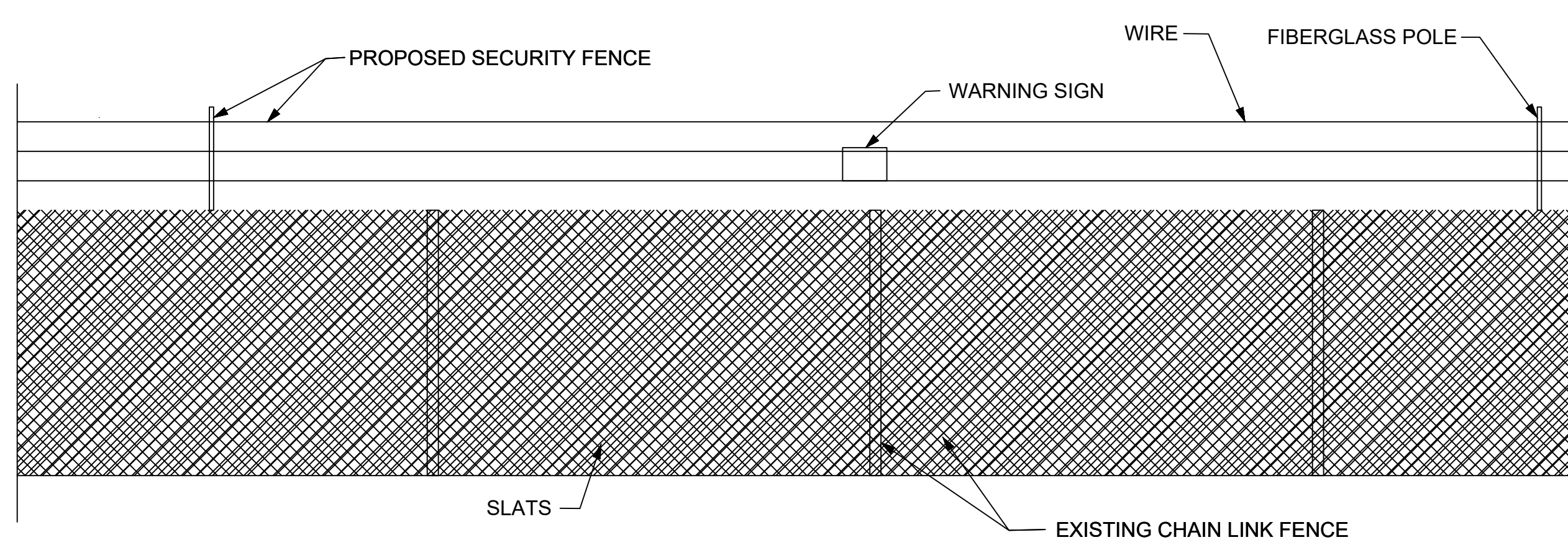
UP 22-05 (North Valley Disposal Service)
 2605 Scott Avenue
 APN: 005-520-045-000



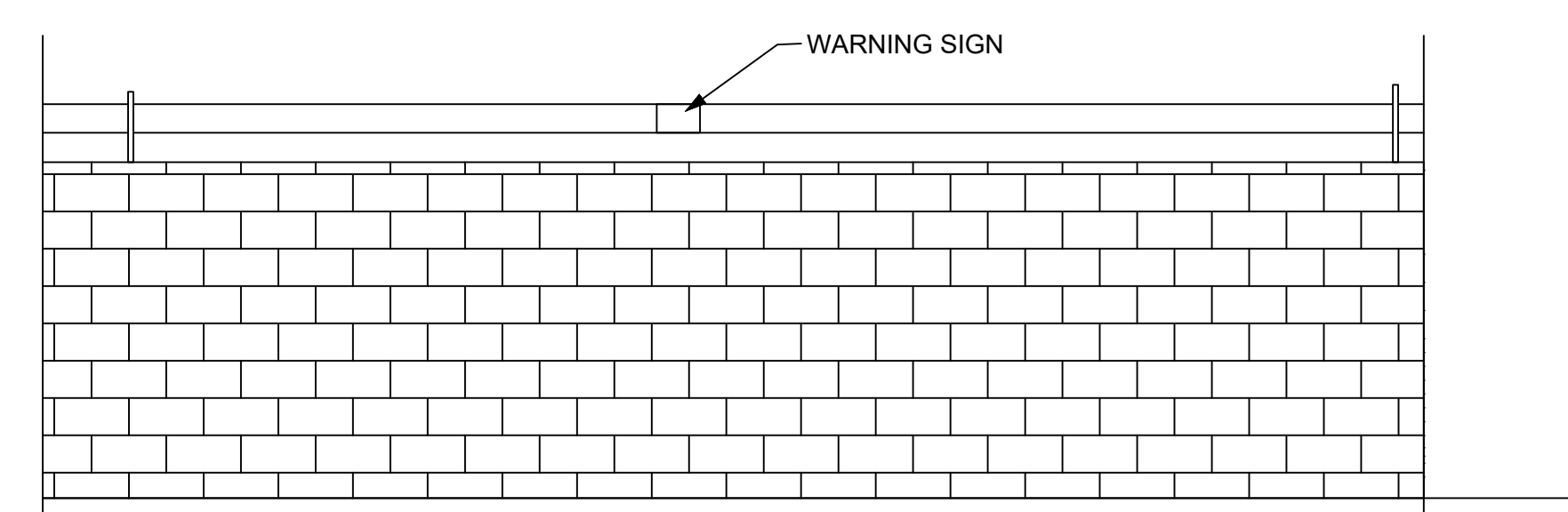
- Noticed Parcels
- Noticed Addresses



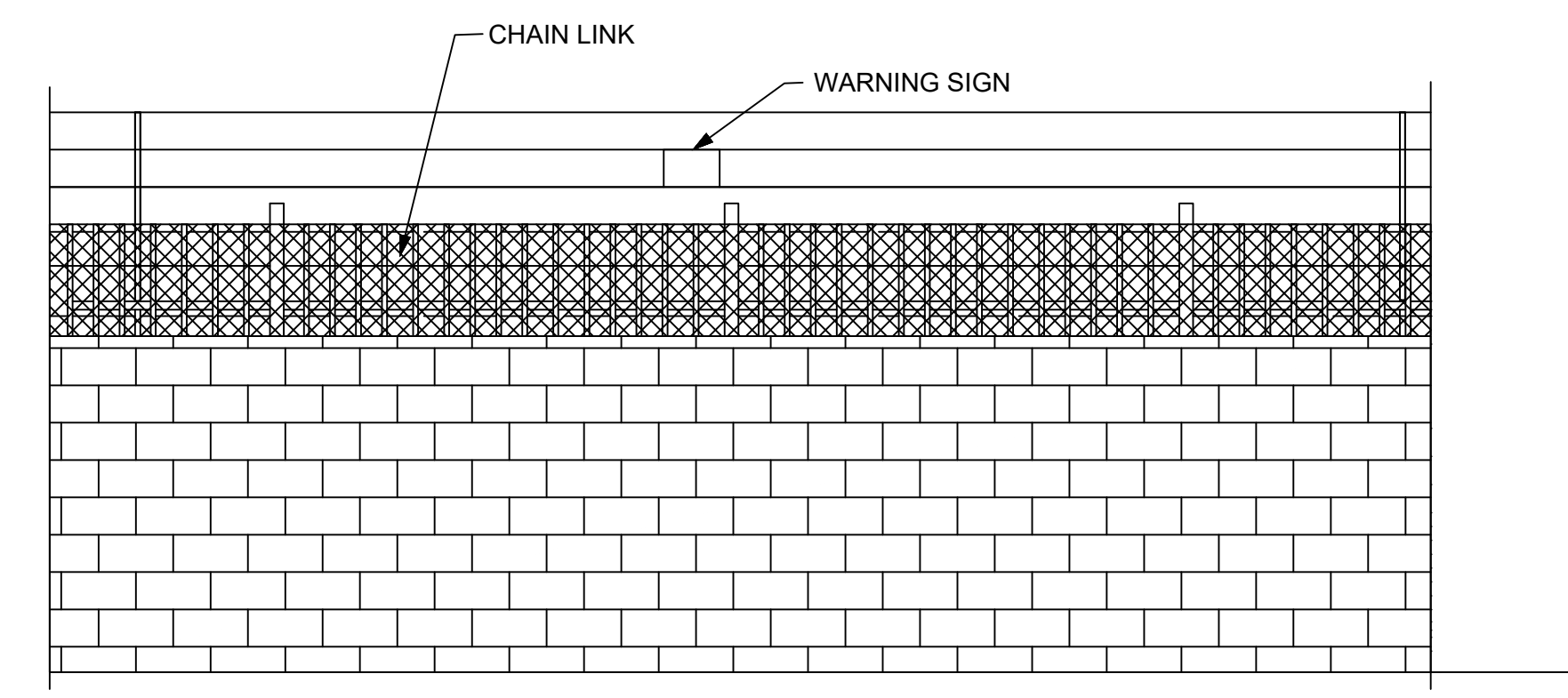
Date Saved:



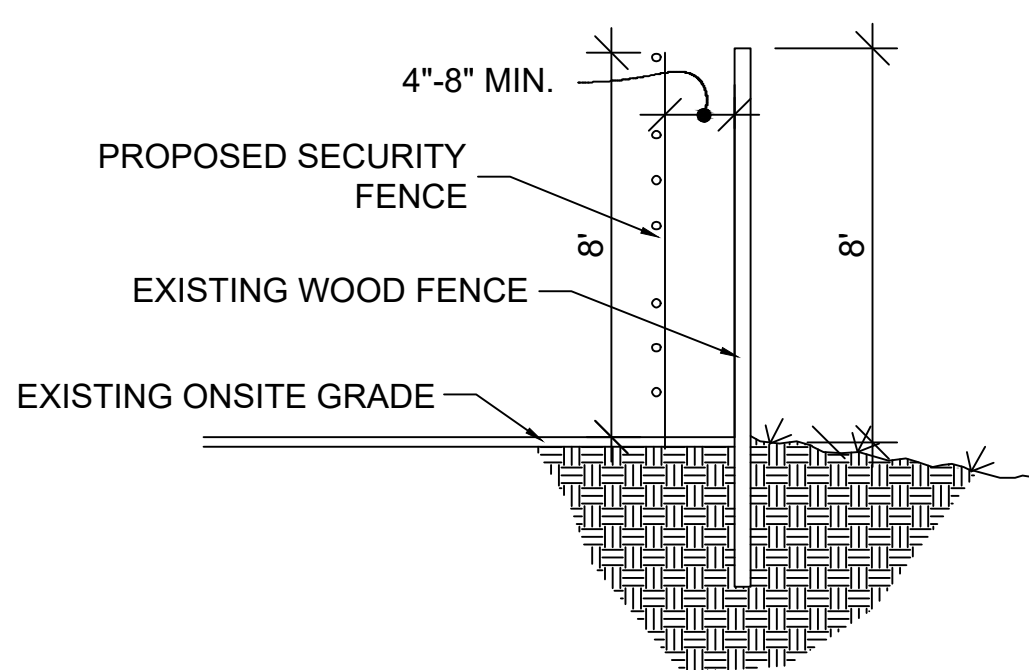
EXISTING CHAIN LINK FENCE W/SLATS ELEVATION
NTS.



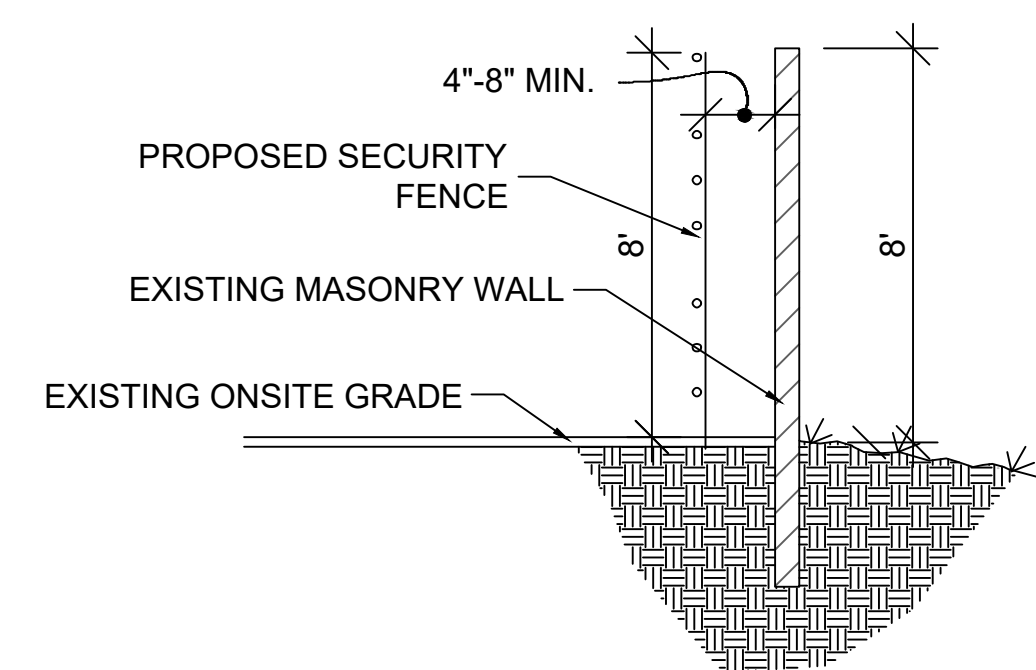
MASONRY WALL ELEVATION
NTS.



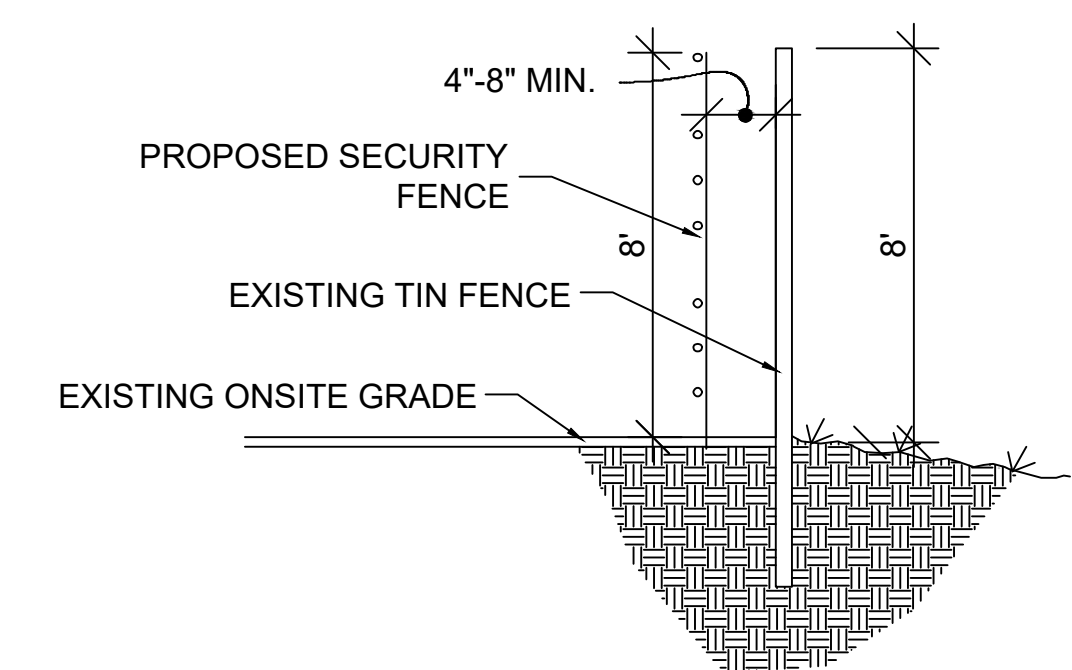
EXISTING PERIMETER ELEVATION
NTS.



4 PERIMETER FENCE SECTION
C-1 NTS.



5 PERIMETER FENCE SECTION
C-1 NTS.

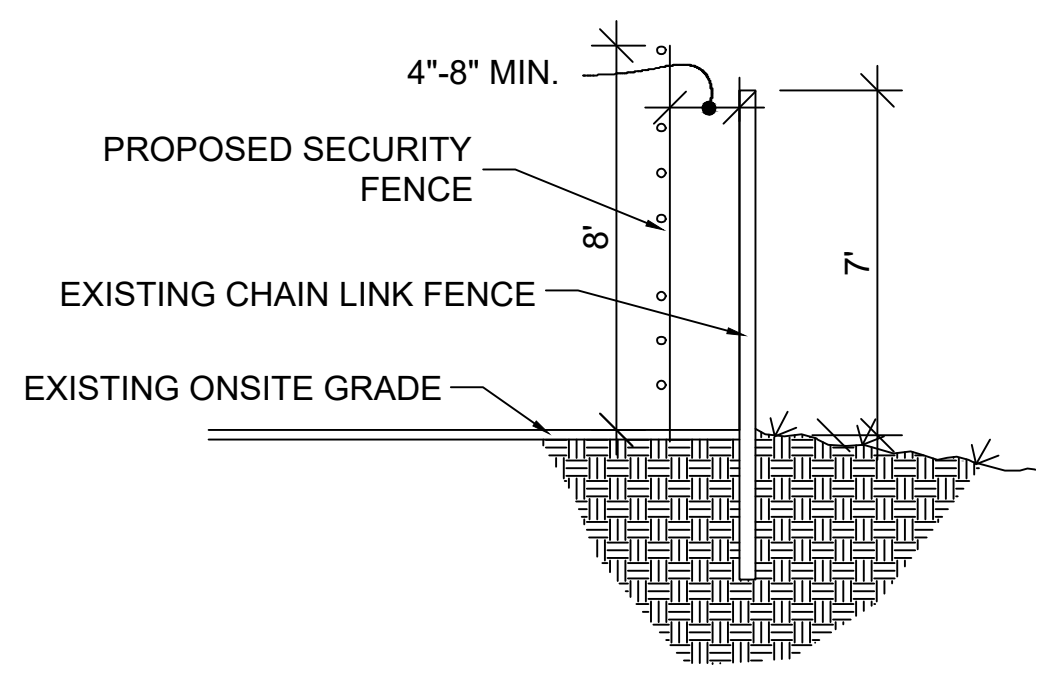
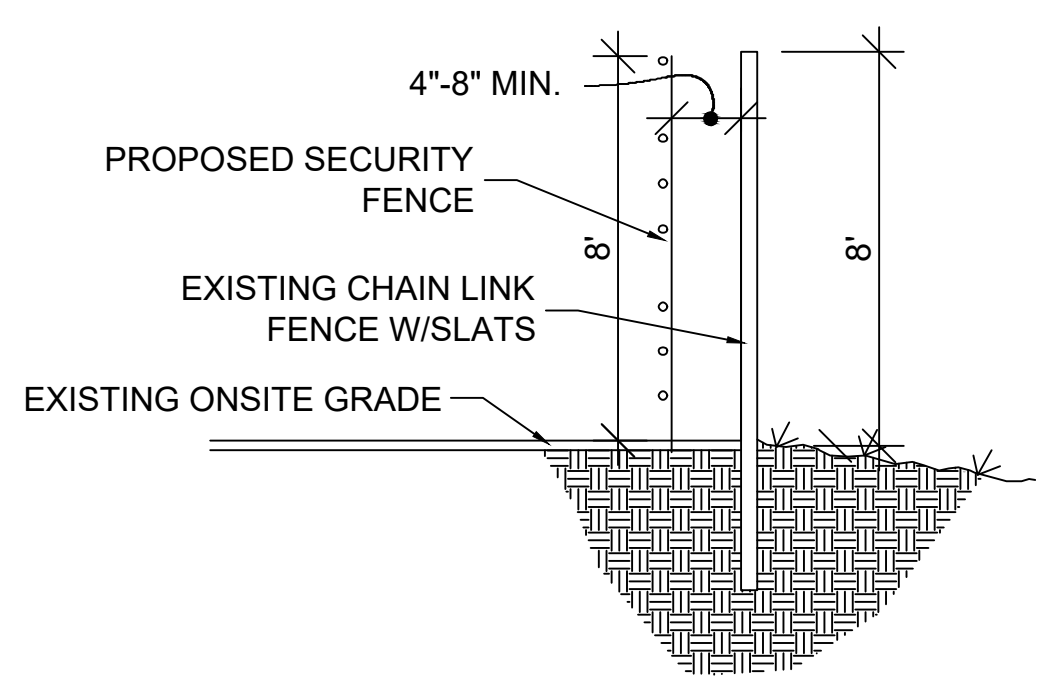
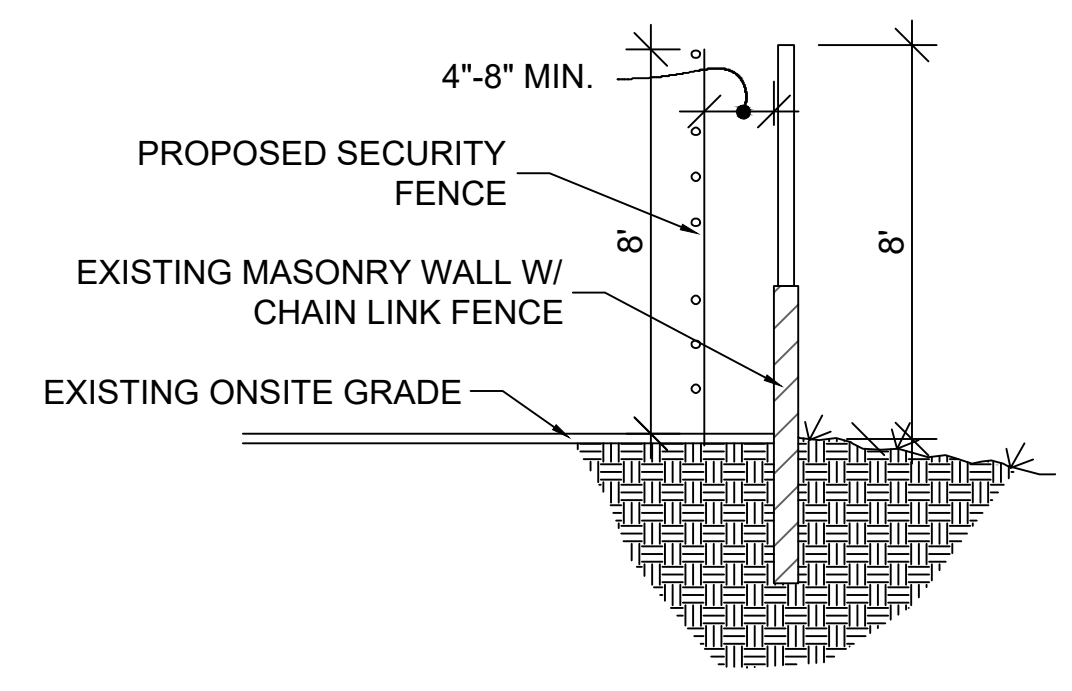


6 PERIMETER FENCE SECTION
C-1 NTS.

1 PERIMETER FENCE SECTION
C-1 NTS.

2 PERIMETER FENCE SECTION
C-1 NTS.

3 PERIMETER FENCE SECTION
C-1 NTS.

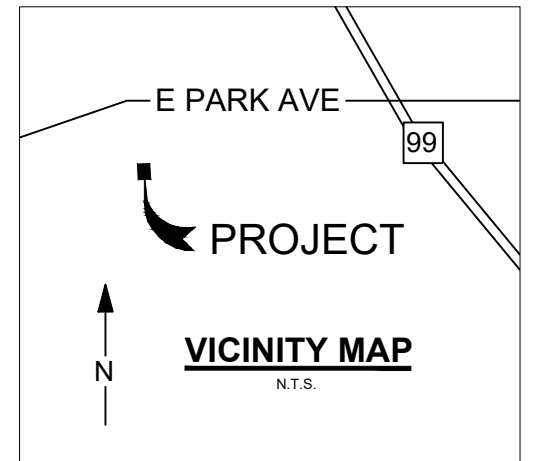
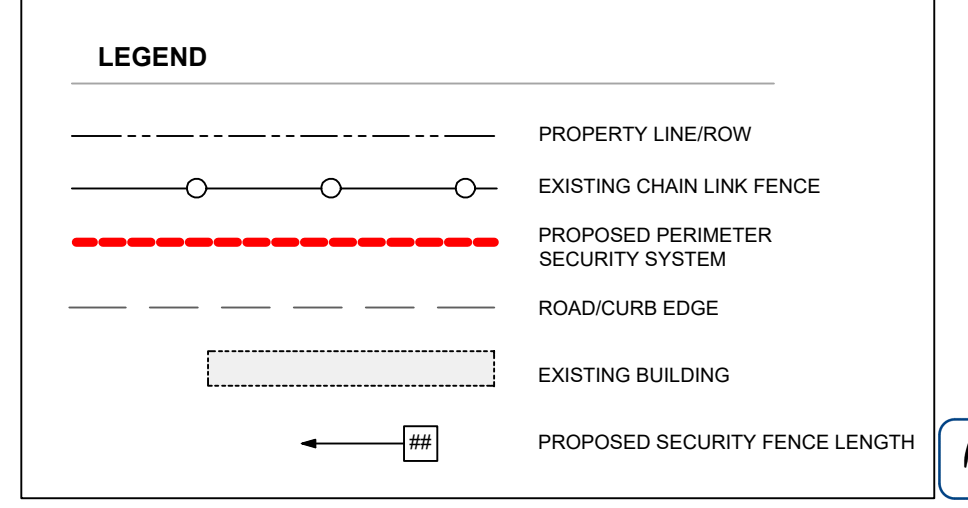


PROPERTY OWNER
NORTH VALLEY DISPOSAL SERVICE
PO BOX 802206,
DALLAS TX 75380

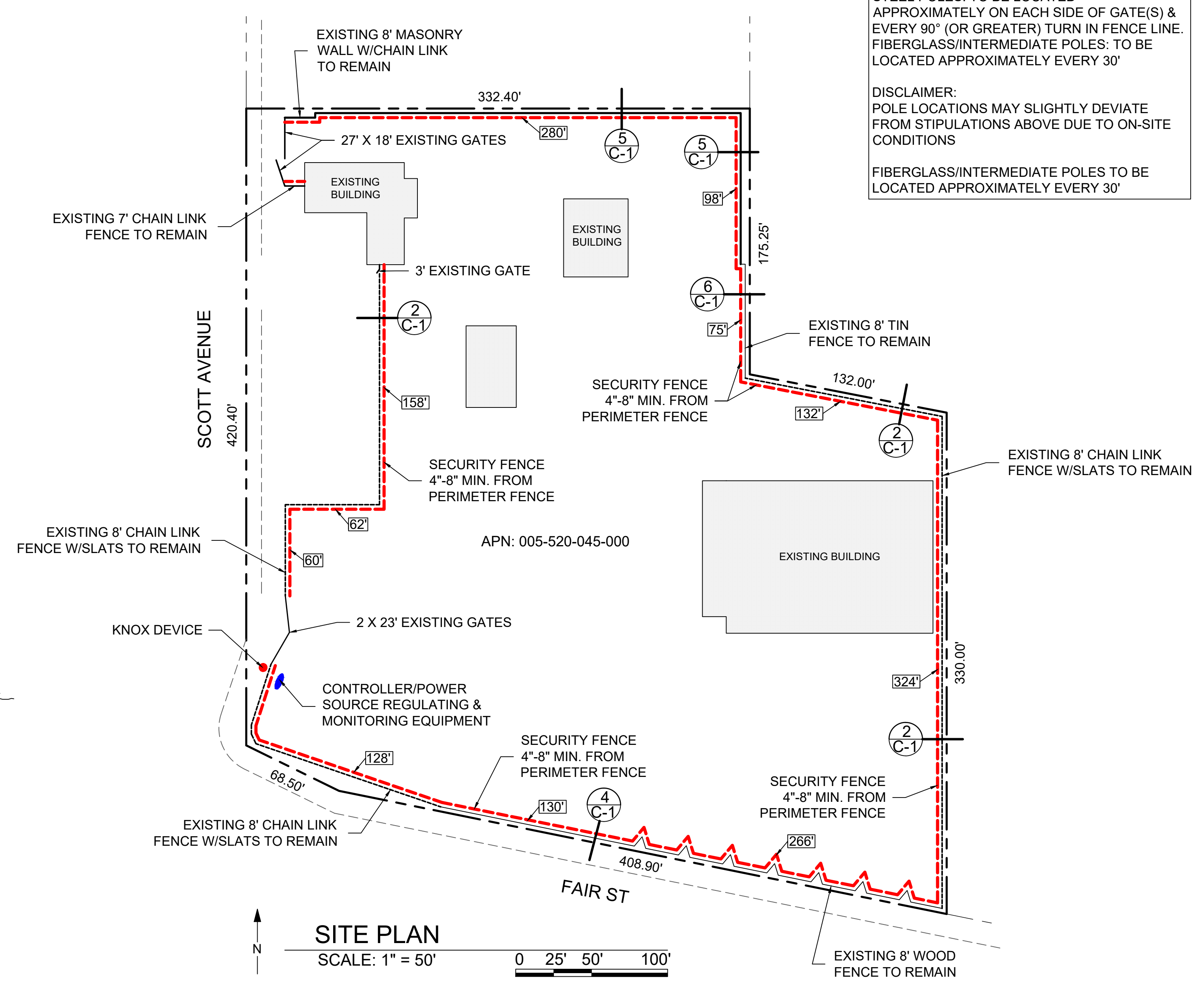
PROJECT DATA
APN: 005-520-045-000
ZONING: ML
ACRES: 4.58

**SITE PLAN REQUEST TO AUTHORIZE
A SECURITY SYSTEM FOR:
WASTE MANAGEMENT
2569 SCOTT AVENUE
CHICO, CA 95928**

NOTES:
FOR SCHEDULING INDICATE NO WORK SHALL TAKE PLACE WHEN RAIN IS IN THE FORECAST.
RESPONSE NOTE: NO WORK SHALL TAKE PLACE WHEN RAIN IS IN THE FORECAST.
EXPLAIN HOW EQUIPMENT AND TOOLS USED FOR CONCRETE WORK WILL BE CLEANED AND SUPPLY A CONCRETE WASHOUT IF NECESSARY.
RESPONSE NOTE: EQUIPMENT AND TOOLS USED FOR CONCRETE WORK WILL BE CLEANED BY THE CONTRACTOR IMMEDIATELY UPON COMPLETION OF WORK. THIS WILL CONSIST OF FOOTINGS BEING POURED. A CONCRETE WASHOUT IS NOT REQUIRED.
EXPLAIN WHAT WILL HAPPEN TO THE EXCESS SOIL OR PROVIDE STOCKPILE PROTECTION OF SOIL WILL BE STORED ONSITE.
RESPONSE NOTE: EXCESS SOIL IS DIMINUIS; THE SOIL REMOVED FROM THE GROUND IN ORDER TO DIG THE FOOTING, IS IMMEDIATELY USED TO EITHER BACKFILL ON TOP OF THE CONCRETE OR EQUALLY DISPERSED SURROUNDING THE POST HOLE. IF NEEDED DUE TO RAIN IN THE FORECAST, THE SOIL WILL BE PROTECTED BY COVERING WITH A TARP. OTHERWISE, THE SOIL WILL BE IMMEDIATELY DISPERSED OF ONCE THE CONCRETE IS POURED.



NOTES
POLE LOCATIONS:
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE.
FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'
DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS
FIBERGLASS/INTERMEDIATE POLES TO BE LOCATED APPROXIMATELY EVERY 30'



SITE PLAN
SCALE: 1" = 50'
0 25' 50' 100'

#	DATE / DESCRIPTION



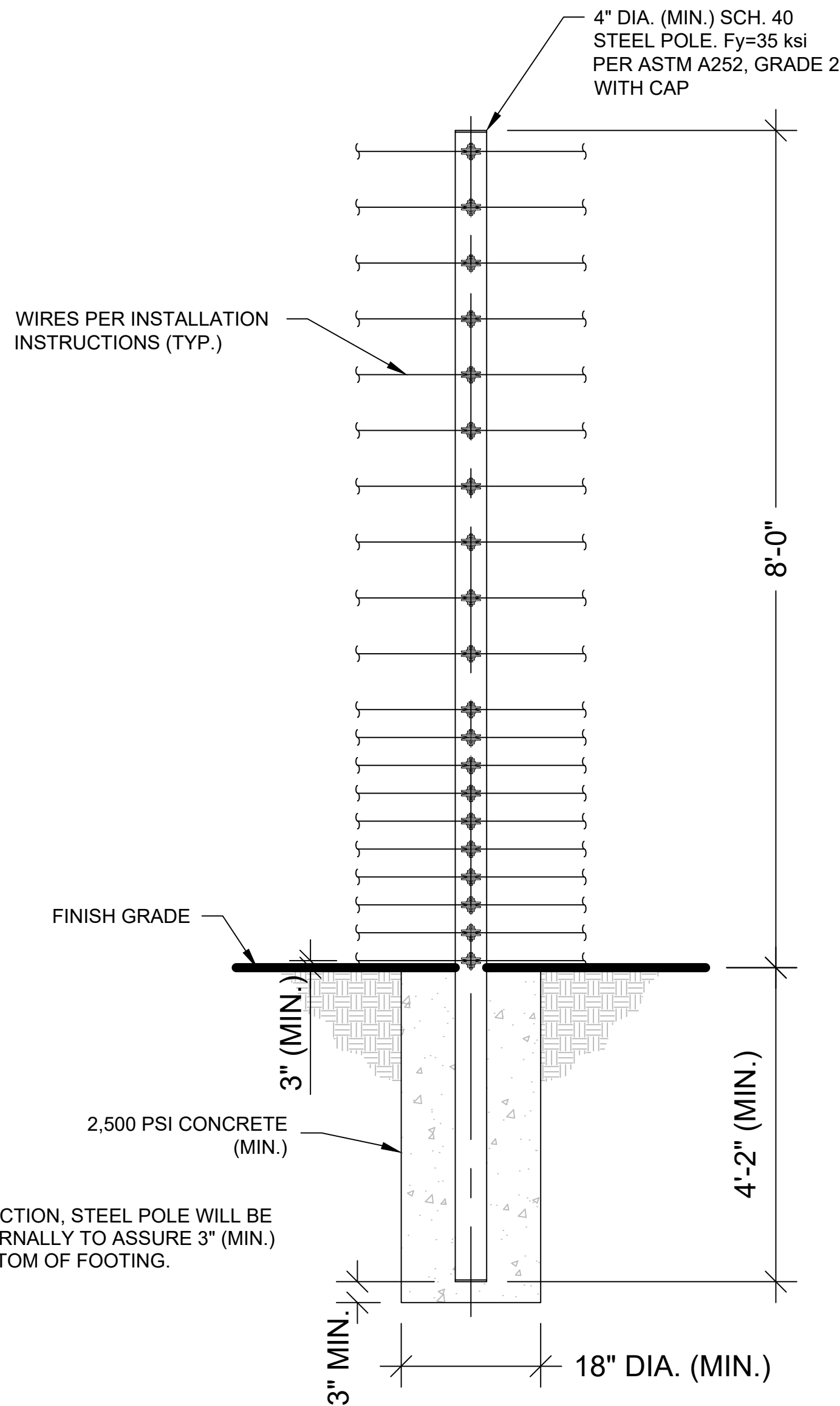
AMAROK
ULTIMATE PERIMETER SECURITY
550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT:
WASTE MANAGEMENT
2569 SCOTT AVENUE
CHICO, CA 95928
SHEET TITLE: SITE PLAN

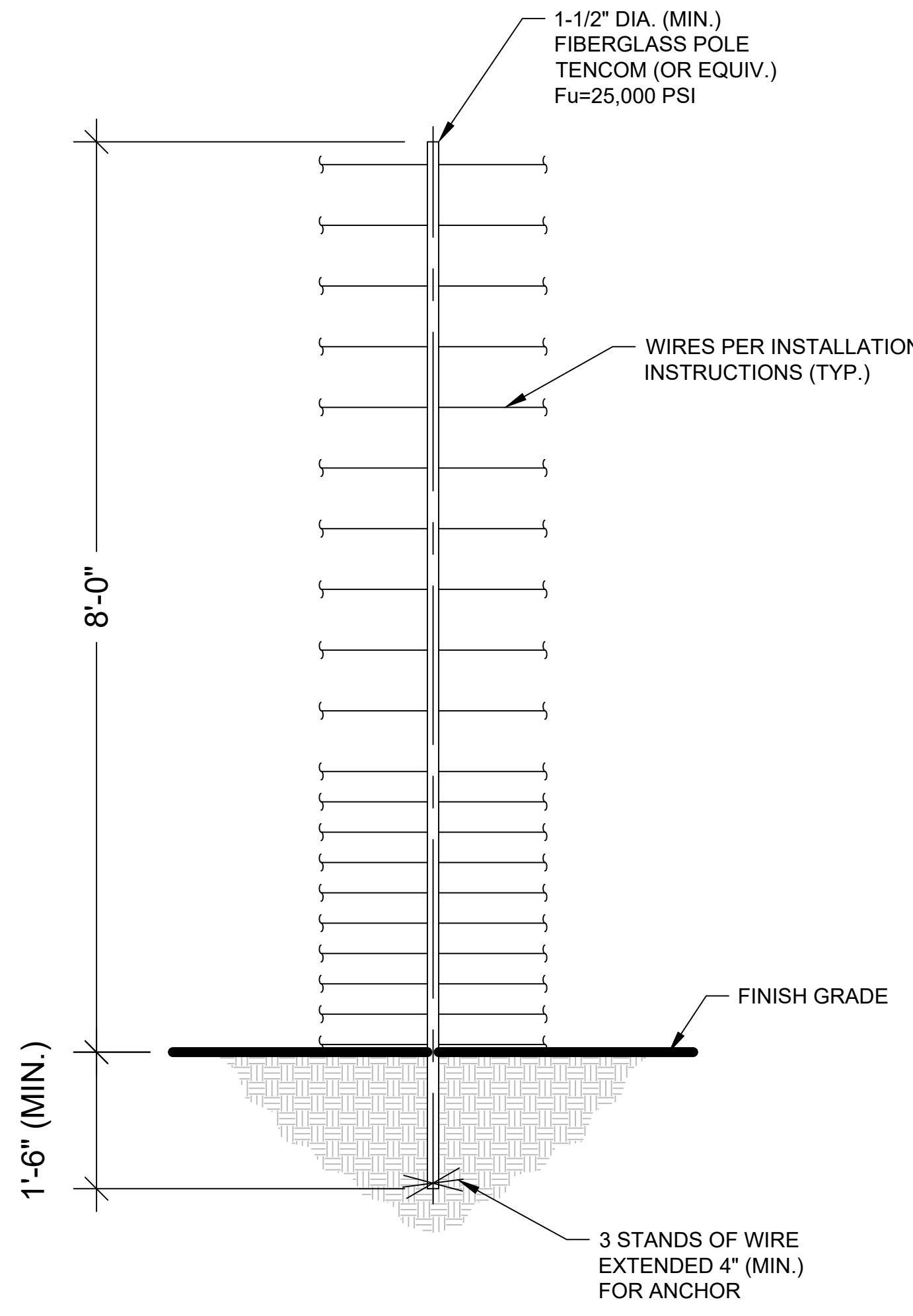
APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189
ENGINEER: ALLIANCE ENGINEERING
2700 MARKET ST NE
SALEM OR 97301
503-589-1727

DATE: 06/30/2022
SCALE: SEE PLAN

SHEET
C-1
1 of 3



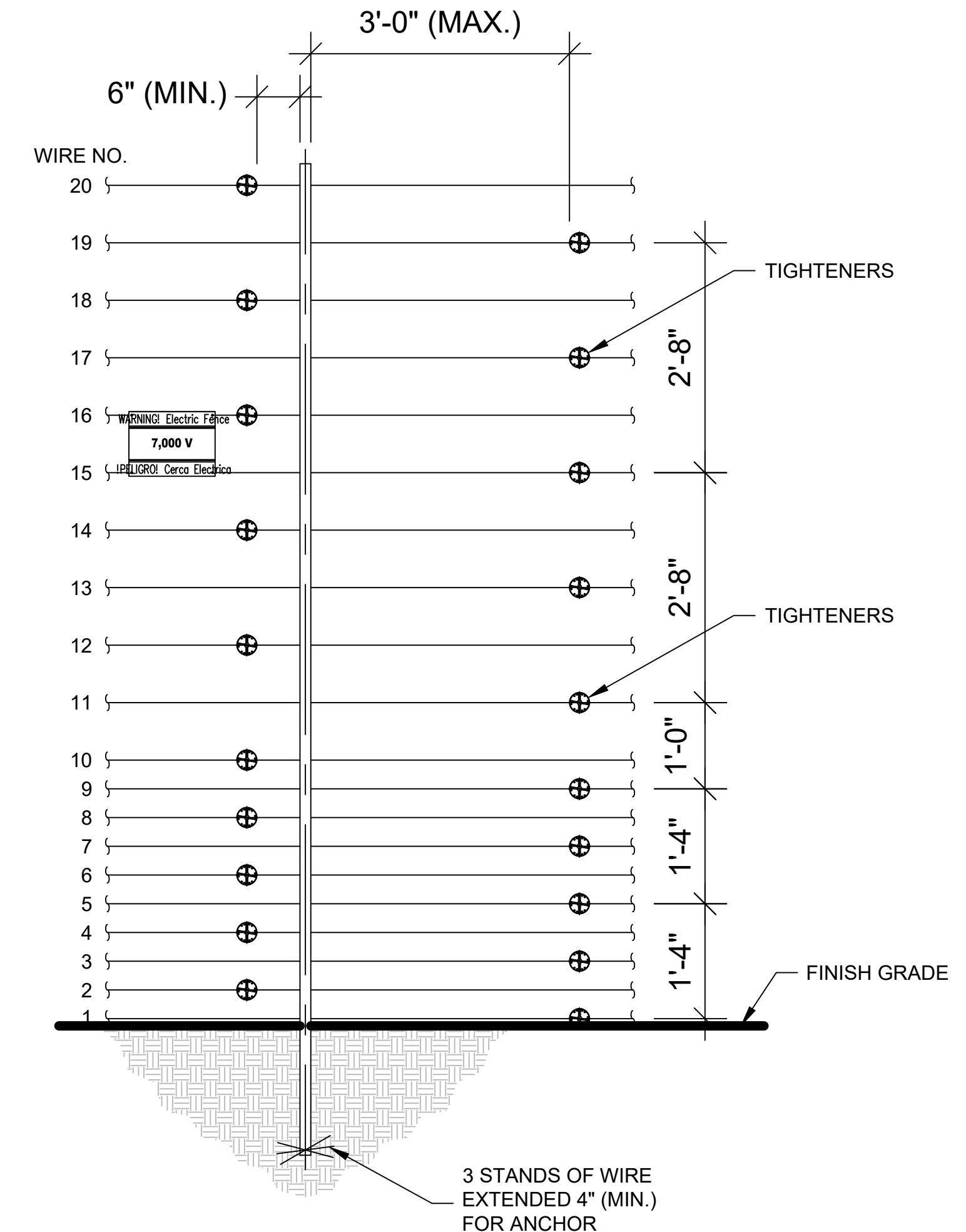
STEEL POLE DETAIL
SCALE: NONE (STRUCTURAL)



FIBERGLASS POLE DETAIL
SCALE: NONE (NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

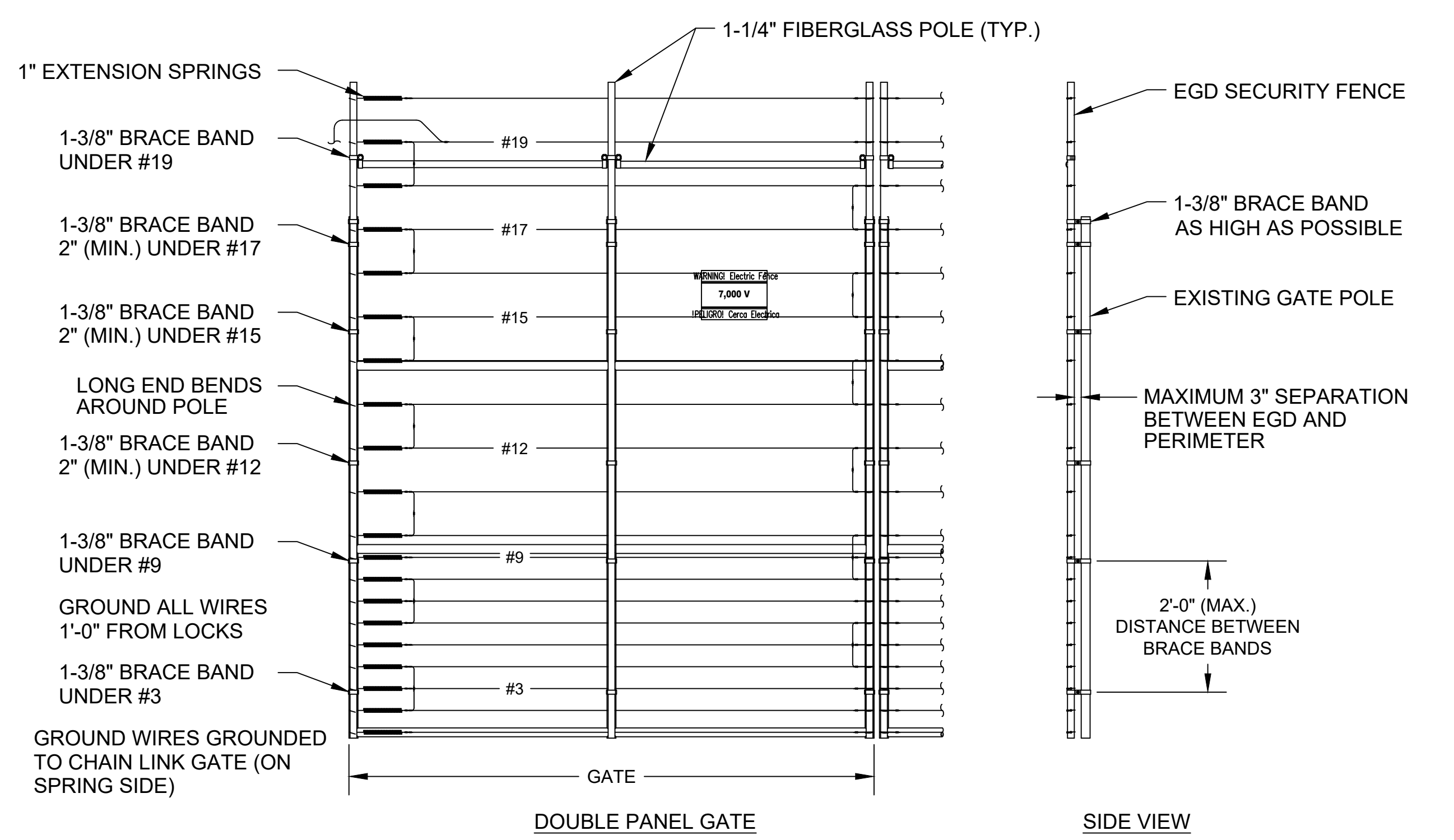
RAPID TIGHTENERS
RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.
THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS
WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.
ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.
IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



WIRE CONNECTIONS
SCALE: NONE (FIBERGLASS POLE)

- GATE DETAIL NOTES:**
- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2' BETWEEN BRACE BANDS.
 - SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
 - ALL CONTACTS MUST INCLUDE SPRINGS.
 - ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
 - ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
 - EVERY GATE PANEL MUST HAVE A SIGN.
 - ALL GATE CONTACTS MUST BE SECURE IN A MANNER THAT ENSURES CONTACT WILL EASILY BE MADE.
 - GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



GATE DETAIL
SCALE: NONE



EXAMPLE WARNING SIGN @ 9"x12"

#	DATE / DESCRIPTION



AMAROK
ULTIMATE PERIMETER SECURITY
550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT: WASTE MANAGEMENT
2569 SCOTT AVENUE
CHICO, CA 95928

SHEET TITLE: TYPICAL DETAILS

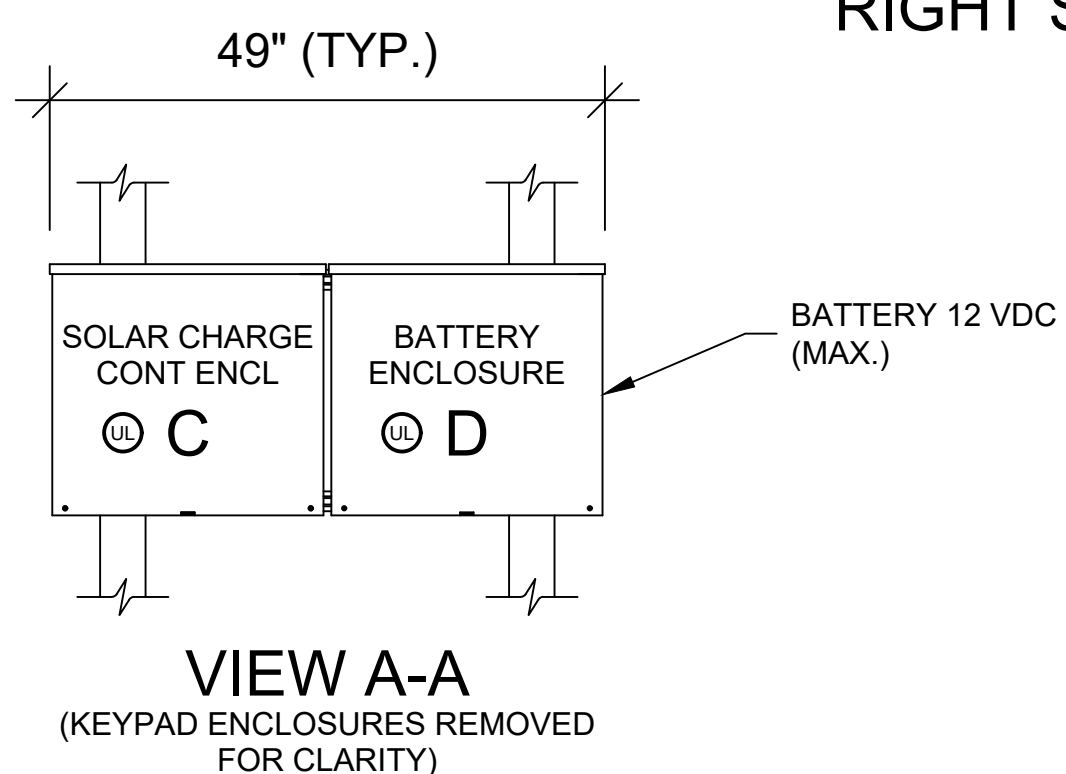
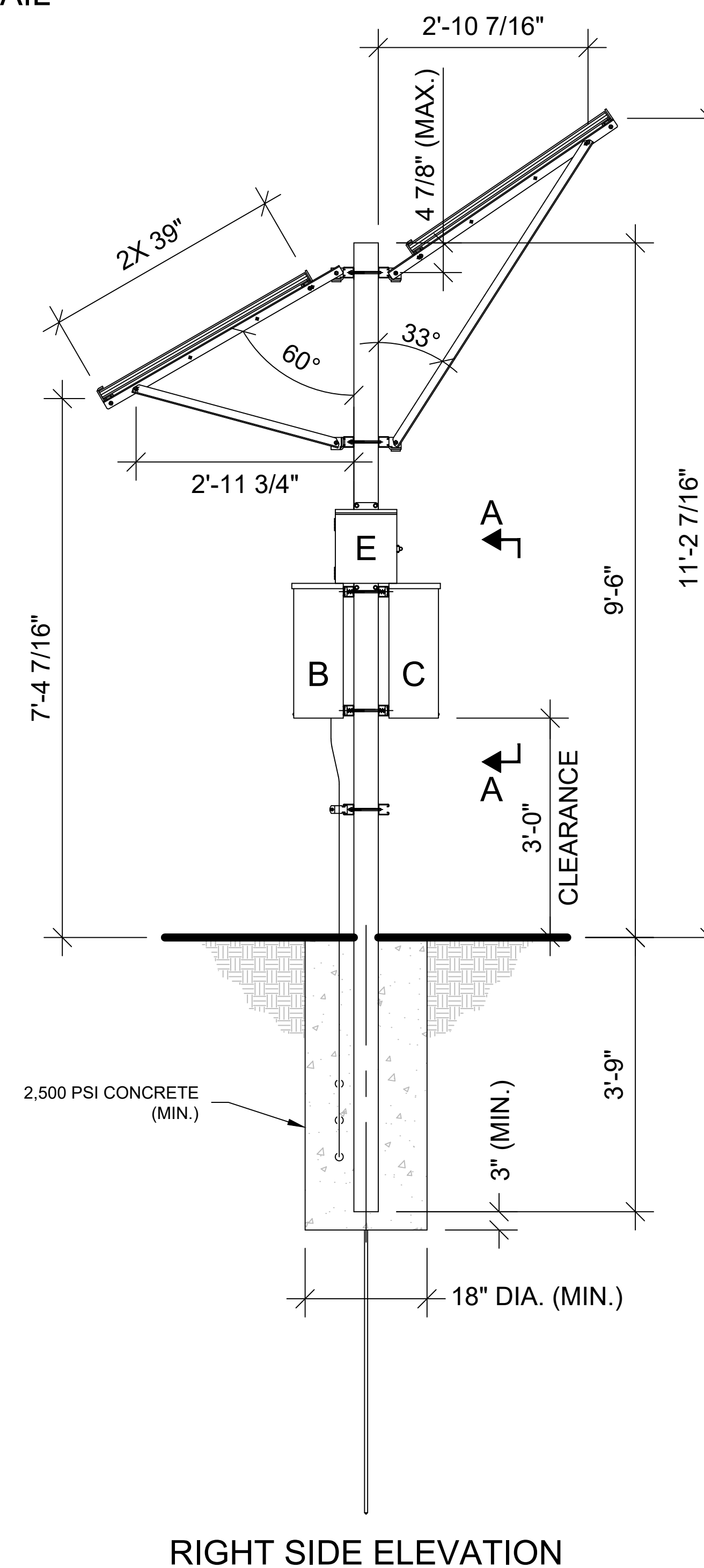
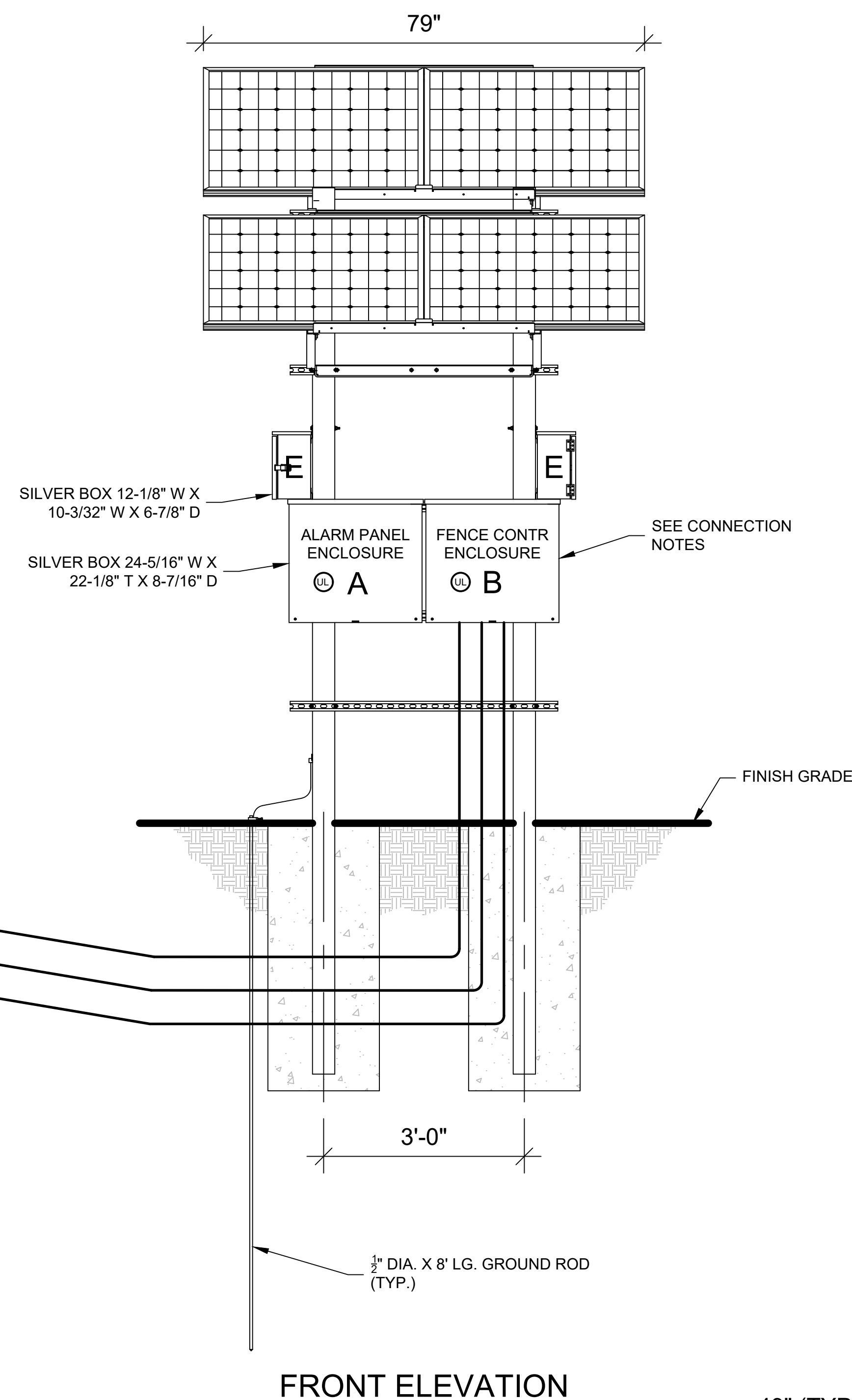
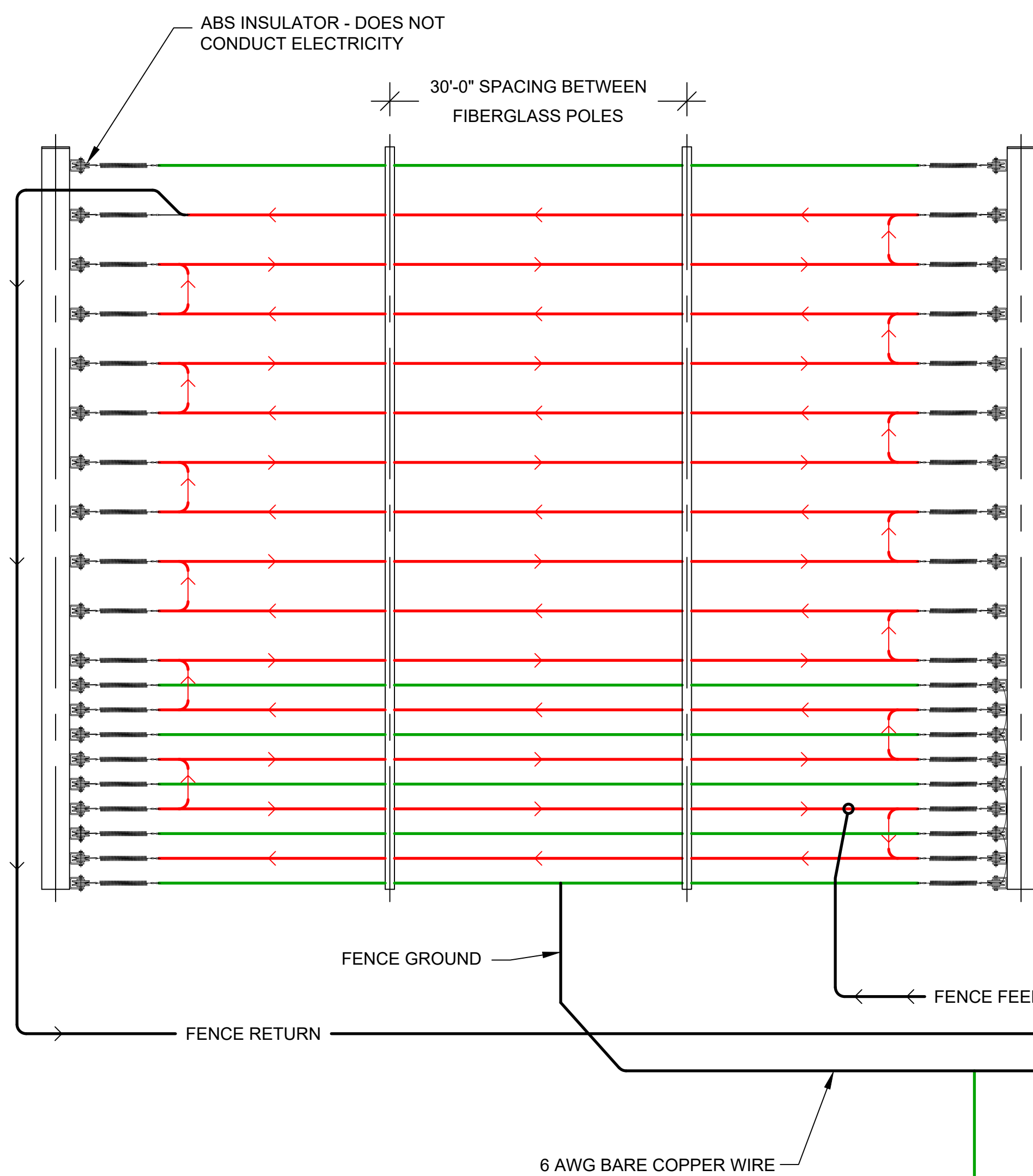
APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

ENGINEER: ALLIANCE ENGINEERING
2700 MARKET ST NE
SALEM OR 97301
803-589-1727

DATE: 06/30/2022
SCALE: SEE PLAN

SHEET
C-2
2 of 3

WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

A: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "B" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.)

B: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "A" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.)

C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.)

D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 145 LBS. (MAX.)

E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "B" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.)

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF 4"x4"x180" LG. GALVANIZED ASTM A500 STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-9" BELOW GROUND LEVEL.

#	DATE / DESCRIPTION



AMAROK
ULTIMATE PERIMETER SECURITY

550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT: WASTE MANAGEMENT
2569 SCOTT AVENUE
CHICO, CA 95928

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

ENGINEER: ALLIANCE ENGINEERING
2700 MARKET ST NE
SALEM OR 97301
503-589-1727

DATE: 06/27/2022 SCALE: SEE PLAN

SHEET

C-3

3 of 3