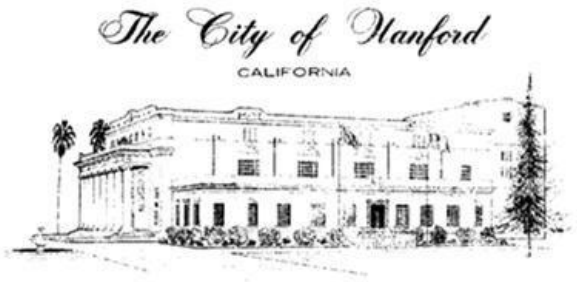


AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, September 13, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: http://livestream.hanford.city/

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in 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.

Approval of the Minutes of the August 23, 2022 Meeting

PUBLIC HEARING

Appeal No. 2022-01, an appeal of the decision of the Community Development Department regarding the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district. The project is located at 9839 Hanford Armona Rd. (APN 016-160-057).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any mater within Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:
Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

AGENDA
STAFF REPORT

MEETING DATE: 9/13/2022	**AGENDA SECTION:**

SUBJECT:
Approval of the Minutes of the August 23, 2022 Meeting

RECOMMENDATION:
Approve the minutes of the August 23, 2022 meeting.

FISCAL IMPACT:

ATTACHMENTS:
08-23-22

The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, August 23, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: http://livestream.hanford.city/

Attachment: 08-23-22 (8-23-22)

CALL TO ORDER

Chair SANCHEZ called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	4:56 PM
Richard Douglas		Present	4:54 PM
Travis Paden		Present	4:54 PM
Martin Devine		Present	5:39 PM
Jacob Sanchez		Present	4:53 PM
Gunther Norris		Present	4:57 PM

INVOCATION

None.

FLAG SALUTE

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of ***three minutes*** *is allowed*

for each speaker. Please begin your comments by stating your name and providing your city of residence.

None.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in 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.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dennis Ham
SECONDER:	Travis Paden
AYES:	Ham, Douglas, Paden, Sanchez, Norris
ABSENT:	Devine

Approval of the Minutes of the August 9, 2022 Meeting

Motion to approve the minutes of the August 9, 2022 meeting.

PUBLIC HEARING

Conditional Use Permit No. 2018-07, a request to develop a self-storage and recreational vehicle (RV) storage facility in the MX-C Corridor Mixed Use zone district over three phases. Phase I: Development of an on-site security office and caretaker residence and 39 storage buildings, totaling 152,975 square feet. Phase II: Development of 22 storage buildings, totaling 92,550 square feet. Phase III: Development of 38 storage buildings, totaling 152,650 square feet with portable carport/enclosed RV storage or future development of only portable carports/enclosed RV storage, depending on the assessed need at the time of development. Mitigated Negative Declaration No. 2022-73: An initial study was prepared, and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2022-73 has been prepared. The project is located east of 10th Avenue, along east Fifth Street, north of State Route 198 (APN 016-032-010 and 016-032-012).

Chair SANCHEZ opened the public hearing and called for the staff report.

Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM, referring to the Parcel Map Waiver section of the staff report, stated that it would have been better to have included the Assessor's Parcel Map, showing the two parcels and why they need to merge.

Commissioner PADEN:

- He asked if the project's impact fees would assist in repairing and widening the street at this location. Director Waters replied that impact fees are assessed for a project and not necessarily for the impact on the conditions of the adjacent road.
- He requested clarification regarding the locations of the pylon and monument signs. Assistant Planner Manha indicated the sign locations on the map. The pylon sign will be facing the freeway.

Attachment: 08-23-22 (8-23-22)

Chair SANCHEZ opened Public Comment:

FAVOR
Bill Robinson, representing the applicant, provided clarification regarding Commissioner PADEN's concerns. He then reviewed the progress of the project, to this point, and explained that Derrel's invests heavily in the first phase of a project, so that it looks like a completed project.

OPPOSED
None.

Chair SANCHEZ closed Public Comment and invited Commissioners' questions.

There being none, Chair SANCHEZ called for a motion.

Commissioner DEVINE arrived at 5:39 p.m., and the staff report presentation was already in progress. He deferred the votes to Alternate Commissioner NORRIS.

Motion to certify Mitigated Negative Declaration No. 2022-73 for the project.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Richard Douglas
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Paden, Sanchez, Norris
ABSTAIN:	Devine

Motion to adopt Resolution 2022-27, approving Conditional use Permit No. 2018-07.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Travis Paden
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Paden, Sanchez, Norris
ABSTAIN:	Devine

Attachment: 08-23-22 (8-23-22)

DIRECTOR'S COMMENTS

Director Waters reported that City Council gave staff direction regarding the sign ordinance. Revisions will come before the Planning Commission and will require a Zone Text Amendment.

COMMISSIONERS' ITEMS OF INTEREST

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any mater within Commissioner's jurisdiction (GC 54954.2).

Commissioner HAM requested that Assessor's Parcel Maps be included in staff reports, to better pinpoint a project's location.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 5:53 p.m .

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 08-23-22 (8-23-22)

AGENDA
STAFF REPORT

MEETING DATE: 9/13/2022	**AGENDA SECTION:**

SUBJECT:
Appeal No. 2022-01, an appeal of the decision of the Community Development Department regarding the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district. The project is located at 9839 Hanford Armona Rd. (APN 016-160-057).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - Appeal 2022-01
Resolution No. 2022-28
Attachment 1 - Site Plan - Revision 2
Attachment 2 - revised site plan
Attachment 3 - Signed SPR Letter Determination
Attachment 4 - Appeal Application
Attachment 5 - Parcel Map

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, September 13, 2022

PROJECT: **Appeal No. 2022-01,** an appeal of the decision of the Community Development Department regarding the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district.

LOCATION: The project is located at 9839 Hanford Armona Rd. (APN 016-160-057).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-28, denying Appeal No. 2022-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-28, denying Appeal No. 2022-01.

PROJECT DESCRIPTION

Appeal No. 2022-01 is an appeal of the Community Development Department's determination to prohibit the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district. Presently, the site is proposed to be used by Pacific Pallet Exchange to prepare and assemble wood into pallets, the preparation of which includes wood cutting, heating, and storage.

Project Location

The proposed project is located at 9839 Hanford Armona Rd. (APN 016-160-057) (see Figure 1, below).

Entitlement

The site is currently being reviewed through the Site Plan Review process for use by Pacific Pallet Exchange as a pallet assembly business. The most recent site plan submitted under Site Plan Review No. 2022-16 is attached (see **Attachment 1**). Note that the site plan indicates use of the site with minimal cutting. This was a change made after the Department's determination.

Attachment: Staff Report - Appeal 2022-01 (Appeal 2022-01)

Figure 1:
Land Use (property outlined in red)

BACKGROUND INFORMATION

The applicant applied for Site Plan Review to use the site as a pallet assembly business (see **Attachment 2**). After initial review of the site plan, it was noted that the operation of the site included wood cutting. According to the applicant, the wood delivered to the site would be approximately 50% precut and 50% cut. The amount of wood cut per day would depend on the amount of precut wood there is on site and on pallet demand from clients.

Based on the information provided, this was determined to constitute the substantial preparation of unprepared wood on site. Due to this determination, the site was classified as an “Industrial or manufacturing facility, General” use. This use is not permitted in the I-L Light Industrial zone district and a letter of determination was sent to the applicant (see **Attachment 3**).

It was also determined that without the substantial preparation of unprepared wood, the site could operate as an “Industrial or manufacturing facility, limited” use, which is permitted in the I-L Light Industrial zone district. This would ensure the use of the site complies with the Zoning Ordinance once Site Plan Review is approved.

PROJECT EVALUATION

Staff determined the use to be classified as “Industrial or manufacturing facility, General” due to the predominant preparation of unprepared wood for assembly on site, which constitutes manufacturing products from raw materials. A raw material in this situation was interpreted as unprepared dimensional lumber that is purchased and stored on-site in precut standard lengths which would then be cut down for assembly of pallets.

The applicant disagrees and believes that the Department’s determination is inconsistent with the proposed use. They argue that a concern for restricting wood manufacturing uses in Light Industrial zones is the potential negative environmental or health effects from sources such as fine particulates, but their operations are not as impactful to need to be as restricted as other

Attachment: Staff Report - Appeal 2022-01 (Appeal 2022-01)

types of wood manufacturing businesses, such as furniture manufacturers, who require more wood preparation and accumulate more dust/fine particulates (see **Attachment 4**).

Based on reviewing of the appeal application, staff recommends that the Planning Commission upholds staff's determination and find that the substantial preparation of unprepared wood for assembly on site proposed by Pacific Pallet Exchange as part of their operation in the City of Hanford is consistent with the "Industrial or manufacturing facility, General" use definition per Section 17.96.020 of the Hanford Municipal Code

Should the Planning Commission uphold the appeal, staff recommends placing a condition of approval that all wood cutting occurs completely within an enclosed building that produces minimal impacts on nearby properties.

PUBLIC COMMENTS

A Notice of Public Hearing for an Appeal was noticed in the local newspaper on September 2, 2022 and mailed to property owners within 300 feet of the project site on September 1, 2022. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That projects which are disapproved are not subject to environmental review per Section 15270 of the California Environmental Quality Act (CEQA) Guidelines. However, should this appeal be upheld, this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-28, denying Appeal No. 2022-01.

Applicant:
Pacific Pallet Exchange
3315 51st Ave.
Sacramento, CA 95823

RESOLUTION NO. 2022-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING APPEAL NO. 2022-01, AN APPEAL OF THE DECISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE OPERATION OF A PALLET ASSEMBLY BUSINESS TO INCLUDE THE SUBSTANTIAL PREPARATION OF UNPREPARED WOOD FOR ASSEMBLY ON SITE IN THE I-L LIGHT INDUSTRIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 9839 HANFORD ARMONA RD. (APN 016-160-057).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 13, 2022 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Appeal No. 2022-01, an appeal of the decision of the Community Development Department regarding the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance the Hanford Municipal Code; and

WHEREAS, the project is located at 9839 Hanford Armona Rd. (APN 016-160-057); and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this appeal and have made recommendations thereon; and

WHEREAS, projects which are disapproved are not subject to environmental review per Section 15270 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission upholds staff's determination and hereby finds that the substantial preparation of unprepared wood for assembly on site proposed by Pacific Pallet Exchange as part of their operation in the City of Hanford is consistent with the "Industrial or manufacturing facility, General" use definition per Section 17.96.020 of the Hanford Municipal Code, consistent with **Exhibit B**.

THEREFORE, BE IT RESOLVED that the City of Hanford Planning Commission denies Appeal No. 2022-01.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13th day of September 2022.

Jason Waters, Secretary

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

Exhibit A
Site Plan

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

SPR 2022-16

502-1212

MySitePlan

Pacific Pallet Exchange

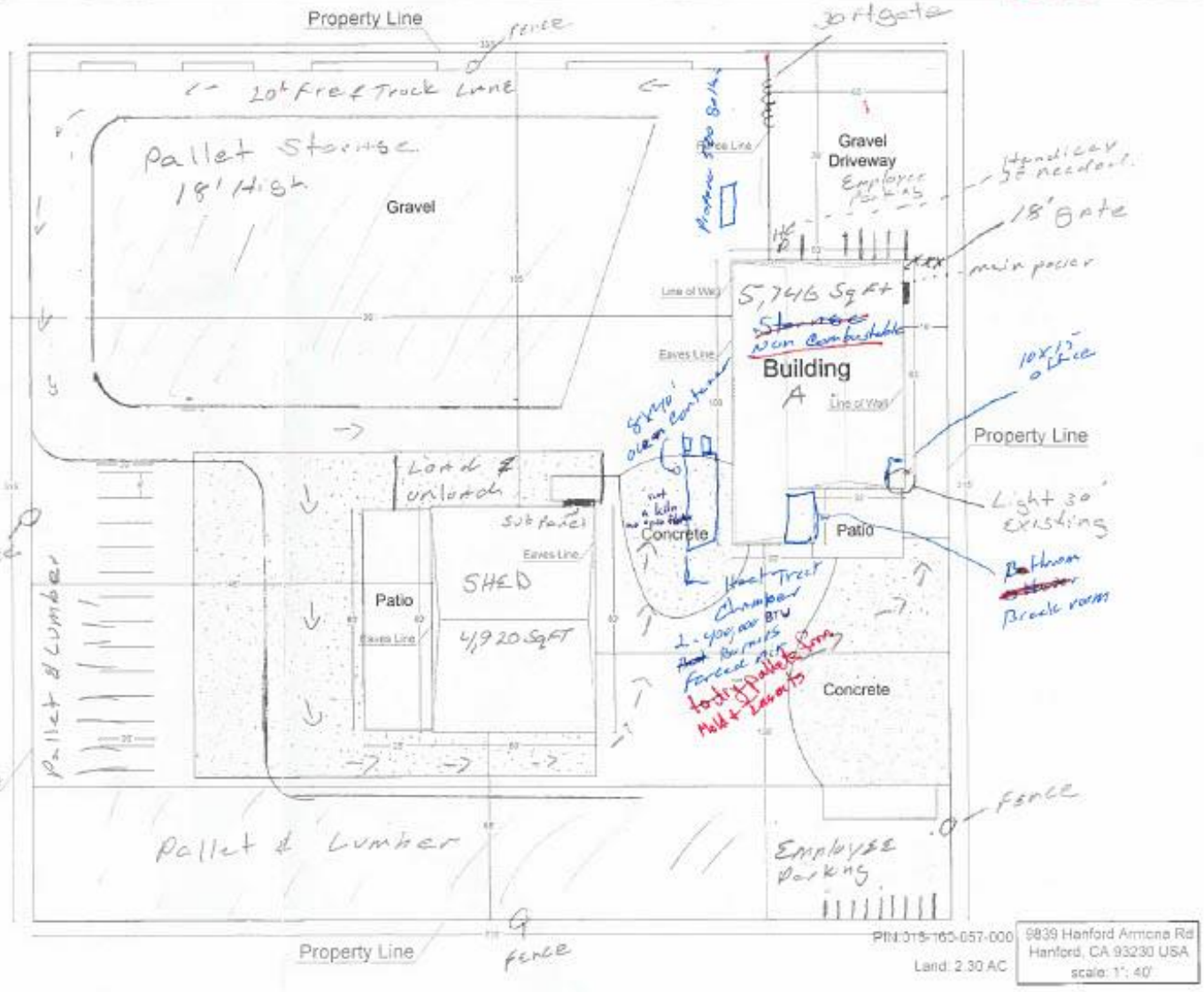
1 Buildings, Power & Fence Existing.
30' gate
18' gate
84" chain Link fence around property
main power
Sub Panel shed

Hanford Armona Rd

Vicinity Map

Property Line

Building A - Assembly
Shed - Assembly & Wood cutting
Pallet & Lumber 10' setback
Pallet & Lumber not Inclosed
Retail
Structures Ground level, no steps



Packet Pg. 15

1.b

Exhibit B
SPR Determination Letter

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
KALISH MORROW
VICEMAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

April 26, 2022

Ricardo Zepeda
3315 51st Ave.
Sacramento, CA 95823

RE: Site Plan Review No. 2022-16, 9839 Hanford Armona Rd.

Mr. Zepeda,

The Community Development Department has performed an initial review of Site Plan Review No. 2022-16 for consistency with the Hanford Zoning Ordinance, specifically reviewing the permitted uses and regulations for properties in the I-L Light Industrial zone district. After reviewing the proposed operation of Pacific Pallet Exchange at 9839 Hanford Armona Road, a property in the I-L Light Industrial zone district, a determination has been made that the use is not permitted in this zone district per Table 17.08.030 in the Zoning Ordinance (see below). Due to the proposal consisting predominantly of substantial preparation (cutting) of unprepared wood (raw lumber) for assembly on site, the use meets the below definition of "Industrial or manufacturing, *general*", which uses are only permitted in the I-H Heavy Industrial zone district.

> "Industrial or manufacturing facility, General" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include agricultural products processing.

However, the pallet assembly operation could remain on site, if the assembly of pallets results predominantly from previously prepared (cut) wood, with only incidental preparation of unprepared wood (raw lumber) pursuant to the below definition of "Industrial or manufacturing, *limited*".

> "Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry-cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption.

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Manufacturing and Processing Uses															
D6	Industrial or manufacturing facility, general											P				
D7	Industrial or manufacturing facility, limited										P	P				

I apologize for any inconveniences that may arise. Please feel free to reach out should you have any questions.

Sincerely,

Mary E. Beatie
Interim Community Development Director

Attachment: Resolution No. 2022-28 (Appeal 2022-01)

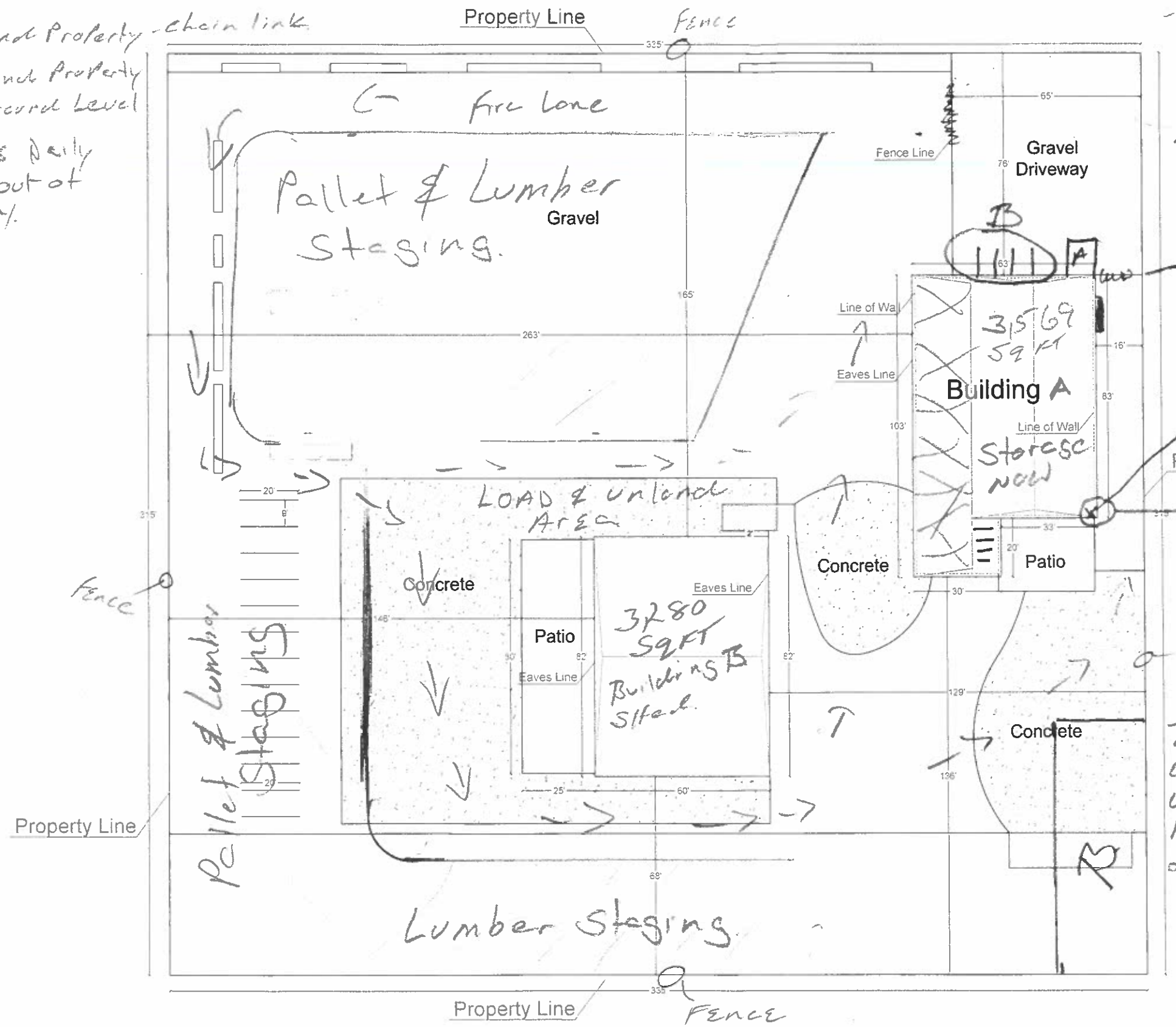
Pacific Pallet Exchange
9839 Hanford Armona Rd.
Hanford CA 93230

– Re-Submittal of #2022-16

MySitePlan.com

Hanford Armona Rd

84" Fence Around Property - chain link
10' Setback Around Property
All Structures Graded Level
5-Semi trucks Daily
Pallet & Lumber out of
Buildings Nightly.



A Existing Handicap
B Employee Parking
XXXX- To file a permit for Demo
Building A is current storage.
But future Pallet assembly
Building B current Pallet assembly - minor cutting & Pallet Repair.
www. 30' Gate & 16' Gate.
main power.
9x16 FT office
Property Line
30' FT High Existing Lighting.
- Existing Bathroom & shower
Proposed Heat Treat forced air chamber on N.E. side of Building A
Fence

This Site Plan is to operate under a Predominate Assembly with minimal cutting. Wood will be Predominately Pre cut from a wholesaler.

PIN:016-160-057-000
Land: 2.30 AC

9839 Hanford Armona Rd
Hanford, CA 93230 USA
scale: 1": 40'

SPR 2022-16

Hanford Armona Rd

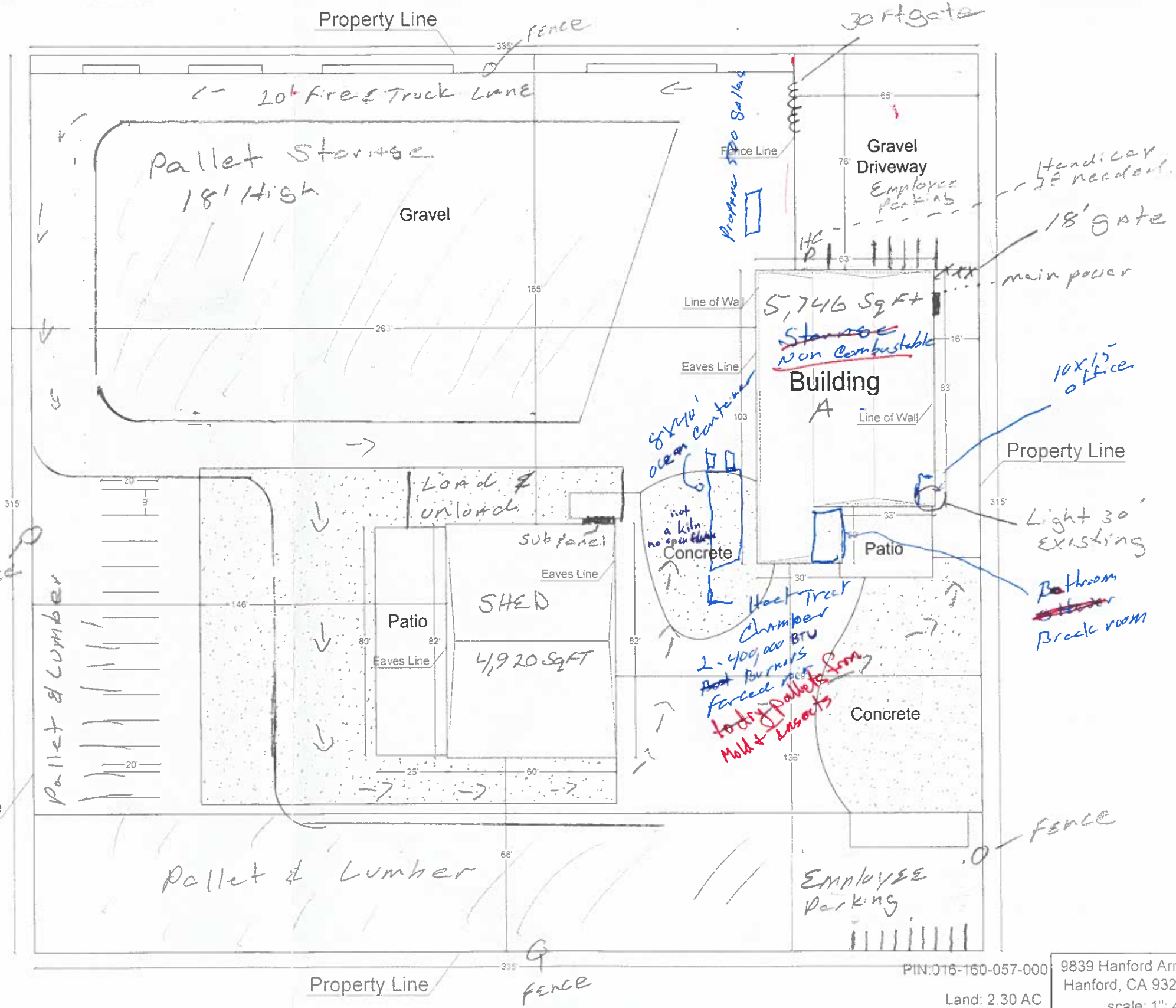
502-1212

MySitePlan.com

Pacific Pallet Exchange

1 Buildings, Power & Fence Existing.
30' gate
x 18' gate
84" chain Link fence around property
main power
: sub Panel Shed

Vicinity Map



Building A - Assembly
: Heat - Assembly & wood cutting
Pallet & Lumber 10' setback.
Pallet & Lumber not Inclosed
Retail
structures Ground level, no steps.

Attachment: Attachment 2 - revised site plan (Appeal 2022-01)

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
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VICEMAYOR
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April 26, 2022

Ricardo Zepeda
3315 51st Ave.
Sacramento, CA 95823

RE: Site Plan Review No. 2022-16, 9839 Hanford Armona Rd.

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Attachment: Attachment 3 - Signed SPR Letter Determination (Appeal 2022-01)

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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	Manufacturing and Processing Uses															
D6	Industrial or manufacturing facility, general											P				
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I apologize for any inconveniences that may arise. Please feel free to reach out should you have any questions.

Sincerely,

Mary E Beatie

Mary E. Beatie
Interim Community Development Director

Attachment: Attachment 3 - Signed SPR Letter Determination (Appeal 2022-01)

Pacific Pallet Exchange appeal letter regarding site review #2022-16 9839 Hanford Armona RD Hanford CA

ATTN: Planning

Site review was denied on determination that we cut from raw or unprepared wood predominantly for the assembly of pallets.

The determination of the meaning in the raw or unprepared wood, would not apply tour type of manufacturing. The verbiage in all wood manufacturing zoned for LI is for a wood manufacturer that creates fine particulates that it would have either an environmental effect or health effect.

Furniture manufacturing is referenced in LI general or HI because of the high volume of fine particulates that is emitted. Huge dust collection systems are used in this type of manufacturing, not only furniture but any wood working manufacturer the cuts and forms and sands in high volume.

We take finished lumber, meaning finished all 4 sides, cut to common lengths from the mill and we cut the length of size needed with minimal, dust accumulation that can fill about 3-yard size garbage cans a day. We do not router, form or sand the product. This product is purchased from a wholesaler.

OSHA has been to 4 of my locations along with environmental health in my career to study the particulates and found the particulates to be very heavy therefore not requiring us to mask the employees or put nothing more than a 1hp dust collector in an area that produces dust from a certain piece of equipment.

This is my 4th location in the pallet business that I have put into production. All have been in light industrial and only 1 with a special use permit. I have attached addresses of other pallet companies in the surrounding areas that work under an LI. All manufacturing processes of pallets in all places is very similar without much deviation.

Brady Justice
916-205-5187

Attachment: Attachment 4 - Appeal Application (Appeal 2022-01)

Pallet Manufacture Zoning

Company	Address	Zoning
Corona pallets	686 N Brawley Ave, Fresno, CA 93706	M1
Jerry's pallets	3535 S Cherry Ave, Fresno, CA 93706	AE20
Used Pallet Co	4115 S Orange Ave, Fresno, CA 93725	M1
American Bin & Pallet Repair	728 W Whitesbridge Ave, Fresno, CA 93706	O
A C Pallets	2959 S Elm Ave, Fresno, CA 93706	NMX
American Pallets Buy, Sell & Repair	3683 S Cherry Ave, Fresno, CA 93706	AE20
Pacific Pallets	380 E Pacheco Rd, Bakersfield, CA 93307	M1
Gutierrez Pallets	424 California Ave, Bakersfield, CA 93304	A
Selma Pallet Inc.	1651 Pacific Ave, Selma, CA 93662	M1
United Wholesale Lumber Co.	8009 W Doe Ave, Visalia, CA 93291	I-L
Pacific Pallet Exchange Inc.	3315 51st Ave, Sacramento, CA 95823	M1

Quora

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Is lumber milling a heavy industry or light industry?

Ad by Asana

What is the best project management tool?

I might be a little biased, but as an Asana employee, I believe Asana is the best project management tool. With Asana, my entire team has a central source of truth so they know ex...(Continue reading)

1 Answer

Best

Paul Gobat, in one business or another since the age of 12.

Answered 5 years ago · Author has **16.9K** answers and **13M** answer views

Are you talking about taking kiln-dried material, surfacing it and making it into moulding or dimensioned wood, or are you talking about bringing in a truckload of trees, *milling* it into rough lumber, and drying it?

In general, if you are starting with a pre-processed item it tends to be light industrial. If you start with an item direct from it's original source in big quantities then it is heavy industrial.

A sawmill is heavy industrial.

A wholesale supplier of wood that may obtains green wood from a sawmill and kiln dries it is light industrial (not to be confused with the folks that do no secondary operations who are wholesalers or retailers and not involved in manufacturing categories).

A manufacturer of products that use wood from the wholesale supplier is usually light industrial. I worked in a furniture factory that made a million+ pieces a year who purchased wood green and did everything from there inhouse. This was light industrial as well.

718 views · View upvotes · Answer requested by Brendan Francis McClelland

1

Related answers

Related Answer

Woodworking Library

Michael Duncan, I do custom woodwork and furniture repair.

Answered Dec 9 · Author has **1.2K** answers and **3M** answer views

Where can I purchase a rip tooth hand saw that is suitably large enough for cutting lumber from logs up to 10 inches in diameter?

I have a full length, English, 6pt rip saw. It's sharp and cuts well.

I would HATE to rip a 10" log with it.

Two suggestions:

First, use wedges to split the log on its diameter. You don't want the pith in the center of a plank anyway. This is easiest on a wet log.

Second: the Roubo frame saw. It will cut a medium log well.

Roubo frame saw kit (hardware and blade)

https://www.blackburntools.com/new-tools/new-saws-and-related/rou...

700 views · View upvotes

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I just bought some 2x4 8ft treated lumber from Lowes. Why is 8ft lumber more than 8ft? Min...

How can I make lumber without a sawmill?

If you buy rough lumber, how do you know if it is dry enough to be milled?

Why are lumber sizes cut to the size they are? I'm not talking about the difference between...

Is it cheaper to mill your own lumber?

Why is lathe often called a "machine that can self-replicate" when in reality, only a small...

How much stronger is LVL than lumber?

Attachment: Attachment 4 - Appeal Application (Appeal 2022-01)

Lumber

From Wikipedia, the free encyclopedia

For other uses, see Lumber (disambiguation).
"Timber" redirects here. For other uses, see Timber (disambiguation).

The examples and perspective in this article may not represent a worldwide view of the subject. You may improve this article, dis the talk page, or create a new article, as appropriate. (June 2018) (Learn how and when to remove this template message)

Lumber, also known as **timber**, is wood that has been processed into beams and planks, a stage in the process of wood production. Lumber is mainly used for structural purposes but has many other uses as well.

Lumber may be supplied either rough-sawn, or surfaced on one or more of its faces. Besides pulpwood, *rough lumber* is the raw material for furniture-making, and manufacture of other items requiring cutting and shaping. It is available in many species; including hardwoods and softwoods, such as white pine and red pine, because of their low cost.[1]

Finished lumber is supplied in standard sizes, mostly for the construction industry—primarily softwood, from coniferous species, including pine, fir and spruce (collectively spruce-pine-fir), cedar, and hemlock, but also some hardwood, for high-grade flooring. It is more commonly made from softwood than hardwoods, and 80% of lumber comes from softwood.[2]

Attachment: Attachment 4 - Appeal Application (Appeal 2022-01)

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LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2014

KINGS COUNTY ASSESSOR'S MAP

N 1/2 SEC. 6–19–22

16–16

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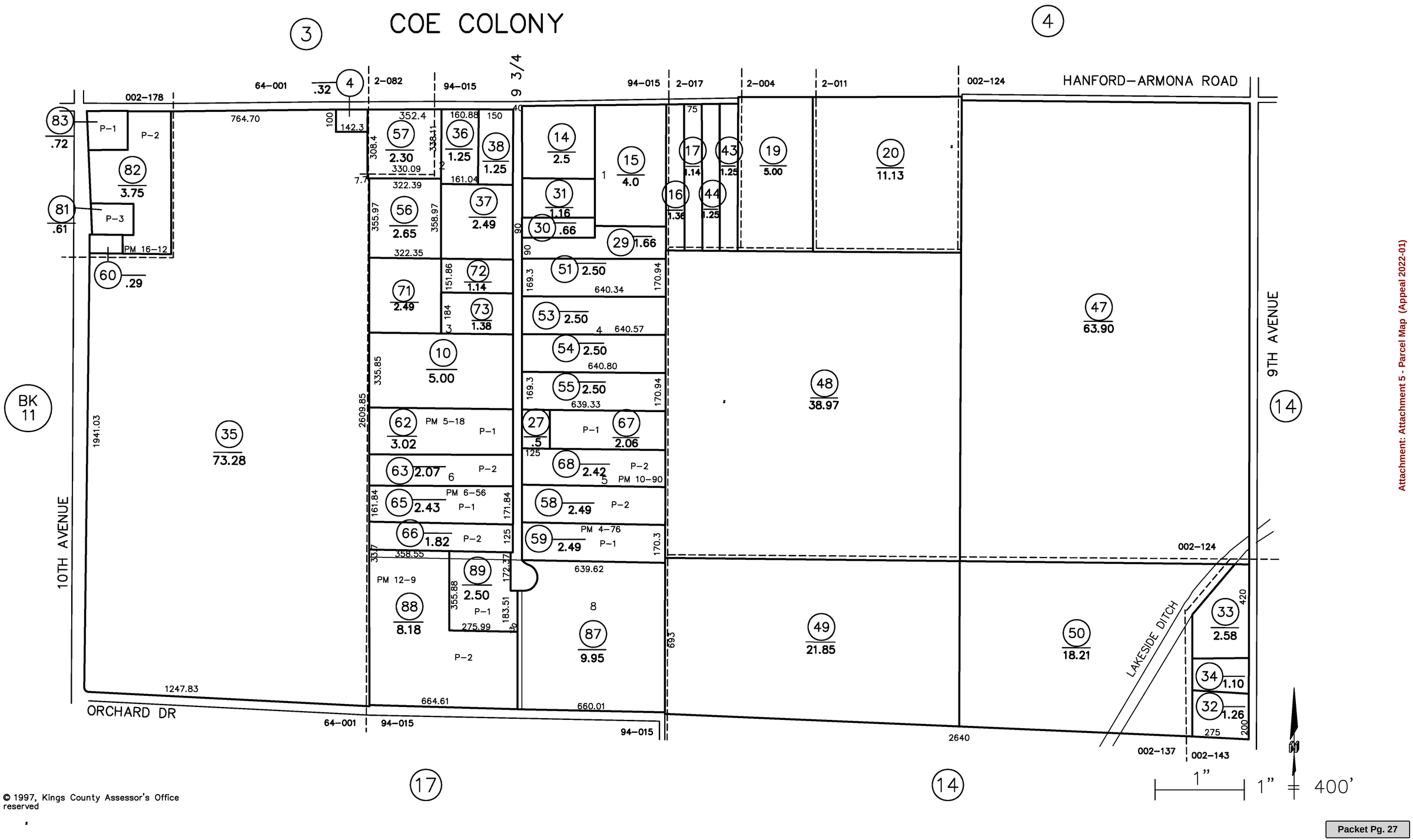

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Attachment: Attachment 5 - Parcel Map (Appeal 2022-01)