

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Vincent Salinas, Brett Taylor

MONDAY, JANUARY 14, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No items on Consent Calendar
5. PUBLIC HEARING –Alyssa Netto
Conditional Use Permit No. 2012-45: A request by Paul Gogna to establish the Gurdwara Dasmesh Darbar Sikh Temple with parking lot to occupy an existing building in the Professional Administrative Office (PA) zone, located at 525 S. Atwood Street (APN: 087-470-008).
6. PUBLIC HEARING – Andy Chamberlain
 - a. Conditional Use Permit No. 2012-44: A request by David Tenn, Joe Fontana, and Jeffrey Wang to subdivide Parcels 1-3 of Tentative Parcel Map 4714 into eight office building parcels and three common area parcels in the Public Administration zone. The Site is located at the Southeast corner of Akers and Noble Ave (APN: 087-470-005, 006, 007).
 - b. Tentative Parcel Map No. 2012-01: A request by Dr. David Tenn, Joe Fontana, and Dr. Jeffery Wang to subdivide three existing parcels totaling 2.75 acres into eight parcels with three common areas in the PA (Planned Administrative Office) Zone. The site is located on the southeast corner of Noble Avenue and Akers Street (APN: 087-470-005, 006, 007)

7. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2013-01: A request by Visalia Number One, L.P. (PDC Corporation, agent) to install a new 75-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Regional Retail Commercial (C-R) zone. The site is located at the northeast corner of Mooney Blvd. and Orchard Ave. approximately 450 feet east of Mooney Blvd. (APN: 122-300-050)
8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2013-02: A request by Josh Miller to allow a fitness / personal training center to occupy 5,000 square feet of an existing building in the Central Business District (C-DT) zone. The site is located at 602 E. Acequia Avenue, on the north side of Acequia Avenue approximately 300 feet east of Santa Fe Street. (APN: 094-235-020)
9. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting. Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS JANUARY 24, 2013 BEFORE 5 PM.

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 28, 2013



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 14, 2013

PROJECT PLANNER: Alyssa Netto, Planning Intern
Phone No.: 713-4256

SUBJECT: Conditional Use Permit No. 2012-45: A request by Paul Gogna, to establish the Gurdwara Dasmesh Darbar Sikh Temple, with parking lot, to occupy an existing 13,556 square foot building in the Professional Administrative Office (PA) zone, located at 525 South Atwood Avenue. (APN 087-470-008).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2012-45 based upon the findings and conditions in Resolution No. 2013-03

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2012-45 based on the findings and conditions in Resolution No. 2013-03

PROJECT DESCRIPTION

This conditional use permit is a request to allow a Sikh worship temple as the primary use in an existing building. The site was previously occupied by a similar worship use, Sound of His Voice Christian Fellowship through Conditional Use Permit No. 2004-19 which lapsed in approximately 2009.

The Site Plan in Exhibit "A" shows the existing 13,556 square feet of building and a 192 stall parking lot. Primary access is from Atwood Street, with secondary access to the west through the Chinese Cultural Center to Akers Street.

As depicted in the Floor Plan in Exhibit "B", the building contains a prayer hall, administrative offices, several classrooms, ADA accessible restrooms, a kitchen, storage, and additional rooms for support services. These areas will accommodate religious services, adult and youth meetings and class, prayer studies, as well as occasional weddings, funerals, and memorial services.

As described in Exhibit "C", the hours of operation for prayer are anticipated to be from 5:00 am to 8:00 am and from 4:00pm to 8:00 pm on weekdays and Saturdays. During these prayer hours, approximately 30 people are projected to use the assembly area. Sunday services are proposed to be between 5 am and 3 pm and will include food for approximately 300 members and guests after services. Temple staff members may be present on-site during regular daytime office hours.

BACKGROUND INFORMATION

General Plan Land Use Designation	Professional/Administrative
Zoning	P-A (Professional/Administrative Office)
Surrounding Land Use and Zoning	North: P-A (Professional/Administrative Office) Future Office Park

South:	P-A (Professional/Administrative Office)	Existing Offices
East:	P-A (Professional/Administrative Office)	Highway Patrol Office
West:	P-A (Professional/Administrative Office)	Chinese Cultural Center

Special Districts

Design District "F"

Environmental Review

Categorical Exemption No. 2012-105

Site Plan

2012-211

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Conditional Use Permit No. 2004-19: Was approved by the Planning Commission (5-0) on June 28, 2004 to allow the establishment of a church for The Sound of His Voice Christian Fellowship, in the PA (Professional/Administrative Office) zone, located at 525 S Atwood Avenue.

Prior Use: Before to the 2004 conversion of the site for church purposes, the site was used as the Visalia Moose Lodge.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on the project's consistency with the General Plan and the Zoning Ordinance. The following potential issue areas have been identified for the proposed project:

Land Use Compatibility

Churches, temples, mosques, and other religious assembly uses are conditionally permitted in the Professional/Administrative Office zone. The previous uses of the site have been for assembly, including the Visalia Moose Lounge and the Sound of His Voice Christian Fellowship church.

This proposed use is consistent with the adjacent land uses which include the Highway Patrol office to the east, the Chinese Cultural Center to the west, a future office park to the north, and existing offices to the south. Since the proposed temple's peak time of use is during weekends, there would not appear to be a conflict with offices that operate primarily on weekdays.

Parking

Parking requirements for religious facilities can be calculated in two ways: one stall per 30 square feet of assembly area (at 5,000 square feet of assembly area, which equals 167 stalls); or, one stall per every four permanent seats in the assembly area (500 seats, 125 stalls would be required). The parking requirement will be met through the existing 192 stalls that are located on-site, including four ADA parking stalls. While most of the parking already exists, 13 stalls at the northeast corner of the lot will be constructed concurrently with the development of the office park project to the north per a court ordered shared parking agreement.

The shared parking agreement states that no less than 66 stalls should be made available for use for the future office properties to the North during weekday business hours. Because

primary temple services are on Sunday outside of standard weekday business operating hours, the shared parking agreement should not impact parking on the site.

Landscaping

Section 17.30.130-C of the Zoning Ordinance provides landscaping requirements for this project. The applicant has stated that landscaping will be replanted and restored, per City Standards, as needed. This includes low water use ground coverage and trees to be planted along the South property line and the frontage on Attwood Street.

Lighting

While there is no specific City of Visalia code requiring parking lot lighting, the existing parking lot light poles are in poor condition. Therefore, staff recommends that the applicant either repair and maintain or remove the existing lighting in the parking lot.

Environmental Review

This project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2012-105).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the previous use of the site was a similar worship center.
4. That the project is considered Categorically Exempt under Sections 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2012-105).
5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2012-211 including but not limited to the following:
 - a. Install gates on trash enclosure to City standards.

- b. Clean and maintain all landscape areas, keeping mature vegetation and replacing/replanting where needed to meet City standards. This includes providing low water use ground cover and trees where appropriate such as along the southern property line and the frontage on Attwood Street.
 - c. Restripe parking lot including handicap stalls and required signs as needed.
 - d. Repair and maintain/or remove parking lot lights.
2. That the use be operated in compliance with the site plan shown in Exhibit "A", the floor plan shown in Exhibit "B", and the operational statement shown in Exhibit "C". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
 3. That building signage be obtained under a separate permit.
 4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-45, prior to the issuance of any building permits for this project.
 5. That all applicable federal, state, and city codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.38.120, an appeal to the City Council may be submitted within five working days following the date of a decision by the Planning Commission on a conditional use permit application. An appeal shall be in writing and shall be filed with the City Clerk at 707 W. Acequia Ave., Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record.

Attachments:

- Related Plans and Policies
- Resolution No. 2013-03
- Exhibit "A" -- Site Plan
- Exhibit "B" -- Floor Plan
- Exhibit "C" -- Operational Statement
- Site Plan Review Comments
- Land Use Map
- Zoning Map
- Aerial Photo

RELATED PLANS AND POLICIES

Conditional Use Permits

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532).

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2013-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2012-45, A REQUEST TO ALLOW A WORSHIP FACILITY IN THE PA ZONE. THIS SITE IS LOCATED AT 525 SOUTH ATWOOD AVENUE

WHEREAS, Conditional Use Permit No. 2012-45 is a request by Paul Gogna, to establish the Gurdwara Dasmesh Darbar Sikh Temple, with parking lot, to occupy an existing 13,556 square foot building in the Professional Administrative Office (PA) zone, located at 525 South Atwood Avenue. (APN 087-470-008).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

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

WHEREAS, the Planning Commission finds the project to be Categorical Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines. (Exemption No. 2012-105)

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented: That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the previous use of the site was a similar worship center.
4. That the project is considered Categorical Exempt under Sections 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2012-105).

5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2012-211 including but not limited to the following:
 - a. Install gates on trash enclosure to City standards.
 - b. Clean and maintain all landscape areas, keeping mature vegetation and replacing/replanting where needed to meet City standards. This includes providing low water use ground cover and trees where appropriate such as along the southern property line and the frontage on Attwood Street.
 - c. Restripe parking lot including handicap stalls and required signs as needed.
 - d. Repair and maintain/or remove parking lot lights.
2. That the use be operated in compliance with the site plan shown in Exhibit "A", the floor plan shown in Exhibit "B", and the operational statement shown in Exhibit "C". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That building signage be obtained under a separate permit.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-45, prior to the issuance of any building permits for this project.
5. That all applicable federal, state, and city codes and ordinances be met.

Operational Statement

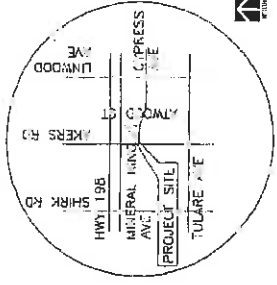
THE NEW TEMPLE WILL INCLUDE RELIGIOUS SERVICES, MEALS AND YOUTH MEETINGS AND CLASSES, PRAYERS SERVICES AND OCCASIONAL WEDDINGS, FUNERALS AND MEMORIAL SERVICES.

OPERATION HOURS FOR THE FACILITY ARE ANTICIPATED TO BE FROM 8:00 AM TO 6:00 PM AND FROM 4:00 PM TO 8:00 PM FOR PRAYER AND MEAL SERVICES ON WEEKENDS AND HOLIDAYS. APPROXIMATELY 20 PERSONS MAY BE PRESENT AT THESE TIMES. PRAYERS AND SCHEDULED SERVICES WILL BE PROVIDED BY THE TEMPLE STAFF AND VOLUNTEERS. SERVICES WILL BE PROVIDED BY THE TEMPLE STAFF AND VOLUNTEERS. SERVICES WILL BE PROVIDED BY THE TEMPLE STAFF AND VOLUNTEERS.

REGULAR DAILY SERVICES, TEMPLE MEMBERS WILL USE THE FACILITY DURING REGULAR DAILY SERVICES, TEMPLE MEMBERS WILL USE THE FACILITY DURING REGULAR DAILY SERVICES, TEMPLE MEMBERS WILL USE THE FACILITY DURING REGULAR DAILY SERVICES.

IT IS ANTICIPATED THAT SERVICES CONDUCTED ON SUNDAY MORNING WILL BE APPROXIMATELY 10 PERSONS IN ATTENDANCE AND SUNDAY MORNING FOOD IS PREPARED FOR THE TEMPLE MEMBERS AND GUESTS.

Vicinity Map



678 ARCHITECTURE
1901 HALTON ST #101
FRESNO, CA 93721

DATE: 03/15/11
PROJECT: 1325 S. ATWOOD ST.
OWNER: 1325 S. ATWOOD ST.
DESIGNER: 678 ARCHITECTURE
APPLICANT: 1325 S. ATWOOD ST.
PROJECT NO: 1325 S. ATWOOD ST.
DATE: 03/15/11
PROJECT: 1325 S. ATWOOD ST.
OWNER: 1325 S. ATWOOD ST.
DESIGNER: 678 ARCHITECTURE
APPLICANT: 1325 S. ATWOOD ST.



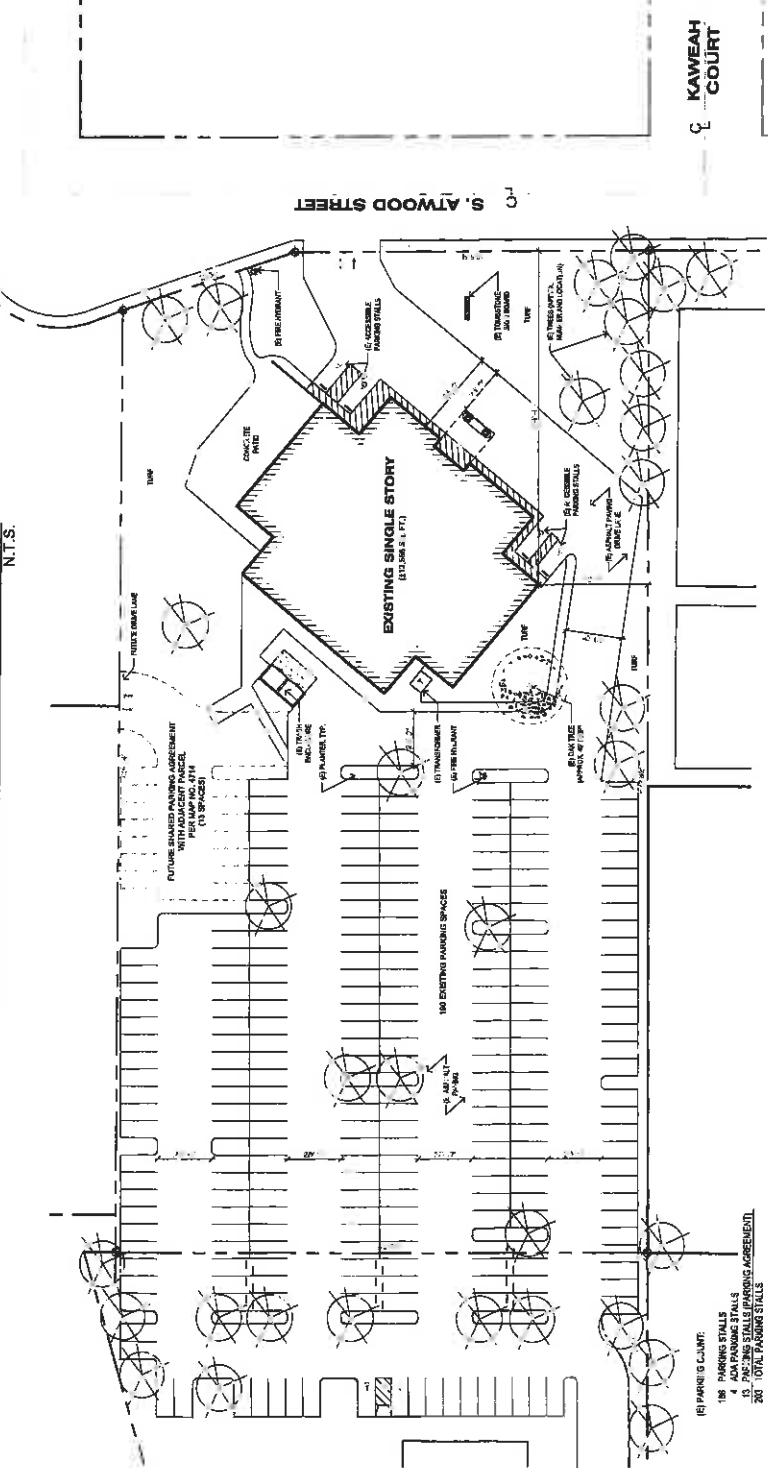
NO.	DESCRIPTION	DATE

CUP APPLICATION:
525 S. ATWOOD ST.

Project Number: 678-11001-1
Date: 11/20/10
Checked By: B. J. B...
Checked By: C...-248

CUP-1

02. FLOOR PLAN



1"=30'

01. SITE PLAN

IMPORTANT: THIS SITE PLAN IS SCHEMATIC. DIMENSIONS AND CONFIGURATION IS BASED ON RECORD DATA, WITHOUT THE BENEFIT OF A BOUNDARY SURVEY.

Exhibit "A"

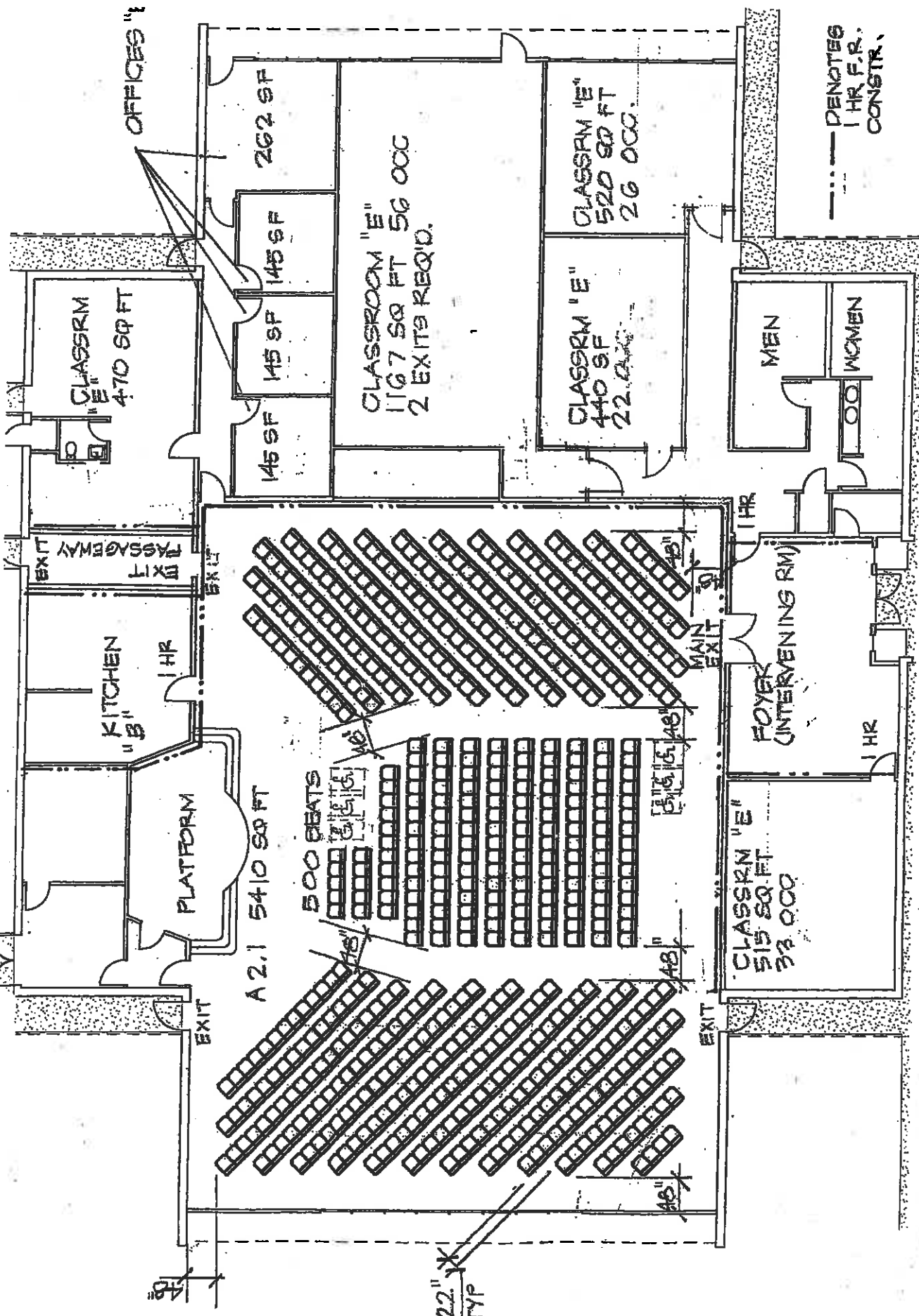


Exhibit "B"

OPERATIONAL STATEMENT

The property to become the new Sikh Temple facility contains an existing +/-13,076 sf single story building constructed circa 1976 as the Visalia Moose Lodge on the +/- 3.3 acre site. No other buildings are on the site.

The most recent use of the building was a church for the Sound of His Voice Christian Fellowship. Previously approved entitlements include Site Plan Review 04-037 and CUP 2004-19.

The new temple will operate as a 501(c)(3) non-profit corporation and operations will include those typical of a community church including religious services, adult and youth meetings and classes, prayer studies and occasional weddings, funerals and memorial services.

The building currently contains a prayer hall, administrative offices and several classrooms as well as accessible restrooms, a kitchen, storage and additional rooms for support services. It is anticipated the exterior of the buildings will have only minor modifications and refurbishment.

Pedestrian access to the temple facility will be through the south side main entrance. There are several exits on the other sides of the building.

Operation hours for the facility are anticipated to be from 5:00 am to 8:00 am and from 4:00 pm to 8:00 pm for prayer on weekdays and Saturdays. Approximately 30 persons may attend during these time periods. Prayer and scheduled services will be conducted between 5 am to 3 pm on Sundays. Temple staff members may be present on site during regular daytime hours. Temple members will use the facility daily for prayer and weekends for meetings, temple activities and occasional weddings, funerals and memorial services. It is anticipated that services conducted on Sundays will have approximately 300 members in attendance. On Sunday, food will be prepared for the temple members and guests. All meals are vegetarian and no smoking is allowed in the building.

The property street frontage is on South Atwood Street which is fully developed with required street improvements. There are approximately 200 existing standard and accessible parking stalls on site. There is also on-street parking available on both sides of South Atwood Street.

The facility will utilize existing domestic water and sewer services and solid waste will be serviced from the existing trash enclosure at the rear of the building.

At this time the existing signage for the facility will be utilized and refaced.

There is a Declaration of Covenants, Restrictions and Easements Including Shared Parking Agreement that provides cross access for parking, pedestrian passage, utilities and drainage. This document was recorded on September 11, 2011 as document number 2011-0053993 by the Tulare County Recorder.

It is anticipated the great majority of vehicles that will frequent the temple facility will be passenger cars and vans. Delivery vehicles will be those typical of the type necessary to deliver supplies and packages accessing the facility through the entrance on the north side of the building. Service vehicles will be

limited to those that are typically used for repair and maintenance of this type of building and to service the equipment it contains.

The proposed facility operations should not have any significant adverse effect(s) upon the environment including unusual odor, lighting, noise, traffic, soot, gas emissions, dust or vibration to any degree which might be obnoxious or offensive to persons working, conducting business or living in this area. Since the proposed operation will be contained entirely within the building, impacts to the surrounding area are anticipated to be minimal.

The proposed temple use will easily integrate into the surrounding neighborhood in that the area primarily has commercial uses. The vehicular traffic entrance will be from South Atwood Street through the main entrance to the property and over the existing joint access easement from Akers Road. The greatest traffic volume generated by the use of the facility will be off-peak hours. It is anticipated there will be very little pedestrian traffic visiting the facility.

Adjacent immediately on the north side of the property are two vacant parcels intended for office use. Adjacent to the south side of the property are several office buildings and the Tulare County Housing Authority. To the west is the Chinese Cultural Center and on the east is the California Highway Patrol facility on the east side of Atwood. There are no residential dwelling units in the general area of the property except the motel located northeast of the property on the north side of West Noble Avenue at Atwood.

Since the proposed use is allowed in the current zone district with the approval of a Conditional Use Permit it is believed that the proposed temple operation will be an asset to the surrounding area and the City of Visalia.

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 17, 2012

SITE PLAN NO: 12-211
PROJECT TITLE: CHURCH
DESCRIPTION: RE-ESTABLISH A CHURCH IN EXISTING 13,000 SF BUILDING ON 3.3 ACRES (PA ZONED)
APPLICANT TITLE: DARBAR GURDWARE
PROP. OWNER: CHURCH LOAN FUND ASSETS NO 1 LLC
LOCATION TITLE: 525 S ATWOOD ST
APN TITLE: 084-470-008

General Plan: PAO – Professional / Admin. Office

Existing Zoning: PA – Professional / Admin. Office

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Additional Information As Needed
- Building Permits
- Minor Conditional Use Permit

PROJECT SPECIFIC INFORMATION: 10/17/2012

1. A Minor CUP is required to re-establish the church at this location. Provide a detailed operational statement identify the number of congregation members, worship hours, etc.
2. The CUP site plan shall identify the shared parking stalls with the future office complex to the north of the church site.
3. All dead landscaping shall be removed and replanted per the approved landscape plan. Landscape areas shall be maintained to meet City Standards.
4. Any exterior changes to the building shall be submitted with the CUP application.
5. Any future expansions to the church and/or site are subject to Site Plan Review and may be subject to future entitlements.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "F" [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	30 Feet	30 Feet
2. Side	0 Feet	5 Feet*
3. Street side on corner lot	25 Feet	25 Feet
4. Side abutting residential zone	15 Feet	5 Feet
5. Rear	0 Feet	5 Feet*

6. Rear abutting residential zone
*(Except where building is on property line)

20 Feet

5 Feet

Minimum Site Area: 3 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. This site was established to meet the parking needs for a church facility. No additional parking spaces are required. The new church is not proposing to expand the sanctuary area. Parking was established per CUP No. 2004-19 that was calculated at one stall per 30 sq. ft. of assembly area (i.e., 5,000 sq. ft.) requiring 167 parking spaces; 202 parking spaces are provided.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Outdoor retail sales prohibited.
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature

A handwritten signature in black ink, appearing to read "Tom Brown", is written over a horizontal line. The signature is cursive and somewhat stylized.



ITEM NO: 3 DATE: October 17, 2012
 SITE PLAN NO: SPR12211
 PROJECT TITLE: CHURCH
 DESCRIPTION: RE-ESTABLISH A CHURCH IN EXISTING 13,000 SF BUILDING ON 3.3 ACRES (PA ZONED) DARBAR GURDWARE
 APPLICANT:
 PROP OWNER: CHURCH LOAN FUND ASSETS NO 1 LLC
 LOCATION: 525 S ATWOOD ST
 APN(S): 087-470-008

NOTE:
 These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements) *(May Apply)*
- Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required *(MAY)* *For information call (559)713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits _____
- Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address p *For information call (559)713-4320*
- Acceptable as submitted

Special comments: Verify any open permits NOT
Fixed - to be addressed

JOHN MORENO Date: 10-17-12
 Signature

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: OCTOBER 17, 2012

SITE PLAN NO.: 12-211
PROJECT TITLE: CHURCH
DESCRIPTION: RE-ESTABLISH A CHURCH IN EXISTING 13,000 SF BUILDING ON 3.3 ACRES (PA ZONED)
APPLICANT: DARBAR GURDWARE
PROP OWNER: CHURCH LOAN FUND ASSETS NO 1 LLC
LOCATION: 525 S ATWOOD ST
APN: 087-470-008

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; _____ parkway width at

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.

Contacts: David Deel (planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map.

Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. No comments as submitted.

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 3	DATE: <u>October 17, 2012</u>
SITE PLAN NO: SPR12211	
PROJECT TITLE: CHURCH	
DESCRIPTION: RE-ESTABLISH A CHURCH IN EXISTING 13,000 SF BUILDING ON 3.3 ACRES (PA ZONED)	
APPLICANT: DARBAR GURDWARE	
PROP OWNER: CHURCH LOAN FUND ASSETS NO 1 LLC	
LOCATION: 525 S ATWOOD ST	
APN(S): 087-470-008	

The following comments are applicable when checked:

- Refer to previous comments dated
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: There are open fire sprinkler permits on building.


 Kurtis Brown, Assistant Fire Marshal

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-211
Date: 10/17/2012

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:8/17/2102)
(Project type for fee rates:CHURCH)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM **FEE RATE**

- Groundwater Overdraft Mitigation Fee
- Transportation Impact Fee
- Trunk Line Capacity Fee
- Sewer Front Foot Fee
- Storm Drain Acq/Dev Fee
- Park Acq/Dev Fee
- Northeast Specific Plan Fees
- Waterways Acquisition Fee
- Public Safety Impact Fee: Police
- Public Safety Impact Fee: Fire
- Public Facility Impact Fee
- Parking In-Lieu

Reimbursement:

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



Jason Huckleberry

ITEM NO: 3 DATE: October 17, 2012
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 BUILDING ON 3.3 ACRES (PA ZONED)
 DARBAR GURDWARE
 APPLICANT: CHURCH LOAN FUND ASSETS NO 1 LLC
 PROF OWNER: CHURCH LOAN FUND ASSETS NO 1 LLC
 LOCATION: 525 S ATWOOD ST
 APN(S): 087-470-008

City of Visalia
Police Department
 303 S. Johnson St.
 Visalia, Ca. 93292
 (559) 713-4573

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



 Visalia Police Department

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 3 DATE: October 17, 2012
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YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

10-12-12

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 17, 2012

ITEM NO: 3
SITE PLAN NO: SPR12211
PROJECT TITLE: CHURCH
DESCRIPTION: RE-ESTABLISH A CHURCH IN EXISTING 13,000 SF BUILDING ON 3.3 ACRES (PA ZONED)
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THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

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

Additional Comments:


Eric Bons

Aerial Photo

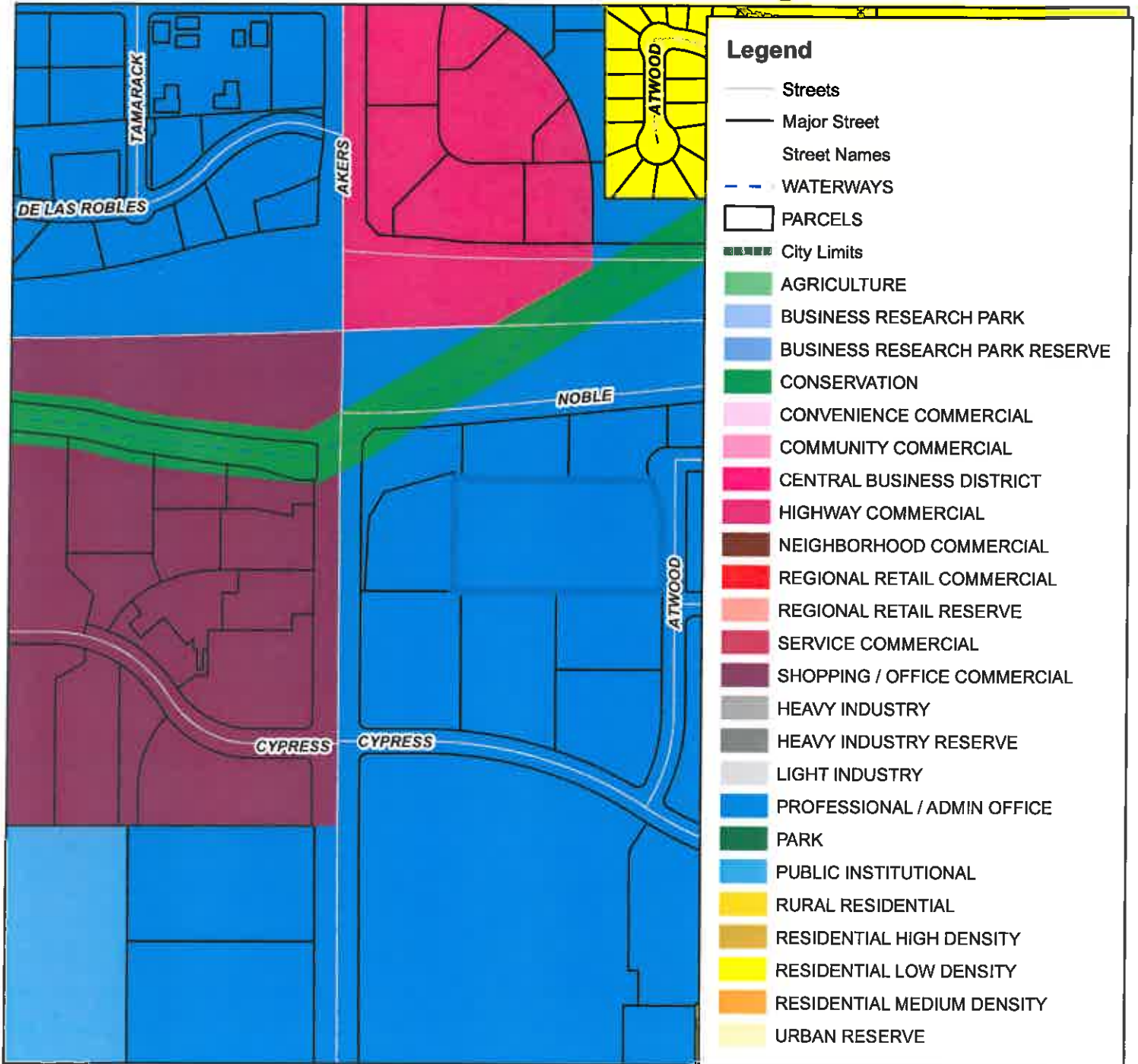


Conditional Use Permit No. 2012-45

APN: 087-470-008



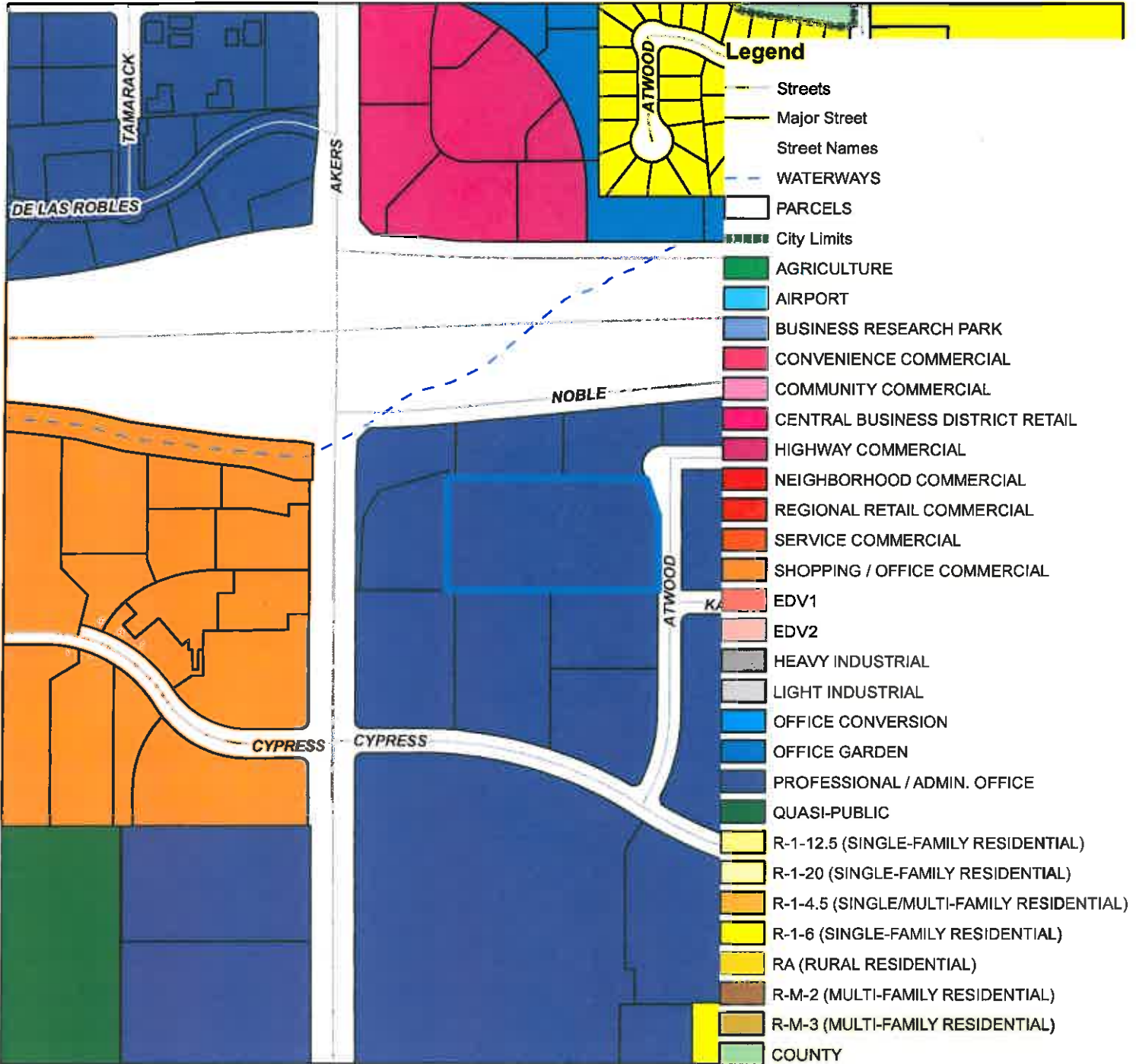
General Plan Land Use Map



Conditional Use Permit No. 2012-45

APN: 087-470-008

Zoning Map



Conditional Use Permit

No. 2012-45

APN: 087-470-008





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 14, 2013

PROJECT PLANNER: Andrew Chamberlain, Senior Planner
Phone No. (559) 713-4003

SUBJECT: Conditional Use Permit No. 2012-44: A request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

Tentative Parcel Map No. 2012-01: A request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

Location: The project site is located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007)

STAFF RECOMMENDATION

Conditional Use Permit No. 2012-44

Staff recommends approval of Conditional Use Permit No. 2012-44, as conditioned, based upon the findings and conditions in Resolution No. 2013-01. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

Tentative Parcel Map No. 2012-01

Staff recommends approval of Tentative Parcel Map No. 2012-01, as conditioned, based on the findings and conditions in Resolution No. 2013-02. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2012-44, based on the findings and conditions in Resolution No. 2013-01.

I move to approved Tentative Parcel Map No. 2012-01, based on the findings and conditions in Resolution No. 2013-02.

PROJECT DESCRIPTION

The proposed project is a request to establish building footprint parcels for financing purposes on three existing parcels in the Noble and Akers Business Park. The tentative map in Exhibit "A" shows the parcels and the related improvements for access and parking. The office park is a permitted use in the PA zone and was previously seen by the Planning Commission for the

initial division into three parcels through Parcel Map No. 2005-12, and a variance to setbacks along Noble Avenue through Variance No. 2007-17.

The proposed parcels one though eight total 29,267 square feet. The actual building square footage may exceed the parcel size based upon two-story construction. The total square footage of building area will be based upon the available parking and use of the buildings for medical or non-medical office.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional/Administrative Office
Zoning:	P-A (Professional/Administrative Office)
Surrounding Land Use and Zoning:	North: P-A / Highway 198 South: P-A / Parking Lot/Vacant Building East: P-A / Medical Offices West: CSO / Akers Street
Environmental Review:	Negative Declaration No. 2012-101
Special Districts:	N/A
Site Plan Review No:	2010-148 (PM) & 2011-145 (CUP)

RELATED PLANS & POLICIES

The proposed project is consistent with applicable plans and policies. See attached summary of related plans and policies.

RELATED PROJECTS

Parcel Map No. 2005-12 was approved by the Planning Commission on June 13, 2005 (per Resolution No. 2005-60). The Parcel Map was a request to subdivide an irregularly shaped parcel to create three developable lots for future development in the PA zone, with each lot being approximately one acre in size. The Parcel Map was recorded, October 3, 2005, with cross access, utility, and parking easements.

Variance No. 2007-17 was approved by the Planning Commission on February 23, 2009 to allow a reduction in the building and parking setbacks along Akers and Noble Street frontages.

Conditional Use Permit No. 2012-45, is a pending request to establish a Sikh Temple on the adjoining property to the south which is scheduled for consideration by the Planning Commission at this same meeting on January 14, 2013. This site was previously approved and used for a church, but has been vacant for over 180 days wherein the new use permit is required. Staff has not identified any impacts or requirements based upon these two adjacent projects. The church site has an existing shared parking/access agreement with the Noble Akers Business Park allowing the business park the use of up to 66 parking spaces as established by a court order.

PROJECT EVALUATION

Staff supports the conditional use permit and tentative parcel map, as conditioned, based on the project's consistency with the Land Use Elements of General Plan and the Zoning and Subdivision Ordinance policies for approval of conditional use permits and tentative parcel maps.

Land Use Compatibility

The City's General Plan Land Use Map designates the site for Professional/Administrative Office development. The approved Noble and Akers Business Park medical office complex meets the intent of the PA zoning designation and General Plan Land Use designation. The proposed parcel map and CUP are for financing purposes and do not change the approved project consistency with the zoning or general plan designations.

Parcel Map No. 2012-01

As shown in Exhibit "A" the requested parcel map will create eight parcels on the building pads for financing purposes. The related landscaping, parking and access points are already describe and conditioned in Parcel Map No. 2005-12.

Conditional Use Permit No. 2012-44

A conditional use permit is required for the development of parcels without public street frontage as proposed in the accompanying parcel map. As previously noted, this is the division of an approved project for financing purposes wherein the underlying three project parcels already have established cross access, parking and maintenance agreements. Recommended Condition No. 3, for the use permit, requires that the new building footprint parcels be added to the cross access, parking and maintenance agreement.

Parking & Access

As previously described, the Noble and Akers Business Park has a shared parking agreement with the church property to the south which provides up to 66 parking stalls for weekday business hour use by the offices. The office park plans on having 126 on-site stalls parking stalls. The office project will be required to match the development square footage to the total available parking. The shared parking agreement does not confer any entitlement for square footage over what can be accommodated by the total parking provided on-site in combination with the shared parking stalls.

The proposed map and use permit do not change the primary access point for the Noble and Akers Business Park which is along Noble Avenue with an internal east-west access drive to provide access to the parcels and parking.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that no significant impacts would result from the proposed actions. Therefore, staff recommends that Negative Declaration No. 2012-101 be adopted for this project.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2012-44

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning and Subdivision Ordinances.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined not significant, and that Negative Declaration No. 2012-101 is hereby adopted.

Tentative Parcel Map No. 2012-02

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map to establish building footprint parcels for financing purposes is consistent with the land use and similar parcel maps for financing purposes.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined not significant, and that Negative Declaration No. 2012-101 is hereby adopted.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2012-44

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2011-145, incorporated herein by reference.
2. That Parcel Map No. 2012-01 is approved.
3. That the new parcels one through eight be added to the cross access, parking and maintenance agreements for the Noble and Akers Office Park.
4. That the requirements of the previous actions, Parcel Map No. 2005-12 and Variance No. 2007-17, shall apply.
5. That building permits for any office structure within the project site be accompanied by a "to date" cumulative total of building permits and available parking (per medical and non-medical square footage) for the entire Noble and Akers Business Park. It shall be the responsibility of the Business Park and property owners to track allocated parking for all building permits. The City shall not issue permits for any building which does not have adequate parking provided.
6. That all other federal and state laws and city codes and ordinances be complied with.

7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-44, prior to the issuance of any building permit for this project.

Tentative Parcel Map No. 2012-01

1. That the Tentative Parcel Map shall be developed consistent with the comments and conditions of Site Plan Review No. 2010-148, incorporated herein by reference
2. That the final parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2012-44 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled. That Tentative Parcel Map No. 2012-01 shall be null and void unless Conditional Use Permit No. 2012-44 is approved.
4. That the new parcels one through eight be added to the cross access, parking and maintenance agreements for the Noble and Akers Office Park.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2012-01, prior to the issuance of any building permits for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2013-01 (Conditional Use Permit No. 2012-44)
- Resolution No. 2013-02 (Tentative Parcel Map No. 2012-01)
- Exhibit "A" – Tentative Parcel Map/Site Plan
- Negative Declaration No. 2012-101
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

General Plan Land Use Element

3.6 OFFICE LAND DEVELOPMENT AND LAND USE

Objectives

- A. Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas.
- B. Designate, where appropriate, areas for conversion of older historic structures to office uses.
- C. Provide for large-scale office developments in the community at locations which provide close-in employment opportunities.
- D. Maintain the circulation system to support the desired distribution of commercial, residential, industrial and employment centers.
- E. Strengthen the Core Area as the primary area for professional office development.

Implementing Policies

- 3.6.1 Designate an Historic Preservation Conversion zone district to preserve distinctive structures and areas proposed for office conversion in the Core Area where adequate parking can be provided. The areas are to include between Giddings and Hall from Main to 1/2 block north of Center, the area from Murray to Race Street along Locust and Court, the north side of Murray between Stevenson to Locust Avenue and the north side of west Main Street between Sunset and Green Acres. Additional consideration shall also be given to the area fronting on Noble Avenue between West and Conyer upon its addition to the Historic Preservation District. An overlay zone shall be developed for this area to address parking common access, streetscaping and architectural design.
- 3.6.2 Develop a Garden Office zone district to apply to 10-acre areas adjacent to Community Centers. Additional garden office developments shall be designated along the north side of the SH 198 corridor between Akers Road and County Center Drive to provide a use compatible with the conversion of the SH 198 to full freeway status and other locations found to be in compliance with the General Plan by the City Council, upon recommendation of the Planning Commission. Such zone districts shall provide for only limited medical offices when they are not adjacent to hospitals.
- 3.6.3 Develop a Business & Research Park Center zone district to accommodate large-scale business and research activities in campus-type master planned developments at five locations:
 - 1. Plaza Drive north of SH 198 in conjunction with limited, high quality highway commercial uses.
 - 2. West side of Ben Maddox between Center Street, Burke and Douglas in conjunction with a mixed use Specific Plan for the Ben Maddox corridor. Such specific plan shall include the area bounded by Center Street, Houston Avenue, Cain Street and Burke Street.
 - 3. Northeast and northwest corners of Ben Maddox and Tulare.
 - 4. State Highway 198 and east Parkway (McAuliff) intersection. (Reserve)
 - 5. East side of Shirk Road between Riggin Avenue and Goshen Avenue.

The zone shall establish minimum lot sizes ranging from one acre to ten acres as may be appropriate for these selected areas and specify special landscaping and architectural standards.

(Revised 5/3/93 - Resolution No. 93-44E, 1/17/94 - Resolution No. 94-06 and 94-24, 11/21/94 - Resolution No. 94-173)

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing—Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the

provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.04.040 Appeals.

A. Planning Commission Actions. The subdivider or any interested person adversely affected may appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten days after the action which is the subject of the appeal. An appeal shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. Hearing of Appeals. Upon the filing of such an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal. Within ten days following the conclusion of the hearing, the city council shall render written decision on the appeal. (Prior code § 9015)

RESOLUTION NO. 2013-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2012-44, A REQUEST TO DIVIDE THREE PARCELS WITH EXISTING CROSS ACCESS, PARKING AND BUILDING PADS, INTO THREE COMMON AREA PARCELS; WITH EIGHT OFFICE BUILDING PAD/PARCELS WITHOUT PUBLIC STREET FRONTAGE FOR FINANCING PURPOSES IN THE P-A ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHEAST CORNER OF SOUTH AKERS STREET AND WEST NOBLE AVENUE, SITUATED WITHIN THE CITY LIMITS OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. (APN: 087-470-005, 006, 007)

WHEREAS, Conditional Use Permit No. 2012-44, is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone. The project site is located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2012-44, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that Negative Declaration No. 2012-101 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Zoning and Subdivision Ordinances.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined not significant, and that Negative Declaration No. 2012-101 is hereby adopted.

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2011-145, incorporated herein by reference.
2. That Parcel Map No. 2012-01 is approved.
3. That the new parcels one through eight be added to the cross access, parking and maintenance agreements for the Noble and Akers Office Park.
4. That the requirements of the previous actions, Parcel Map No. 2005-12 and Variance No. 2007-17, shall apply.
5. That building permits for any office structure within the project site be accompanied by a "to date" cumulative total of building permits and available parking (per medical and non-medical square footage) for the entire Noble and Akers Business Park. It shall be the responsibility of the Business Park and property owners to track allocated parking for all building permits. The City shall not issue permits for any building which does not have adequate parking provided.
6. That all other federal and state laws and city codes and ordinances be complied with.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-44, prior to the issuance of any building permit for this project.

RESOLUTION NO 2013-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2012-01, A REQUEST TO DIVIDE THREE PARCELS WITH EXISTING CROSS ACCESS, PARKING AND BUILDING PADS, INTO THREE COMMON AREA PARCELS; WITH EIGHT OFFICE BUILDING PAD/PARCELS WITHOUT PUBLIC STREET FRONTAGE FOR FINANCING PURPOSES IN THE P-A ZONE FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF SOUTH AKERS STREET AND WEST NOBLE AVENUE, SITUATED WITHIN THE CITY LIMITS OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. (APN: 087-470-005, 006, 007)

WHEREAS, Tentative Parcel Map No. 2012-01 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone for property located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration No. 2012-101 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

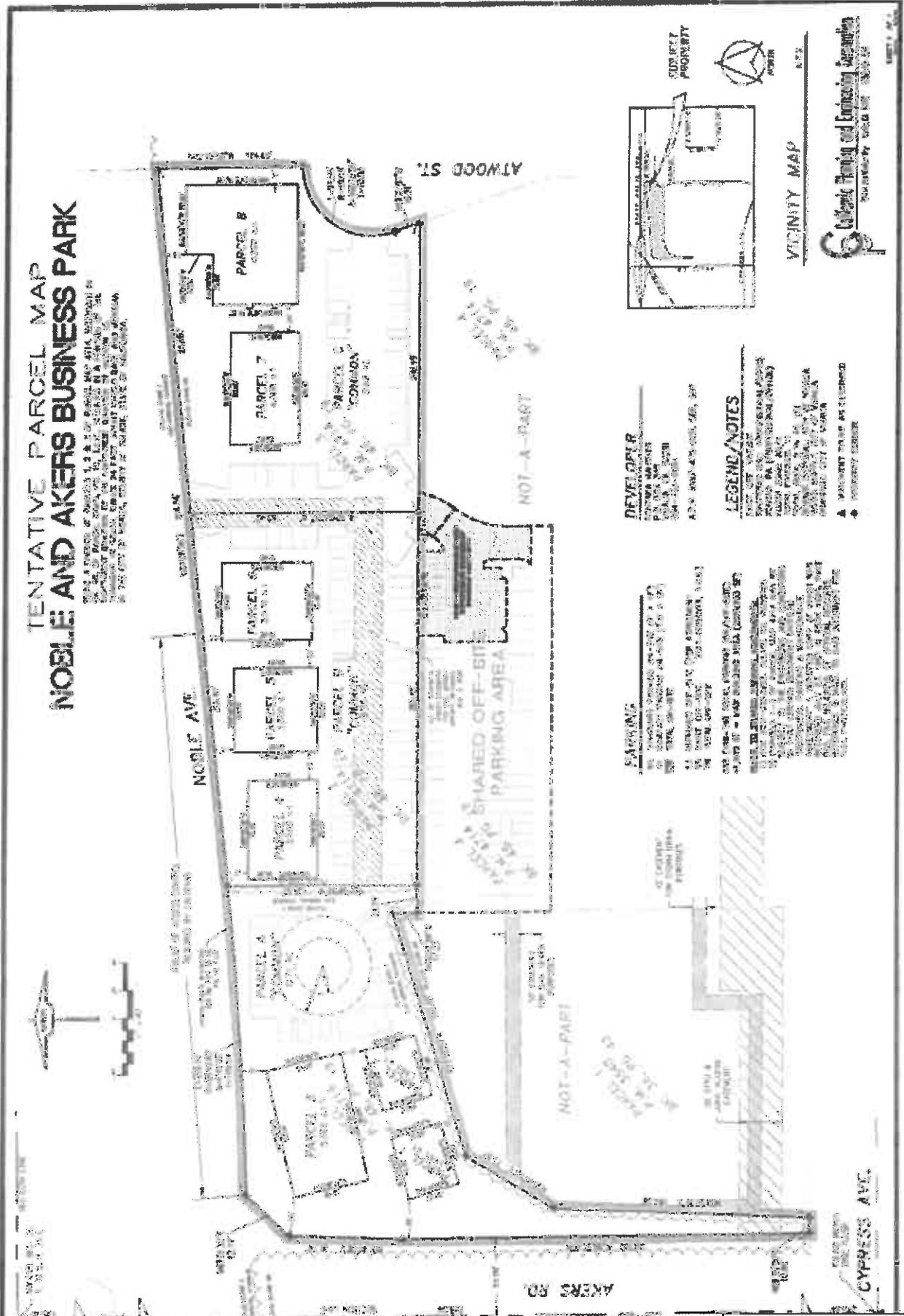
1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map to establish building footprint parcels for financing purposes is consistent with the land use and similar parcel maps for financing purposes.

3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined not significant, and that Negative Declaration No. 2012-101 is hereby adopted..

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Tentative Parcel Map shall be developed consistent with the comments and conditions of Site Plan Review No. 2010-148, incorporated herein by reference
2. That the final parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2012-44 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled. That Tentative Parcel Map No. 2012-01 shall be null and void unless Conditional Use Permit No. 2012-44 is approved.
4. That the new parcels one through eight be added to the cross access, parking and maintenance agreements for the Noble and Akers Office Park.
5. That all other federal and state laws and city codes and ordinances be complied with.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2012-01, prior to the issuance of any building permits for this project.

EXHIBIT - "A"



TENTATIVE PARCEL MAP NOBLE AND AKERS BUSINESS PARK

THIS MAP IS PREPARED BY THE ENGINEER AND ARCHITECT FOR THE DEVELOPER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

DEVELOPER
 PROJECT NUMBER: 2024-001
 DATE: 10/20/2024
 ADDRESS: 4150 AKERS RD, SPOKANE, WA 99216

LEGEND/NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

VICINITY MAP

PROPERTY

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.

EXHIBIT - "A"

CITY OF VISALIA
315 E. ACEQUIA STREET
VISALIA, CA 93291

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: The division of an approved office development for financing purposes, consisting of Conditional Use Permit No. 2012-44 and Tentative Parcel Map No. 2012-01.

Project Description:

Conditional Use Permit No. 2012-44 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

Tentative Parcel Map No. 2012-01 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

The project is a request by Joe Fontana, David Tenn, and Jeffery Wang.

Project Location: The project is located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007)

Contact Person: Andre Chamberlain, Senior Planner **Phone:** (559) 713-4003

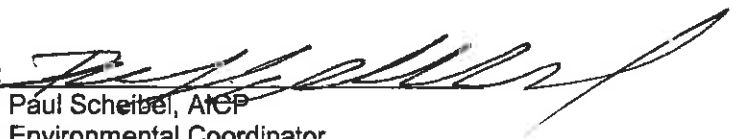
Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on January 14, 2013, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

Reasons Negative Declaration: Initial Study No. 2012-101 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Ave., Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from December 20, 2012 to January 8, 2013 .

Date: 12-17-12

Signed: 
Paul Scheibel, ATCP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Conditional Use Permit No. 2012-44 and Tentative Parcel Map No. 2012-01 consisting of the division of an approved office development for financing purposes,

Project Description:

Conditional Use Permit No. 2012-44 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage, for financing purposes in the P-A zone (Professional Administrative/Office).

Tentative Parcel Map No. 2012-01 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage, for financing purposes in the P-A zone (Professional Administrative/Office).

The project is a request by Joe Fontana, David Tenn, and Jeffery Wang.

Project Location: The project is located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007)

Project Facts: Refer to Initial Study for project facts, plans and policies, discussion of environmental effects and mitigation measures, and determination of significant effect.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Letters	()

DECLARATION OF NO SIGNIFICANT EFFECT:

This project will not have a significant effect on the environment for the following reasons:

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Negative Declaration has been prepared by the City of Visalia Planning Division in accordance with the California Environmental Quality Act of 1970, as amended. A copy may be obtained from the City of Visalia Planning Division Staff during normal business hours.

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 
Date Approved: December 14, 2012

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: The division of an approved office development for financing purposes, consisting of Conditional Use Permit No. 2012-44 and Tentative Parcel Map No. 2012-01.

Conditional Use Permit No. 2012-44 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

Tentative Parcel Map No. 2012-01 is a request to divide three parcels with existing cross access, parking and building pads, into three common area parcels; with eight office building pad/parcels without public street frontage for financing purposes in the P-A zone (Professional Administrative/Office).

The project is a request by Joe Fontana, David Tenn, and Jeffery Wang.

Project Location: The project is located on the southeast corner of South Akers Street and West Noble Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 087-470-005, 006, 007)

B. Identification of the Environmental Setting:

The project is located on the southeast corner of two fully improved arterial roadways. The site is surrounded by urban development with the fully developed arterial roadways along the west and north sides of the site. The east side of the site is a fully improved medical office, and along the south side of the site is a fully developed church site with a building and parking.

The site is currently being developed for an office complex with the initial grading and utilities being installed on the site, and the first office building permit being reviewed.

The surrounding zoning and land uses are as follows:

- North: CA Highway – No zoning designation on the highway and ramps
- South: P-A (Professional / Admin. Office) zone / Church site
- East: P-A (Professional / Admin. Office) zone / Medical Office
- West: Akers Street; CSO (Commercial Shopping Office) zone / Retail & Fast Food

Fire and police protection services, street maintenance of public streets, refuse collection, and wastewater treatment will be provided by the City of Visalia upon the redevelopment of the area.

C. Plans and Policies: The site is planned and zoned for Professional / Admin. Office development. The City of Visalia Zoning Ordinance, Section 17.20.010.B, states that the purpose of the planned professional/administrative office zone district is to provide areas for professional and administrative offices where they can be effectively integrated into surrounding areas. P-A zoning shall provide appropriate areas for various types of offices to be concentrated for the convenience of the public, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons, which they serve in a manner consistent with the general plan.

The proposed project is consistent with the Zoning Ordinance and the Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts after mitigation have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance. Additionally, the project design and conditions include mitigation measures that will reduce potentially significant impacts to a level that is less than significant.

III. MITIGATION MEASURES

None

The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

City Council Resolution 91-105 adopted and certified the Visalia Land Use Element Update EIR and contained mitigation measures to eliminate or substantially lessen the impacts of growth in the community. Those mitigation measures are included herein by reference. In addition, the Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance. The City's impact fee programs for public safety, public services, groundwater preservation, stormwater management, and others, adequately mitigate public service and infrastructure impacts of the proposed project.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS


The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties.

VI. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference:

- City of Visalia General Plan Land Use Element. City of Visalia. September 1991, revised June 1996.
- City of Visalia General Plan Land Use Element Final Environmental Impact Report (SCH EIR No. 90020160). City of Visalia, September 3, 1991.
- Visalia City Council Resolution 91-105 (Certifying the EIR for the City of Visalia General Plan Land Use Element Update), passed and adopted September 3, 1991.
- City of Visalia General Plan Circulation Element. City of Visalia. April 2001.
- City of Visalia General Plan Circulation Element Final Environmental Impact Report (SCH EIR No. 95032056). VRPA Technologies, February 26, 2001.
- Visalia City Council Resolution 2001-19 (Certifying the EIR for the City of Visalia General Plan Circulation Element Update), passed and adopted April 2, 2001.
- City of Visalia General Plan Conservation, Open Space, Recreation & Parks Element. City of Visalia. June 1989.
- Visalia Municipal Code, Title 17 (Zoning Ordinance)
- California Environmental Quality Act Guidelines
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Traffic Statement for previously approved medical offices, Visalia, California. October 15, 2012, Omni-Means.

V. NAME OF PERSON WHO PREPARED INITIAL STUDY


Andrew Chamberlain
Senior Planner


Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	The division of an approved office development for financing purposes, consisting of Conditional Use Permit No. 2012-44 and Tentative Parcel Map No. 2012-01.		
NAME OF PROPONENT:	Joe Fontana, David Tenn, and Jeffery Wang	NAME OF AGENT:	California Planning – Ed Carvasser
Address of Proponent:	806 W. Center Avenue Visalia, CA 93291	Address of Agent:	724 N. Ben Maddox Way Visalia, CA 93291
Telephone Number:	(559) 901-7001	Telephone Number:	(559) 805-4992
Date of Review	November 29, 2012	Lead Agency:	City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
 3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XII. NOISE

Would the project:

- 1 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 2 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically

altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- 1 i) Fire protection?
- 1 ii) Police protection?
- 1 iii) Schools?
- 1 iv) Parks?
- 1 v) Other public facilities?

XV. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- 2 b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 2 f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?

- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 1 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 1 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project would divide an approved office development site into satellite pads for financing purposes. The approved office development site meets City standards for setbacks, landscaping and height restrictions.

This parcel division project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista which will not be adversely impacted based on this project being the division of a previously approved and partially permitted project.

- b. There are no scenic resources on the site.
- c. The City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is not degraded.
- d. The project will create some new sources of light that is typical of urban development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

Enforcement of the City's development standards reduces potential impacts to a level that is less than significant. No further mitigation is required.

II. AGRICULTURAL RESOURCES

- a. The project site was previously considered as converted agricultural land being a remnant of the division and development of the adjacent development to the south. The site has not been in agricultural production for the past twenty years.
- b. The project will not conflict with an existing zoning for agricultural use, as there are no properties in the project area with an Agriculture zoning. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. Properties within the project area already contain an urban land use designation. Properties which are vacant and currently do not contain urban land uses are already able to develop at any time.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District. The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact. The short-term construction impact of the proposed project's construction emissions are

considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the project may be subject to the SJVAPCD's Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant may be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant may be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. The San Joaquin Valley is a region that is already at non-attainment for air quality. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion into urban development. The City adopted urban development boundaries as mitigation measures for air quality.

The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, development of the project may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant may be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The proposed project will not expose sensitive receptors to a substantial generation of pollutant concentrations.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. City-wide biological resources were evaluated in

the EIR for the City of Visalia Land Use Element Update for conversion to urban use.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. The City has a municipal ordinance in place to protect oak trees. Any oak trees existing on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance. The project site does not contain any oak trees on-site.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the project area.
- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have

few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area generally have low expansion characteristics.

- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project parcel map and conditional use permit for the purposes of financing will not generate GreenHouse Gas (GHG) emissions. This is the parcelization of a previously approved and partially permitted project.
- b. The State of California has enacted the Global Warming Solutions Act of 2006 under Assembly Bill 32 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.
- c. The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GAG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The site is a proposed commercial development which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The site is a proposed commercial development which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone X02, which indicates an area that is not within flood hazard area.
- h. The project area is located within Zone X02, which indicates an area that is not within a flood hazard area.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundary (129,000 Population) of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.

The project will parcel a previously approved office development of one and two story buildings with shared parking and access. The project is consistent with the General Plan and Zoning Designation of Professional / Administrative Office. This project is located in an area where various types of offices are concentrated for the convenience of the public.

- c. The project does not conflict with any applicable conservation plan.

XI. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along Akers Street and Noble Avenue which are existing fully-improved arterial roadways which run along the frontage of the site. The City's standards for setbacks and/or construction will reduce noise levels to a level that is less than significant.
- b. The project will not result in ground-borne vibration or ground-borne noise levels. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. Ambient noise levels may increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and/or construction of walls along major streets reduce noise levels to a level that is less than significant.
- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 53 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.

- ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
- iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
- iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the site without a need for alteration.
- v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project will not directly generate new residents and will therefore not directly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Residential developments indirectly associated with on-site employment will pay impact fees to mitigate impacts.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial roadways, although the City of Visalia's Circulation Element has been prepared to address this increase in traffic.
- b. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for urban use.

A Traffic Statement was prepared for the previously approved offices, dated October 15, 2012. This statement was prepared and identified trip generation for the previously approved medical office buildings which do not increase traffic levels beyond traffic levels already accounted for in the Circulation Element of the City's General Plan.

This project, the parceling of the site for financing purposes through a parcel map and conditional use permit has no traffic impacts.

There are future roadway improvements for Akers Street which will include the future widening of Akers Street north of Cypress Avenue to Hillsdale Avenue from a four lane divided arterial to a six lane divided arterial. The expansion of Akers Street to a six lane arterial roadway

will be funded in a future Capital Improvement Program.

- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The site is projected for urban development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project site is a developed site which will be connected to existing City sanitary sewer lines. Usage of the existing lines is consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was inherently evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where

effects were still determined to be significant a statement of overriding considerations was made.

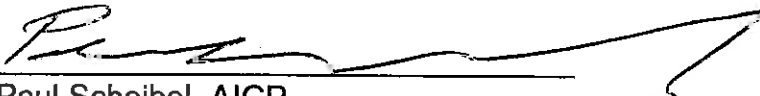
- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use.

The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 90020160). The Environmental Impact Report prepared for the City of Visalia Land Use Element (Amendment No. 90-04) was certified by Resolution NO. 91-105 adopted on September 3, 1991. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Paul Scheibel, AICP
Environmental Coordinator

December 14, 2012

Date



MEMORANDUM

To: Fontana Ranches, Inc.	Date: 10/15/12
Attn: Joe Fontana, Jr.	Project: Noble/Akers Business Park
From: Gary A. Mills	Traffic Statement
Re: Noble/Akers Business Park	Job No.: 55-3067-01
	File No.: C1658MEM001.DOC

CC:

The purpose of this Memorandum is to prepare a Traffic Statement based upon the tentative parcel map for the Noble and Akers Business Park located at the northeast corner of Noble Avenue and Akers Street in the city of Visalia. According to the site plan dated April 2, 2012, the project proposes to develop approximately 29,267 square feet of business park land uses and referenced in the attached site plan.

Trip Generation

Discussions with the project applicant indicated that medical offices will be the primary land uses will be located at this site. Based upon the *Institute of Transportation Engineers (ITE) Trip Generation (8th Edition)*, land use code 720: Medical-Dental Office Building, identifies a medical-dental office building as having an average rate of 36.13 trips per 1,000 square feet for the daily trip generation. This results in an estimate of 1,066 daily trips; the AM peak hour has an average rate of 2.30 which results in 67 trips; and a PM peak hour that has an average rate of 3.46, or 101 trips. These trip rates are attached to this Memorandum for your use.

Tulare County Association of Government (TCAG) Traffic Model

Based upon buildout of the City of Visalia General Plan preferred alternative, traffic analysis zone (TAZ) 1149 is forecasted to generate 9,742 daily trips. TAZ 1149 considers all land uses between Akers Street to the west, Linwood Street to the east, Noble Avenue on the north and Cypress Avenue to the south. Other land uses that are contained in this zone include offices, medical, financial, California Highway Patrol, Chinese Cultural Center, motel and single and multi-family residences.

Project Access

Based upon the site plan, project access will be provided approximately 514 feet east of Akers Street on Noble Avenue. This distance is adequate to exceed the access control requirement as referenced in the *Caltrans Highway Design Manual*. According to the Design Manual (attached), "The intersection should be located at least 400 feet from the ramp intersection. Right in – right out access may be permitted beyond 200 feet from the ramp intersection." Therefore, the site plan provides for adequate intersection spacing east of the eastbound on-ramp at Noble Avenue/State Route 198.

Parking

ITE Parking Generation (3rd Edition), land use code 630: Clinic, indicates that the average parking supply ratio of 5.5 spaces per 1,000 square feet gross floor area (attached). With approximately 29,267 square

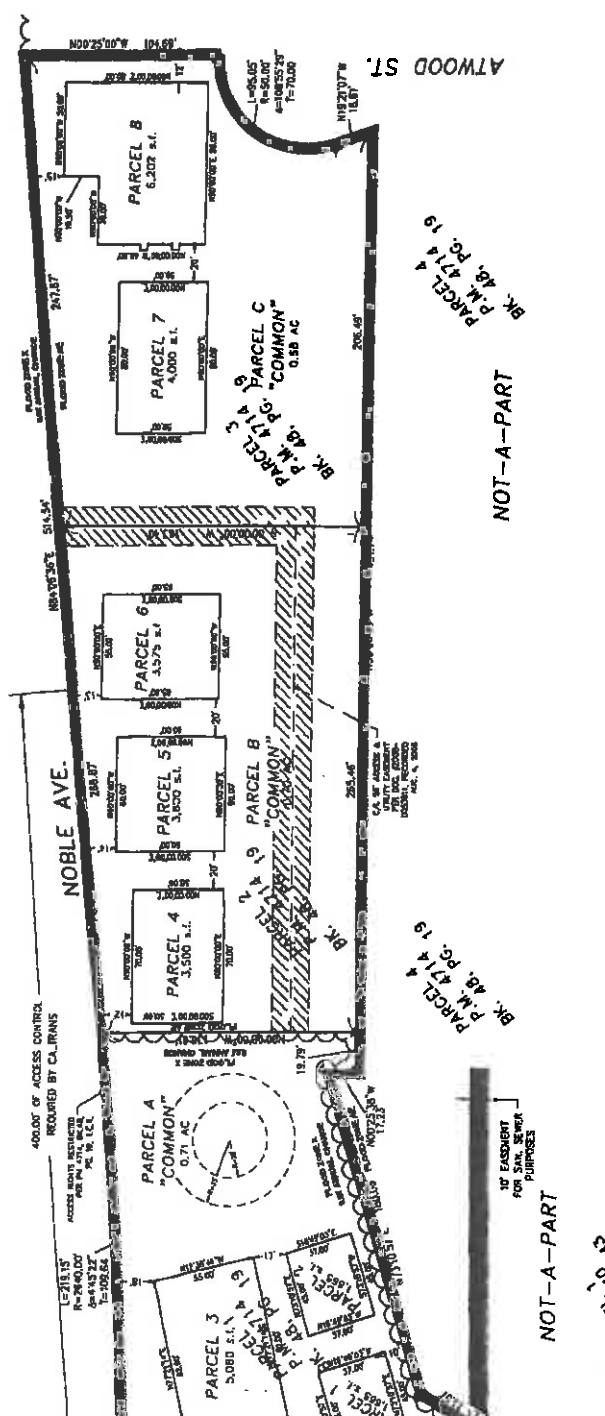
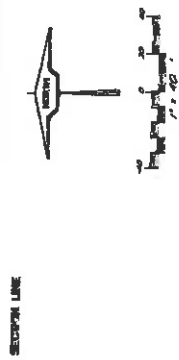
feet of office uses, this would result in 161 parking spaces. According to the site plan, 126 on-site parking spaces and 79 off-site parking spaces, or 205 parking spaces have been identified. However, off-site parking is not shown on the site plan. If off-site parking is along the Noble Avenue frontage road, which is approximately 725 feet, this would allow for approximately 48 vehicles, assuming 26 feet per parallel parking space requirements (reference attached *City of Visalia Parking Standards*). This would exceed the 161 spaces estimated by *ITE Parking Generation (3rd Edition)*. Therefore, off-site parking is recommended to be included in the site plan or described in the applicant's site plan review application.

Conclusion

Based upon review of the General Plan land use for the project site, the medical office will generate a low amount of peak hour trips at this site and is included in the TCAG Traffic Model. Based upon review of the site plan, adequate spacing for the project driveway is provided. However, as noted above, off-site parking must be described in further detail. Based upon review of this project, it will have a less than significant impact of traffic conditions at this location.

TENTATIVE PARCEL MAP NOBLE AND AKERS BUSINESS PARK

BEING A DIVISION OF PARCELS 1, 2, 3 & 4 OF PARCEL MAP 4714, RECORDED IN BK. 48, PG. 19, T.15, S.18, E.24, CITY OF VENTURA, CALIFORNIA. BEING THE NORTHWEST QUARTER OF SECTION 34, T.15, S.18, E.24, BEING PART OF RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VENTURA, COUNTY OF TUOLUMNE, STATE OF CALIFORNIA.



DEVELOPER

FORTUNA BRANDS
P.O. BOX 308
60001 DALLAS, TEXAS
214-359-3651

LEGEND/NOTES

EXIST. USE: VACANT
PROPOSED USE: PROFESSIONAL/OFFICE
OWNER: P.A. (PROFESSIONAL/OFFICE)
OWNER: P.A.
TOTAL AREA: 4.72
TOTAL PARCELS: 19
TOTAL ACRES: 2.75 AC. (3)

NEIGHBORING PARCELS

Parcel 4, BK. 48, PG. 19
Parcel 19, BK. 36, PG. 43

VICINITY MAP

California Planning and Engineering Corporation
701 K St., Suite 101, Santa Ana, CA 92701
(714) 242-0300

PARKING

85 STANDARD PARKING ON-SITE (8' x 17')
41 COMPACT PARKING ON-SITE (7.5' x 15')
128 TOTAL ON-SITE
13 IMPROVED OFF-SITE (PER AGREEMENT)
96 EXIST OFF-SITE 2011-0033893, T.C.A.
78 TOTAL OFF-SITE
205 (128+79) TOTAL PARKING (ON/OFF-SITE)
41,000 SF = MAX BUILDING AREA (205X200 SF)
REFER TO SHARED PARKING AGREEMENTS
1) DDC 2011-0033893, TULARE CO. RECORDS
2) PARCELS 1-3 OF PARCEL MAP 4714 MAY BE
IN THAT EXISTING DOCUMENTS WHICH CONTAIN
"RECIPROCAL PARKING & MAINTENANCE
AGREEMENT" A CERTIFIED COPY OF WHICH WAS
SUBMITTED TO THE CITY OF VENTURA
3) ALL PARCELS 1-19 OF THIS PARCEL MAP
REFERENCE IS MADE TO SAID DOCUMENT FOR
FULL PARTICULARS.

NOT-A-PART

Parcel 19, BK. 36, PG. 43

NOT-A-PART

Parcel 4, BK. 48, PG. 19



MONUMENT FOUND AS DESCRIBED
PROPERTY CORNER

SUBJECT PROPERTY

Land Use: 720

Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Additional Data

The average vehicle occupancy for the six studies for which information was submitted was approximately 1.37 persons per automobile. The vehicle occupancy rates ranged from 1.32 to 1.44 persons per automobile.

The sites were surveyed between the 1980s and the 2000s throughout the United States.

Source Numbers

8, 19, 98, 104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601

Medical-Dental Office Building (720)

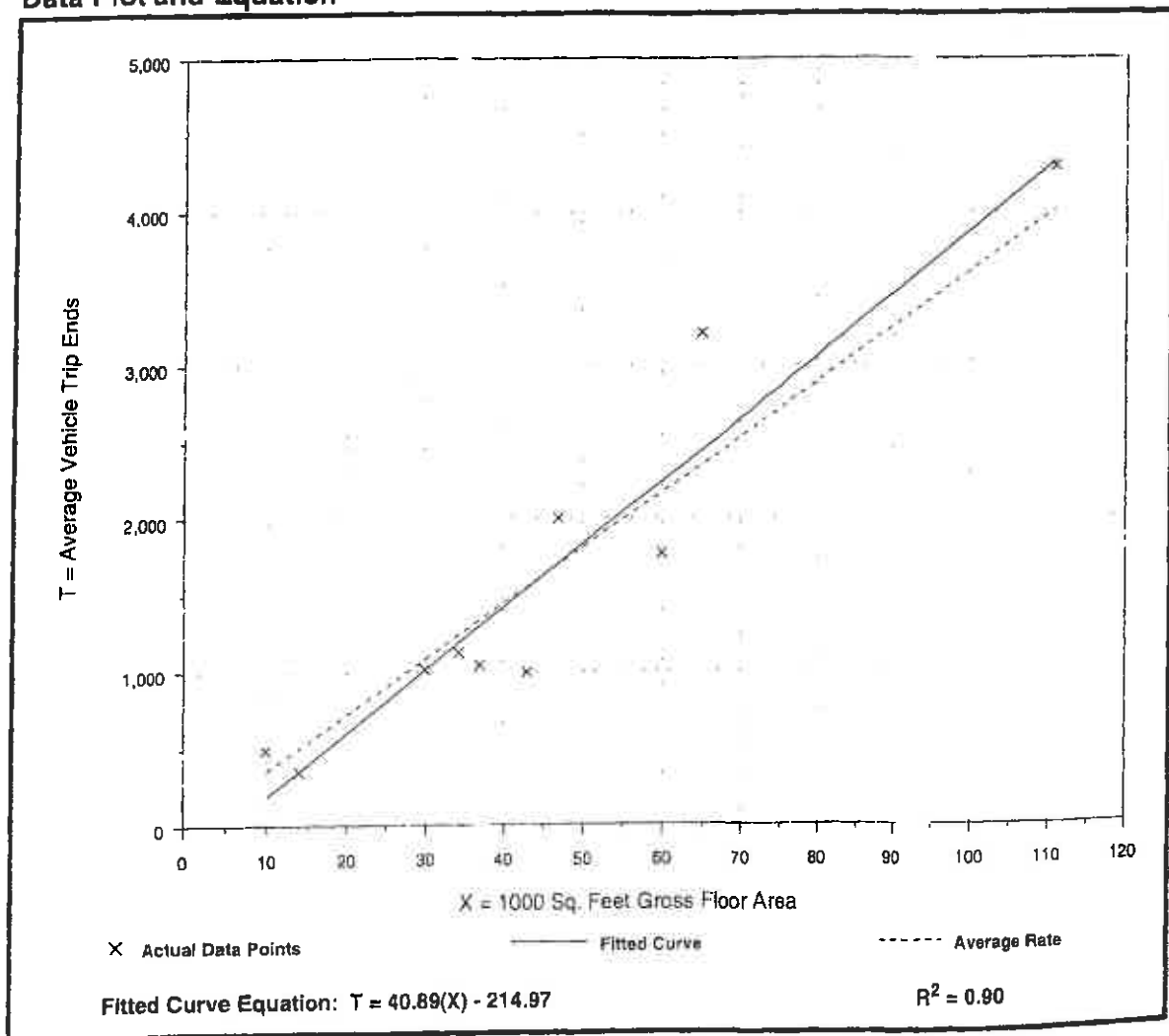
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 10
Average 1000 Sq. Feet GFA: 45
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
36.13	23.16 - 50.51	10.18

Data Plot and Equation



Medical-Dental Office Building (720)

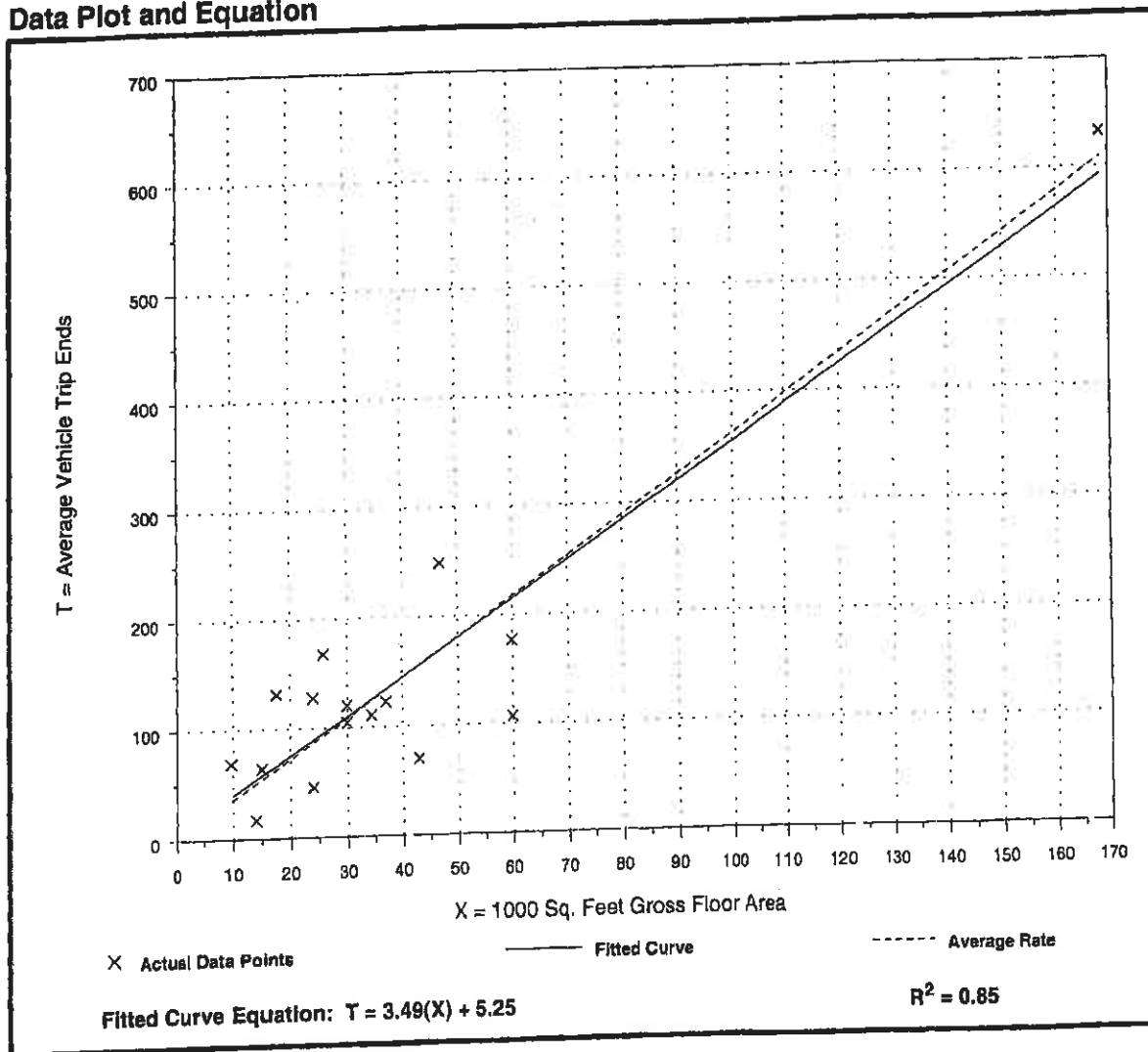
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 16
 Average 1000 Sq. Feet GFA: 40
 Directional Distribution: 66% entering, 34% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.62	1.21 - 7.49	2.38

Data Plot and Equation



Medical-Dental Office Building (720)

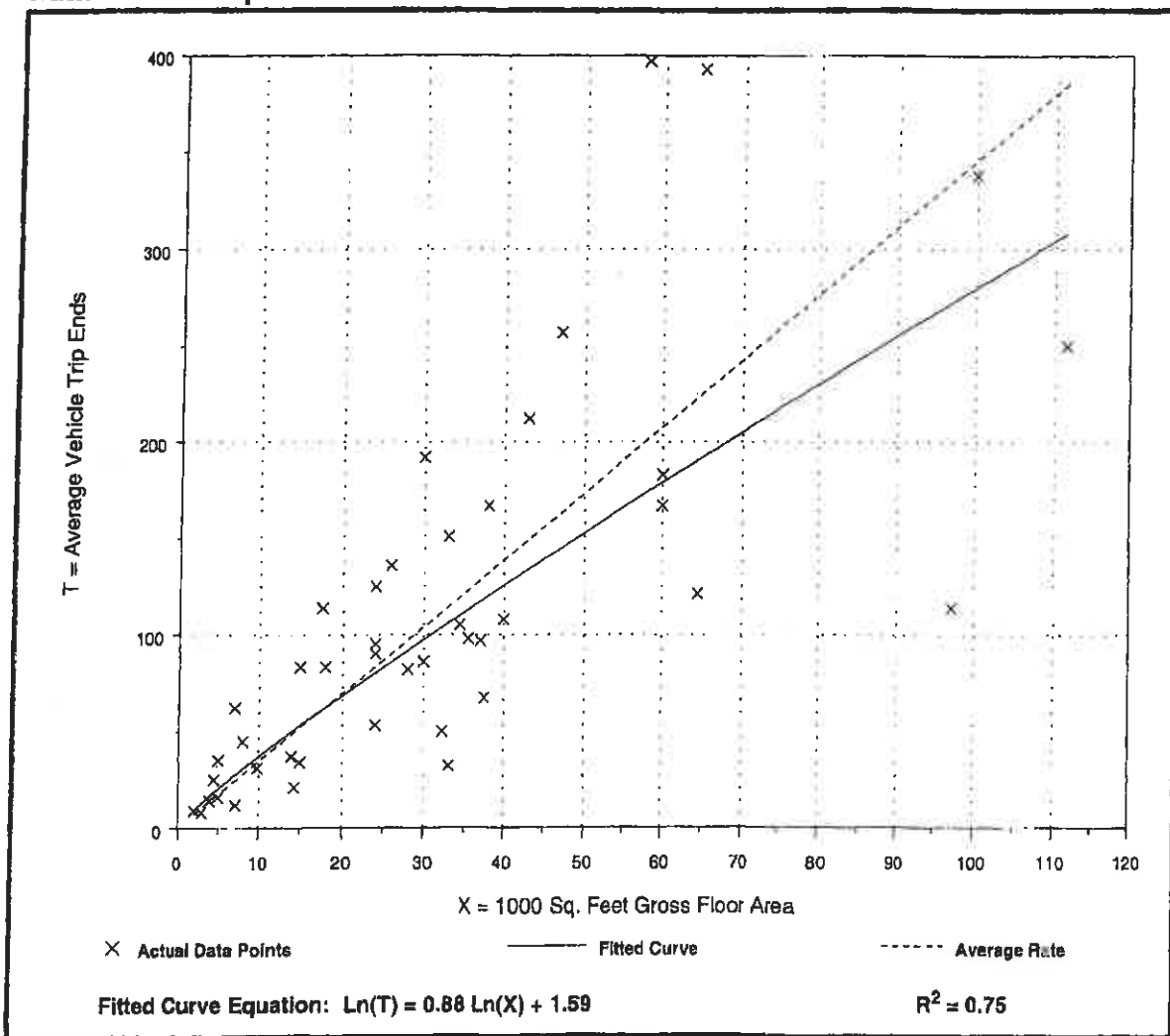
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 43
 Average 1000 Sq. Feet GFA: 32
 Directional Distribution: 27% entering, 73% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.46	0.97 - 8.86	2.50

Data Plot and Equation



found from the panels on the right of the chart. The weaving chart should not be extrapolated.

Pages 234-238 of the 1965 Highway Capacity Manual (HCM) provide a method for determining the adequacy of weaving sections near single lane ramps. It is often referred to as the LOS D method. This method is also documented in Traffic Bulletin 4 which is available from the District Division of Traffic Operations. The LOS D method can be used to project volumes along a weaving section. These volumes can be compared to the capacities along the same weaving section.

Volumes in passenger car equivalents per hour (PCEPH) should be adjusted for freeway grade and truck volumes. Table 504.7C and Figures 504.7D and E are reprinted from the 1965 HCM and provide information regarding vehicle distribution by lane.

The results obtained from Figure 504.7A (the Leisch Method) for single-lane ramps with an auxiliary lane and weaving rates exceeding 2500 CEPH should be checked using the LOS D method.

Weaving capacity analyses other than those described above should not be used on California highways. Other methods, such as the one contained in the 1994 HCM, may not always produce accurate results.

Weaving sections in urban areas should be designed for LOS C or D. Weaving sections in rural areas should be designed for LOS B or C. Design rates for lane balanced weaving sections where at least one ramp or connector will be two lanes should not result in a LOS lower than the middle of LOS D using Figure 504.7A. In determining acceptable hourly operating volumes, peak hour factors should be used.

On main freeway lanes the weaving length measured as shown in Figure 504.2A should not be less than 1,600 feet except where excessive cost or severe environmental constraints would require consideration of a shorter length. One thousand feet of length should be added for each additional lane to be crossed by weaving vehicles. The volumes used shall be volumes unconstrained by metering regardless of whether metering will be used. It should be noted that a weaving analysis

must be considered over an entire freeway segment as weaving can be affected by other nearby ramps.

The District Traffic Operations Branch should be consulted for difficult weaving analysis problems.

504.8 Access Control

Access rights shall be acquired along interchange ramps to their junction with the nearest public road. At such junctions, for new construction, access control should extend 100 feet beyond the end of the curb return or ramp radius in urban areas and 300 feet in rural areas, or as far as necessary to ensure that entry onto the facility does not impair operational characteristics. Access control shall extend at least 50 feet beyond the end of the curb return, ramp radius, or taper.

Typical examples of access control at interchanges are shown in Figure 504.8. These illustrations do not presume to cover all situations or to indicate the most desirable designs for all cases. When there is state-owned access control on both sides of a local road, a maintenance agreement may be needed.

For new construction or major reconstruction, access rights should be acquired on the opposite side of the local road from ramp terminals to preclude the construction of future driveways or local roads within the ramp intersection. This access control would limit the volume of traffic and the number of phases at the intersection of the ramp and local facility, thereby optimizing capacity and operation of the ramp. Through a combination of access control and the use of raised median islands along the local facility, intersections should be located at least 400 feet from the ramp intersection. Right in - right out access may be permitted beyond 200 feet from the ramp intersection. The length of access control on both sides of the local facility should match.

In Case 2 consider private ownership within the loop only if access to the property is an adequate distance from the ramp junction to preserve operational integrity.

In Case 3 if the crossroads is near the ramp junction at the local road, full access control should be acquired on the local road from the junction to the intersection with the crossroad.

Land Use: 630 Clinic

Land Use Description

A clinic is any facility that provides limited diagnostic and outpatient care, but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services (as compared to a medical office, which may only have specialized or individual physicians). Hospital (Land Use 610) and medical-dental office building (Land Use 720) are related uses.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites were similar to those at urban sites and therefore the data were combined and analyzed together.

- Average parking supply ratio: 5.5 spaces per 1,000 sq. ft. GFA (one study site).

One site was observed on a Sunday. The study found the Sunday peak parking demand to be similar to the weekday peak demand at the same study site.

The following table presents the time-of-day distribution of parking demand, based on building GFA as the independent variable.

Based on Vehicle Demand per 1,000 sq. ft. GFA	Weekday Data	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00-4:00 a.m.	--	0
5:00 a.m.	--	0
6:00 a.m.	6	1
7:00 a.m.	11	1
8:00 a.m.	60	3
9:00 a.m.	100	6
10:00 a.m.	91	3
11:00 a.m.	73	3
12:00 p.m.	88	1
1:00 p.m.	93	4
2:00 p.m.	98	3
3:00 p.m.	87	1
4:00 p.m.	57	2
5:00 p.m.	22	1
6:00 p.m.	30	1
7:00 p.m.	--	0
8:00 p.m.	--	0
9:00 p.m.	--	0
10:00 p.m.	--	0
11:00 p.m.	--	0

* Subset of database

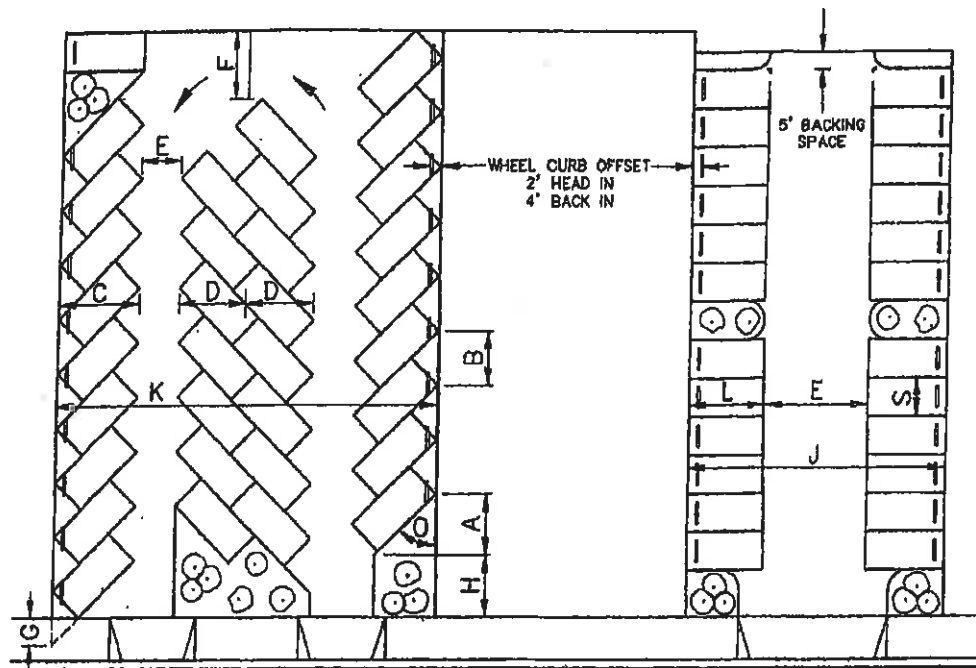


TABLE OF DIMENSIONS IN FEET

	O	S	L	A	B	C	D	E	F	G	H	J	K
0°	8.0	22.0	0.0	22.0	8.0	8.0	12.0			0.0	5.0	28.0	
	8.0	24.0	0.0	24.0	8.0	8.0	11.0			0.0	5.0	27.0	
	8.0	26.0	0.0	26.0	8.0	8.0	10.0			0.0	5.0	26.0	
30°	8.5	19.0	29.2	17.0	16.9	13.2	10.0			12.8	6.0	43.8	
	9.0	19.0	30.0	18.0	17.3	13.4	9.0			13.5	6.0	43.8	
45°	8.5	19.0	19.4	12.0	19.4	16.4	10.8	15.5	6.0	9.5	49.6	93.2	
	9.0	19.0	19.8	12.7	19.8	16.8	10.0	16.0	6.4	9.0	48.6	92.8	
	9.5	19.0	20.1	13.4	20.1	16.7	9.5	16.5	6.7	8.5	48.7	92.5	
	10.0	19.0	20.5	14.1	20.4	16.9	9.0	17.0	7.0	8.0	48.6	92.5	
60°	8.5	19.0	12.0	9.8	20.8	18.7	18.0	15.0	2.5	12.5	59.6	115.0	
	9.0	19.0	12.1	10.4	21.0	18.8	17.0	15.0	2.6	12.0	59.0	113.6	
	9.5	19.0	12.3	11.0	21.3	18.9	15.5	15.0	2.8	11.5	58.1	111.4	
	10.0	19.0	12.4	11.5	21.5	19.0	14.0	15.0	2.9	11.0	57.0	109.0	
COMPACT 90°	7.5	15.0	0.0	7.5	15.0	15.0	24.0	20.0	0.0	5.0	54.0	108.0	
	8.5	19.0	0.0	8.5	19.0	19.0	27.0	20.0	0.0	5.0	65.0	130.0	
	9.0	19.0	0.0	9.0	19.0	19.0	25.0	20.0	0.0	5.0	63.0	126.0	
	9.5	19.0	0.0	9.5	19.0	19.0	24.0	20.0	0.0	5.0	62.0	124.0	
	10.0	19.0	0.0	10.0	19.0	19.0	23.0	20.0	0.0	5.0	61.0	122.0	

NOTES:

1. PARKING LOT STRUCTURAL SECTION SHALL CONSIST OF 2" ASPHALT CONCRETE OVER 4" AGGREGATE BASE, CLASS 2, OVER 6" MINIMUM OF SUB-BASE COMPACTED TO 95% RELATIVE COMPACTION. DESIGN STRUCTURAL PAVING SECTION TO TRAFFIC INDEX OF 5.0 MINIMUM FOR SOLID WASTE TRUCK TRAVEL PATH.
2. MINIMUM SLOPE OF ASPHALT CONCRETE SURFACE SHALL BE 1%.
3. A LANDSCAPED ISLAND SHALL BE INSTALLED EVERY 10 SPACES.
4. MINIMUM AMOUNT OF LANDSCAPED AREA SHALL BE 5% TOTAL AREA.

APPROVED BY: *Andrew J. Bonelli* 3/3/08
 PUBLIC WORKS DIRECTOR R.C.E. 50922 DATE

CITY OF VISALIA
 DESIGN & IMPROVEMENT STANDARDS

PARKING STANDARDS

REVISIONS
 11/29/99

PK-1



Scanned

MEETING DATE 11/02/2011
SITE PLAN NO. 10-148
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.



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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



Building Site Plan Review Comments

ITEM NO: 2

DATE: NOVEMBER 2, 2011

SITE PLAN NO:

10-148 RESUBMITTAL

PROJECT:

TENTATIVE PARCEL MAP

APPLICANT TITLE:

TENTATIVE PARCEL MAP TO CREATE 3
PARCELS ON 2.75 ACRES (PA ZONED)
(REFER 09-121)

LOCATION TITLE:

FONTANA RANCHES, WANG, TENN
(PROP. OWNERS)

APN TITLE:

SEC AKERS & NOBLE
087-470-005, 006, 007

NOTE:

These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Submit 3 sets of engineered plans and 2 sets of calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- Meet city and state requirements for accessibility for persons with disabilities.
- Submit 3 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- Obtain required permits from San Joaquin Valley Air Pollution Board.
- Location of cashier must provide clear view of gas pump island
- Calculations of free-standing carport.
- Treatment connection charge to be assessed based on use. Credits _____
- Must comply with state energy requirements.
- Plans must be approved by the Tulare County Health Department.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- Project is located in flood zone AE * A building permit will be required
- All accessible units required to be adaptable for the physically handicapped.
- Acceptable as submitted Arrange for an on-site inspection.
- Hazardous materials report. A demolition permit & deposit is required.
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address policy.

G. FERRERO
Signature

Site Plan Review Comments For:

Visalia Fire Department
Charlie Norman, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4486 *office*
559-713-4808 *fax*

ITEM NO: 2 **DATE:** NOVEMBER 2, 2011
SITE PLAN NO: 10-148 RESUBMITTAL
PROJECT: TENTATIVE PARCEL MAP
APPLICANT TITLE: TENTATIVE PARCEL MAP TO CREATE 3
PARCELS ON 2.75 ACRES (PA ZONED)
(REFER 09-121)
LOCATION TITLE: FONTANA RANCHES, WANG, TENN
(PROP. OWNERS)
APN TITLE: SEC AKERS & NOBLE
087-470-005, 006, 007

The following comments are applicable when checked:

- No comments at this time for this project.
- The Site Plan Review comments in this document are not all encompassing but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- Refer to previous comments dated 12-15-10 / 6-1-11.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office.

- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:


Kurtis Brown, Senior Fire Inspector

SITE PLAN REVIEW COMMENTS

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

Date: November 2, 2011

SITE PLAN NO: 10-148 RESUBMITTAL
PROJECT: TENTATIVE PARCEL MAP
TENTATIVE PARCEL MAP TO CREATE 8 PARCELS WITH 3 COMMON
LOTS ON 2.75 ACRES (PA ZONED) (REFER 09-121)
APPLICANT TITLE: FONTANA RANCHES, WANG, TENN (PROP. OWNERS)
LOCATION TITLE: SEC AKERS & NOBLE
APN TITLE: 087-470-005, 006, 007

General Plan: PAO – Professional / Admin. Office

Existing Zoning: PA – Professional / Admin. Office

Related SPR No. 09-121

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements:

Building Permits

Resubmit based on the site plan is a development plan not a parcel map

PROJECT SPECIFIC INFORMATION: 11/02/2011

1. Parking requirements are based on the square footage of buildings/uses not parcels.
2. The site plan needs to reference all document numbers associated with the entitlements for this site including all recorded documents for shared parking and cross access.
3. Meet all requirements of Variance No. 2007-17.
4. An 80 sq. ft. landscape island is required for every 10 contiguous parking stalls.
5. Comply with comments below.

Previous Comments

PROJECT SPECIFIC INFORMATION: 12/8/2010

1. The proposed Parcel Map will require a Conditional Use Permit for the creation of parcels without direct access to public right-of-way.
2. Provide the accompanying master plan (or have it on the parcel map) for the office development so staff may review how the proposed parcels fit the existing plan.
3. Meet requirements of Variance No. 2007-17 for building setbacks and landscape areas (Resolution No. 2009-26 – copy provided to applicant at SPR 12-8-10).
4. Provide an illustration of how the proposed parcels meet the requirements of Variance No. 2009-17 with distance call outs and square foot call outs as was provided in Exhibit "A" of Resolution No. 2009-26. Just need an exhibit for the public hearing that illustrates that the proposed parcels meet the prior variance approval.
5. The appropriate parking and access agreements are required for the proposed action in conjunction with the existing development pattern.
6. As was indicated on the previous site plan reviews for this site, the building square footages and provided parking must match the Zoning Ordinance requirements for medical and/or general office.
7. Is the total project planned to be parked for medical office? If not, staff may be considering a condition of approval which would require all the owners of the individual properties to sign off on a building permit or occupancy request for an existing building, which would include a cumulative parking ratio tracking sheet. This will put the property owners in charge of their

parking ratios with an understanding of how much building occupancy is available for medical office vs. general office.

8. Provide a copy of the instrument that provides any additional off-site parking as a part of the PM/CUP application

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "F" [17.30.210] Maximum Building Height: 50 Feet

<u>Minimum Setbacks:</u>	<u>Building</u>	<u>Landscaping</u>
➤ Front	30 Feet	30 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 3 acres (without an approved master plan through CUP process)

Parking:

1. Provide spaces based on Zoning Ordinance Section 17.34.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. It is highly recommended that bicycle rack(s) be provided on site plan.
5. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
6. All other applicable parking requirements from previous action on this site shall apply.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
3. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City

urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance.

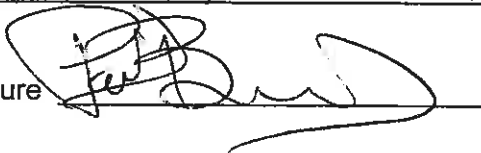
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be "J. B. Smith".



ITEM NO: 2

DATE: NOVEMBER 2, 2011

SITE PLAN NO:

10-148 RESUBMITTAL

PROJECT:

TENTATIVE PARCEL MAP

APPLICANT TITLE:

TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 2.75 ACRES (PA ZONED) (REFER 09-121)

LOCATION TITLE:

FONTANA RANCHES, WANG, TENN (PROP. OWNERS)

APN TITLE:

SEC AKERS & NOBLE
087-470-005, 006, 007

City of Visalia Police Department

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:


Visalia Police Department

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2	DATE: NOVEMBER 2, 2011
SITE PLAN NO:	10-148 RESUBMITTAL
PROJECT:	TENTATIVE PARCEL MAP
APPLICANT TITLE:	TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 2.75 ACRES (PA ZONED) (REFER 09-121)
LOCATION TITLE:	FONTANA RANCHES, WANG, TENN (PROP. OWNERS)
APN TITLE:	SEC AKERS & NOBLE 087-470-005, 006, 007

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

10-31-11

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

<input checked="" type="checkbox"/> Eric Bons	713-4350
<input type="checkbox"/>	
<input type="checkbox"/>	

ITEM NO: <u>002</u>	DATE: <u>NOVEMBER 2, 2011</u>
SITE PLAN NO.: PROJECT:	10-148 RESUBMITTAL TENTATIVE PARCEL MAP TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 2.75 ACRES (PA ZONED) (REFER 09-121)
APPLICANT:	FONTANA RANCHES, WANG, TENN (PROP. OWNERS)
LOCATION: APN:	SEC AKERS & NOBLE 087-470-005, 006, 007

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

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

Additional Comments:


Eric Bons

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7396

FAX (559) 488-4088

TTY (559) 488-4066

*Flex your power!
Be energy efficient!*

December 8, 2011

*Stamped*2135-IGR/CEQA
6-TUL-198-6.76 +/-
SP 10-148 (RESUB)
TENTATIVE PARCEL MAP
FONTANA RANCHES
AGENDA 11/2/11
REF: SP 09-114 & 09-121Ms. Sandra Cloyd
City of Visalia
Public Works Department Engineering Services
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Cloyd:

Thank you for the opportunity to review Site Plan #10-148 which proposes a Tentative Parcel Map on 2.75 acres. The parcel map has been revised to 3 parcels and no common lots (previously 8 parcels with 3 common lots) and shows 8 building pads with 137 new parking spaces. The site is located on the southeast corner of Noble Avenue and Akers Road, in the southeast quadrant (SEQ) of the State Route (SR) 198/Akers interchange, in the city of Visalia.

The previous Caltrans comments dated 11/18/09 and 12/17/10 (copy enclosed) continue to be valid.

Please send a response to our comments prior to staff's recommendations to the Planning Commission and/or the City Council or Board of Supervisors. Also please provide a copy of the resolution approving the project. If you have any questions, please call me at (559) 488-7396.

Sincerely,

A handwritten signature in black ink, appearing to read "David Deel".

DAVID DEEL
Associate Transportation Planner
District 6

Enclosure

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

December 17, 2010

2135-IGR/CEQA
6-TUL-198-6.76 +/-
SP 10-148
TENTATIVE PARCEL MAP
REF: SPR 09-114 & 09-121
FONTANA RANCHES
AGENDA 12/8/10

Ms. Sandra Cloyd
City of Visalia
Public Works Department Engineering Services
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Cloyd:

Thank you for the opportunity to review Site Plan #10-148 proposing a Tentative Parcel Map to create 8 parcels with 3 common lots on 2.75 acres. The site is located on the southeast corner of Noble Avenue and Akers Road, in the southeast quadrant (SEQ) of the State Route (SR) 198/Akers interchange, in the city of Visalia.

Under previously reviewed SP 09-121, the tentative parcels map proposed to create a parcel for each of the 8 buildings and 3 common parcels for the 140 parking spaces being proposed under SP 09-114. Caltrans has the following comments:

The previous Caltrans comments dated 11/18/09 (copy enclosed) continue to be valid.

Please send a response to our comments prior to staff's recommendations to the Planning Commission and/or the City Council or Board of Supervisors. Also please provide a copy of the resolution approving the project. If you have any questions, please call me at (559) 488-7396.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Deel".

DAVID DEEL
Associate Transportation Planner
District 6

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY (559) 488-4066



*Flex your power!
Be energy efficient!*

November 18, 2009

2135-IGR/CEQA
6-TUL-198-6.76 +/-
SPR 09-114 & 09-121
FONTANA RANCHES
AGENDA 10/14/09 & 10/28/09

Ms. Sandra Cloyd
City of Visalia
Public Works Department Engineering Services
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Cloyd:

Thank you for the opportunity to review site plans review 09-114 & 09-121 proposing a new office complex and tentative parcel map. The site plan shows 3 buildings with a total of 17,048 square feet and 5 future buildings with no square footage. The tentative parcels map proposes to create a parcel for each of the 8 buildings and 3 common parcels for the 140 parking spaces. The site is located on the southeast corner of Noble Avenue and Akers Road, in the southeast quadrant (SEQ) of the State Route (SR) 198/Akers interchange, in the city of Visalia. Caltrans has the following comments:

Based on the proposed development and its proximity to SR 198 and the Sierra Village development (SPR 09-096) located in the southwest quadrant of the State Route (SR) 198/Akers interchange, it is estimated that the proposed development may have a significant impact to SR 198, specifically the off ramps for Akers Road, which are currently operating at near capacity. It is estimated that the proposed project will generate about 42 AM peak hour and 43 PM peak hour trips according to the Trip Generation Manual 8th edition.

Therefore, it is recommended that a Traffic Impact Study (TIS) be prepared to assess the project related impacts to the State Highway System and appropriate mitigation measures. The TIS should calculate a fair share cost estimate for interchange improvements where mitigation is necessary. Please have the preparer of the traffic study reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans Guide, while advisory, contains Best Practices and gives insight into Caltrans' expectations when reviewing a traffic study.

Please be advised that any future development in the vicinity of a State Route, whether the entitlement is deemed by the lead agency to be discretionary or ministerial should be sent to

Sandra Cloyd
November 18, 2009
Page 2 of 2

RECEIVED

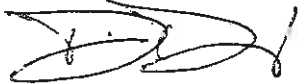
DEC 14 2011

COMM. DEVELOP.
CITY OF VISALIA

Caltrans for review. Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council/Board of Supervisors. If you have any questions, please call me at (559) 488-7396.

Sincerely,

PAUL-ALBERT MARQUEZ
Transportation Planning North Branch Chief



David Deel
Transportation Planner
District 6

C: Mr. Ted Smalley, Executive Director, Tulare County Association of Governments

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Doug Damko 713-4268
 Ken McSheehy 713-4447
 Adrian Rubalcaba 713-4164
 Jason Huckleberry 713-4259

ITEM NO: 2 DATE: November 2, 2011

SITE PLAN NO.: 10-148R
PROJECT: TENTATIVE PARCEL MAP TO CREATE 8
PARCELS WITH 3 COMMON LOTS ON 2.75
ACRES (PA ZONED) (REFER 09-121)
APPLICANT: FONTANA RANCHES, WANG, TENN (Prop
Owners)
LOCATION: SEC AKERS & NOBLE
APN: 087-470-005, 006, 007

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (Indicated by checked boxes)

- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan **For any work within City RW**
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: Al Dias (planning) 488-7306 **For any work within State RW**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is

required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact David Pendergraft, City Arborist, 713-4295
- 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.
- Relocate existing utility poles and/or facilities
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests each at
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073)
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- Dust control is required on site during construction and for all material excavated, graded, and/or transported
- Based on estimated land disturbance area, a State Storm Water General Permit is required.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Show all existing utility easements, joint parking agreements, and access easements on site plan.***
- 2. Provide all joint parking agreements, utility easement, and access easement documents that were either recorded by map, via separate instrument or as a result of litigation on the project for review.***
- 3. Resubmittal should be a new Site Plan Application and file. This project is no longer a tentative parcel map and should be reflected as a site improvement plan when resubmitted.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 10-148R

Date: 11/2/11

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date: 8-19-11)

(Project type for fee rates:)


Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

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



Jason Huckleberry

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

10-

ITEM NO: 10-148
SITE PLAN NO. 10-148 RESUBMITTAL
PROJECT: TENTATIVE PARCEL MAP
APPLICANT TITLE: TENTATIVE PARCEL MAP TO CREATE 3 PARCELS ON 2.75 ACRES (PA ZONED) (REFER 09-121)
LOCATION TITLE: FONTANA RANCHES, WANG, TENN (PROP. OWNERS)
APN TITLE: SEC AKERS & NOBLE
087-470-005, 006, 007

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drains or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Comments

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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MEETING DATE 11/23/2011
 SITE PLAN NO. 11-145
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
 - Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



MEETING DATE Nov. 23, 2011
SITE PLAN NO. 11-145
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 - HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

Building Site Plan Review Comments

ITEM NO: 8
SITE PLAN NO:
PROJECT:
APPLICANT TITLE:
LOCATION TITLE:
APN TITLE:

DATE: NOVEMBER 23, 2011
11-145
NOBLE & AKERS BUSINESS PARK
PROPOSED BUSINESS PARK ON 3
PARCELS 2.75 AC (PA ZONED)
CPE, DAVID & JACKIE TENN, FONTANA
RANCHES, J&M WANG (PROP)
087-470-005, 006, 007

NOTE:

These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Submit 3 sets of engineered plans and 2 sets of calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- Meet city and state requirements for accessibility for persons with disabilities.
- Submit 3 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- Obtain required permits from San Joaquin Valley Air Pollution Board.
- Location of cashier must provide clear view of gas pump island
- Calculations of free-standing carport.
- Treatment connection charge to be assessed based on use. Credits _____
- Must comply with state energy requirements.
- Plans must be approved by the Tulare County Health Department.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- Project is located in flood zone _____* A building permit will be required
- All accessible units required to be adaptable for the physically handicapped.
- Acceptable as submitted Arrange for an on-site inspection.
- Hazardous materials report. A demolition permit & deposit is required.
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address policy.

G. FERRERO
Signature

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 8 DATE: November 23, 2011

SITE PLAN NO.: 11-145

NOBLE & AKERS BUSINESS PARK

PROPOSED BUSINESS PARK ON 3 PARCELS 2.75 AC (PA
ZONED)

CPE, TEN, FONTANA RANCHES, J&M WANG (PROPERTY
OWNER)

LOCATION:

APN: 087-470-005,006,007

NOTES

Please be advised that an existing bus stop needs to be re-established at the following location:

- ◆ On the South side of Noble Ave, between 525' and 600' east of Akers St.

This bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990 and will require that the shelter, if removed, to be re-install with adequate pad to accommodate the shelter. See City of Visalia bus stop standards for information.

For more information, please contact the Transit Division at 713-4100.


Monty A. Cox

Transit Manager

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Senior Fire Inspector
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 8
SITE PLAN NO:
PROJECT:
APPLICANT TITLE:
LOCATION TITLE:
APN TITLE:

DATE: NOVEMBER 23, 2011
11-145
NOBLE & AKERS BUSINESS PARK
PROPOSED BUSINESS PARK ON 3
PARCELS 2.75 AC (PA ZONED)
CPE, DAVID & JACKIE TENN, FONTANA
RANCHES, J&M WANG (PROP)
087-470-005, 006, 007

The following comments are applicable when checked:

- Refer to previous comments dated
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- X A fire lane is required for this project. The location will be given to you during the site plan meeting.
- X A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office.
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- X Special comments: Hydrant spacing per VMC 16, Sprinklers on required buildings (Appropriate size and occupancy TBD)


Kurtis Brown, Senior Fire Inspector

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

ITEM NO: 8
SITE PLAN NO:
PROJECT:
APPLICANT TITLE:
LOCATION TITLE:

DATE: NOVEMBER 23, 2011
11-145
NOBLE & AKERS BUSINESS PARK
PROPOSED BUSINESS PARK ON 3
PARCELS 2.75 AC (PA ZONED)
CPE, DAVID & JACKIE TENN, FONTANA
RANCHES, J&M WANG (PROP

COMMERCIAL BIN SERVICE

APN TITLE:

087-470-005, 006, 007

No comments.

Same comments as as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.

ALL refuse enclosures must be R-3 or R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's n have a clearance of 3 feet from any wall both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

ITEM NO: 8
SITE PLAN NO: 11-145
PROJECT: NOBLE & AKERS BUSINESS PARK
APPLICANT TITLE: PROPOSED BUSINESS PARK ON 3 PARCELS 2.75 AC (PA ZONED)
LOCATION TITLE: CPE, DAVID & JACKIE TENN, FONTANA RANCHES, J&M WANG (PROP)
APN TITLE: 087-470-005, 006, 007
DATE: NOVEMBER 23, 2011

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

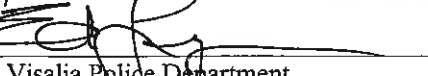
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

Other Concerns: PROVIDE SECURITY DURING CONSTRUCTION



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

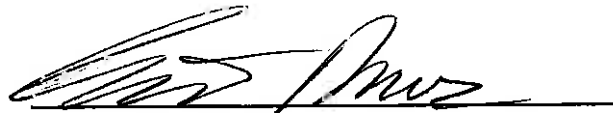
<input checked="" type="checkbox"/> Eric Bons	713-4350
<input type="checkbox"/>	
<input type="checkbox"/>	

ITEM NO: <u>008</u>	DATE: <u>NOVEMBER 23, 2011</u>
SITE PLAN NO.: PROJECT:	11-145 NOBLE & AKERS BUSINESS PARK PROPOSED BUSINESS PARK ON 3 PARCELS 2.75 AC (PA ZONED)
APPLICANT:	CPE, TENN, FONTANA RANCHES, J&M WANG (PROP OWNERS)
LOCATION: APN:	SE CORNER OF AKERS AND NOBLE 087-470-005, 006, 007

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) on Marbelite Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at **2 (at each exit location)** Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:


Eric Bons

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Doug Damko 713-4268
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4164
- Jason Huckleberry 713-4259

ITEM NO: 2 DATE: November 23, 2011

SITE PLAN NO.: 11-145
 PROJECT: NOBLE & AKERS BUSINESS PARK
 PROPOSED BUSINESS PARK ON 3 PARCELS
 2.75 ACRES (PA ZONED)
 APPLICANT: CPE, TENN, FONTANA RANCHES, J&M WANG
 (PROP OWNERS)
 LOCATION: SEC AKERS & NOBLE
 APN: 087-470-005, 006, 007

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan. **For any work within City RW**
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: Al Dias (planning) 488-7306 **For any work within State RW**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is

required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295.
- 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.
- Relocate existing utility poles and/or facilities *if necessary*.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide R value tests each at
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- Dust control is required on site during construction and for all material excavated, graded, and/or transported.
- Based on estimated land disturbance area, a State Storm Water General Permit is required.

- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Show all existing utility easements, joint parking agreements, and access easements on improvement plans.**
- 2. Provide all joint parking agreements, utility easement, and access easement documents that were either recorded by map, via separate instrument or as a result of litigation on the project for review.**
- 3. The two parking spaces at the NW corner of the site (Parcel 1) should be eliminated in order to provide circulation around the parking spaces.**
- 4. Coordinate with the Planning Division for additional landscape diamonds as necessary. Where possible, new landscape islands should match up to existing islands.**
- 5. Provide a solid waste enclosure shared agreement in favor of Parcel 1 for the use of the trash enclosure on Parcels 2 & 3.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 11-145
Date: 11/23/11

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date: 8-19-11)
(Project type for fee rates:)

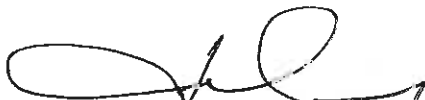
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

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



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

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

Date: November 30, 2011

SITE PLAN NO: 11-145
PROJECT: NOBLE & AKERS BUSINESS PARK
PROPOSED BUSINESS PARK ON 3 PARCELS 2.75 AC (PA ZONED)
APPLICANT TITLE: CPE, TENN, FONTANA RANCHES, J&M WANG (PROP OWNERS)
LOCATION TITLE:
APN TITLE: 087-470-005, 006, 007

General Plan: PAO (Professional / Admin. Office)
Existing Zoning: PA (Professional / Admin. Office)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

PROJECT SPECIFIC INFORMATION

1. Match approved variance setbacks for Variance No. 2007-17.
2. Provide a pass-through at the north end of the western most parking area between Pads 1 and 4.
3. The property owners are responsible for the allocation of parking for this development; staff will require a cumulative parking analysis with each building permit. Staff will not be responsible for regulating the allocation of parking.
4. Parking Lot Landscape islands shall be planted as a part of the infrastructure improvements.
5. Meet requirements of Parcel Map No. 2005-12.
6. The property owners are responsible for meeting the requirements of this business park and the installation of infrastructure improvements, the City will apply requirements per the total business park and individual lots as needed.

CITY GENERAL PLAN CONSISTENCY

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

Design District: "F" [17.30.210] Maximum Building Height: 50 Feet

Minimum Setbacks: Variance No. 2007-17 and applicable Design District "F" standards

Parking: per requirements per use

1. Provide spaces based on the use, the 1/200 ratio is for medical office.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

10. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.

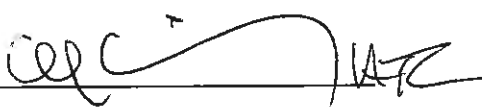
Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance.
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs.
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package.
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature 

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 8 **DATE:** NOVEMBER 23, 2011
SITE PLAN NO: 11-145
PROJECT: NOBLE & AKERS BUSINESS PARK
APPLICANT TITLE: PROPOSED BUSINESS PARK ON 3
PARCELS 2.75 AC (PA ZONED)
LOCATION TITLE: CPE, DAVID & JACKIE TENN, FONTANA
RANCHES, J&M WANG (PROP)
APN TITLE: 087-470-005, 006, 007

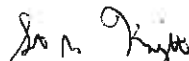
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¼ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

11-23-11

DATE

DEPARTMENT OF TRANSPORTATION

DISTRICT 6

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7396

FAX (559) 488-4088

TTY (559) 488-4066

*Flex your power!
Be energy efficient!*

December 8, 2011

RECEIVED

DEC 14 2011

CITY DEVELOP.
CITY OF VISALIA2135-IGR/CEQA
6-TUL-198-6.76 +/-
SP 11-145
BUSINESS PARK
FONTANA RANCHES
AGENDA 11/23/11
REF: SP 10-148, 09-114 & 09-121

Ms. Sandra Cloyd
City of Visalia
Public Works Department Engineering Services
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Cloyd:

Thank you for the opportunity to review Site Plan 11-145 which proposes a Business Park with 8 building pads and 205 parking spaces on 2.75 acres. The site is located on the southeast corner of Noble Avenue and Akers Road, in the southeast quadrant of the State Route (SR) 198/Akers interchange, in the city of Visalia.

This development has been reviewed several times per the referenced site plans above. Based on the proposed development and its proximity to SR 198 and the Sierra Village development (SPR 09-096) located in the southwest quadrant of the State Route (SR) 198/Akers interchange, it is estimated that the proposed development may have a significant impact to SR 198, specifically the off ramps for Akers Road, which are currently operating at near capacity.

Therefore, it is *recommended that a Traffic Impact Study (TIS) be prepared* to assess the project related impacts to the State Highway System and appropriate mitigation measures. The TIS should calculate a fair share cost estimate for interchange improvements where mitigation is necessary. Please have the preparer of the traffic study reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans Guide, while advisory, contains Best Practices and gives insight into Caltrans' expectations when reviewing a traffic study.

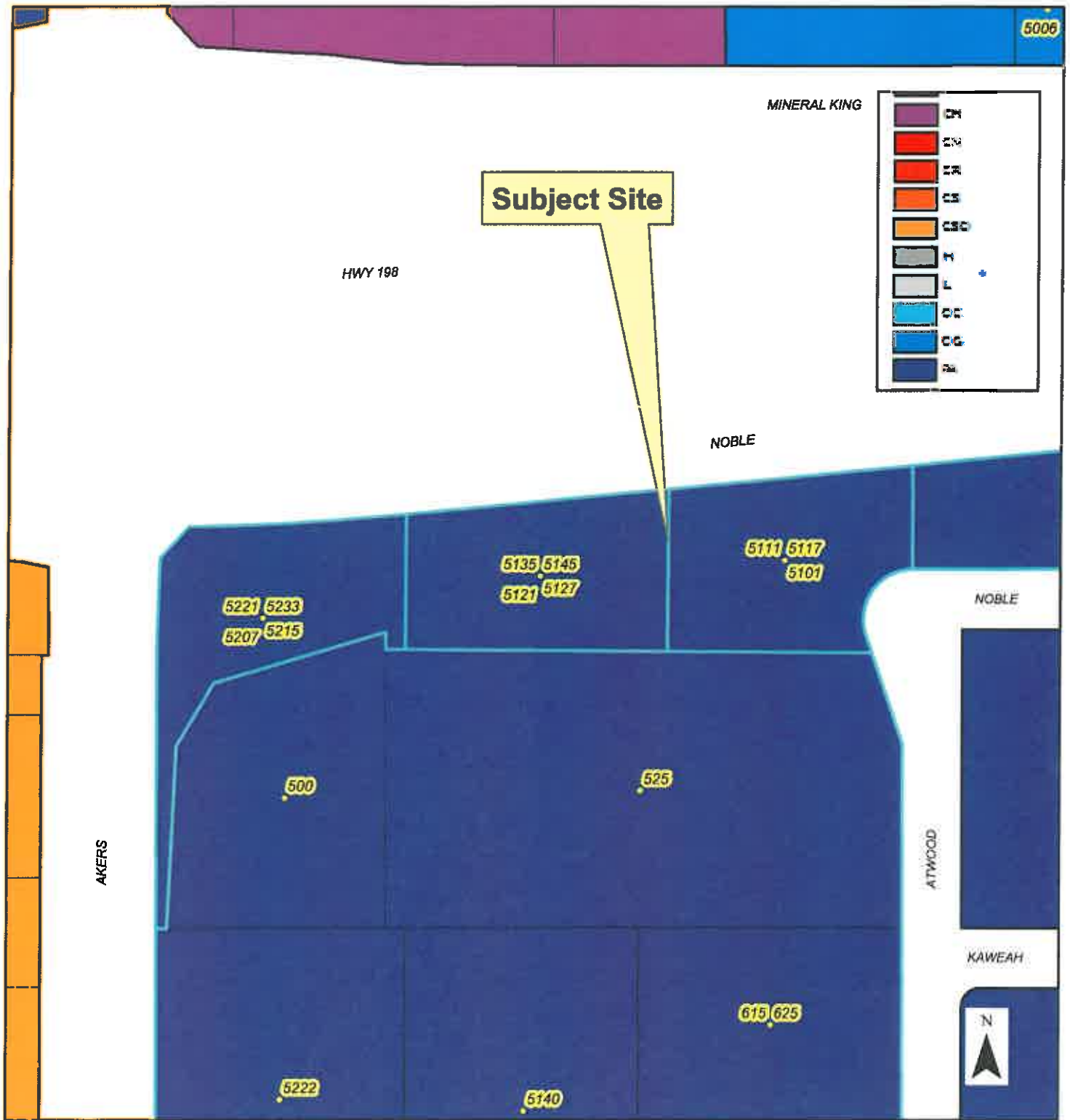
If you have any questions, please call me at (559) 488-7396.

Sincerely,

A handwritten signature in black ink, appearing to read "DAVID DEEL".

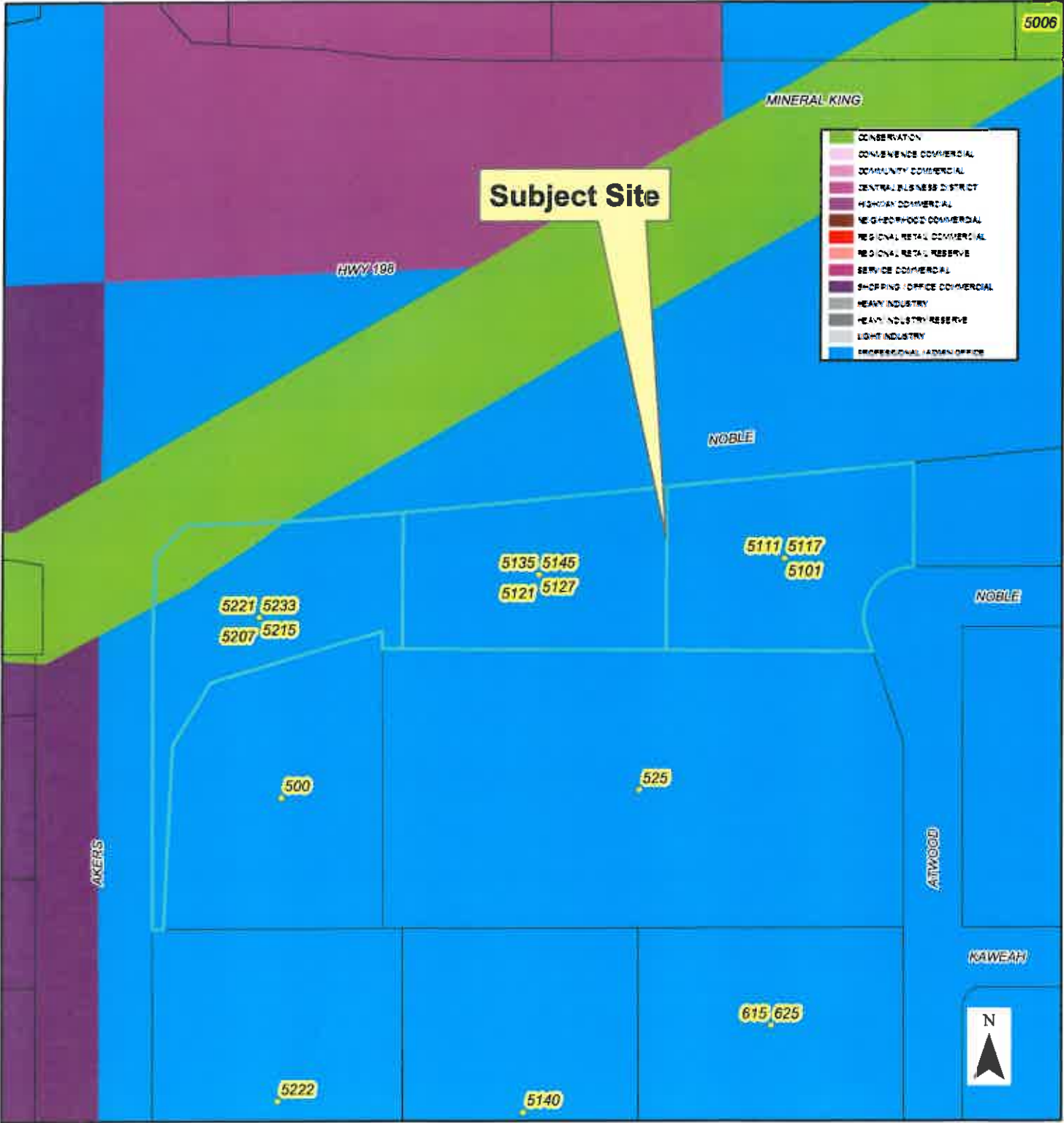
DAVID DEEL
Associate Transportation Planner
District 6

City of Visalia



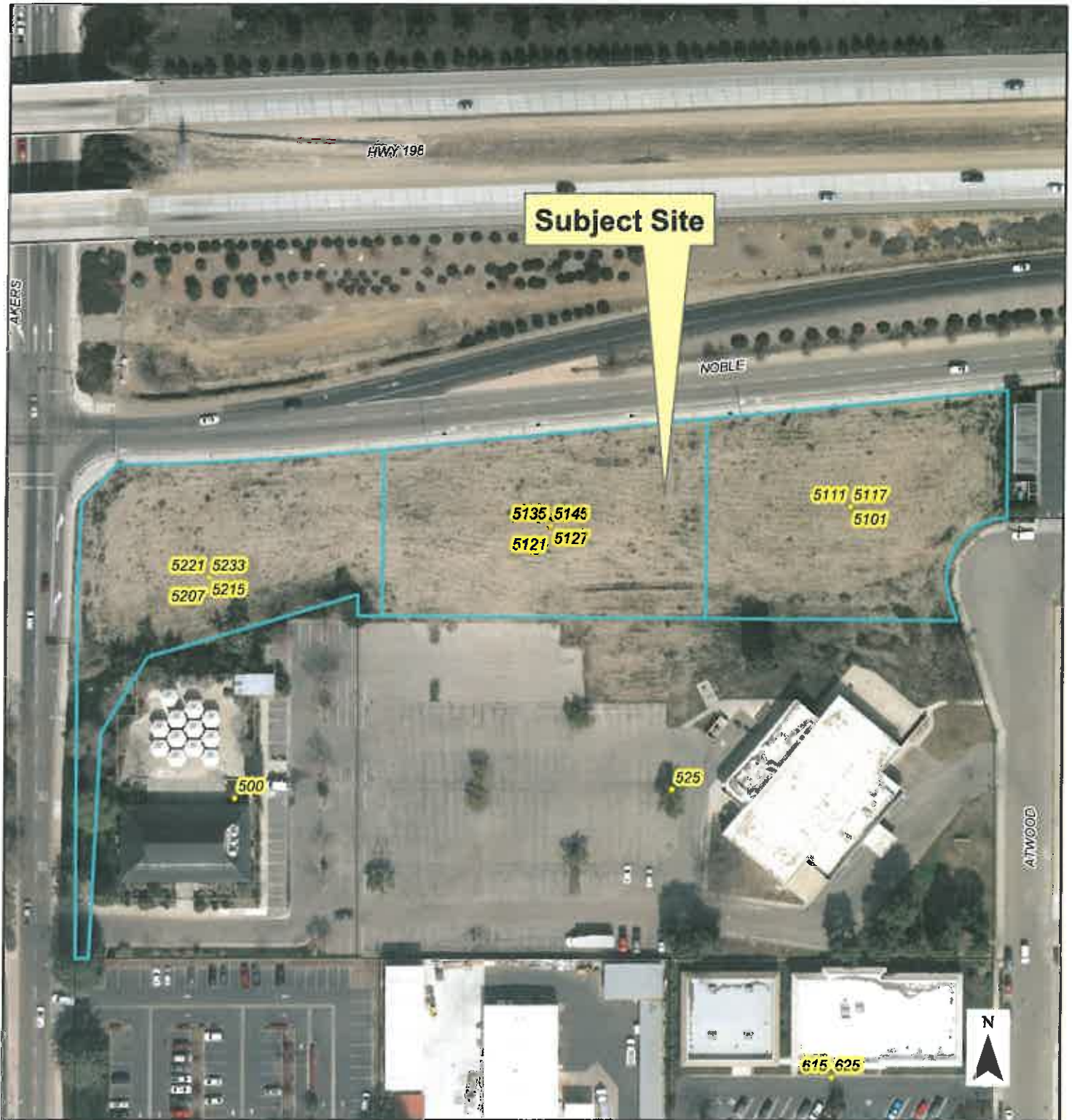
Zoning Designations

City of Visalia



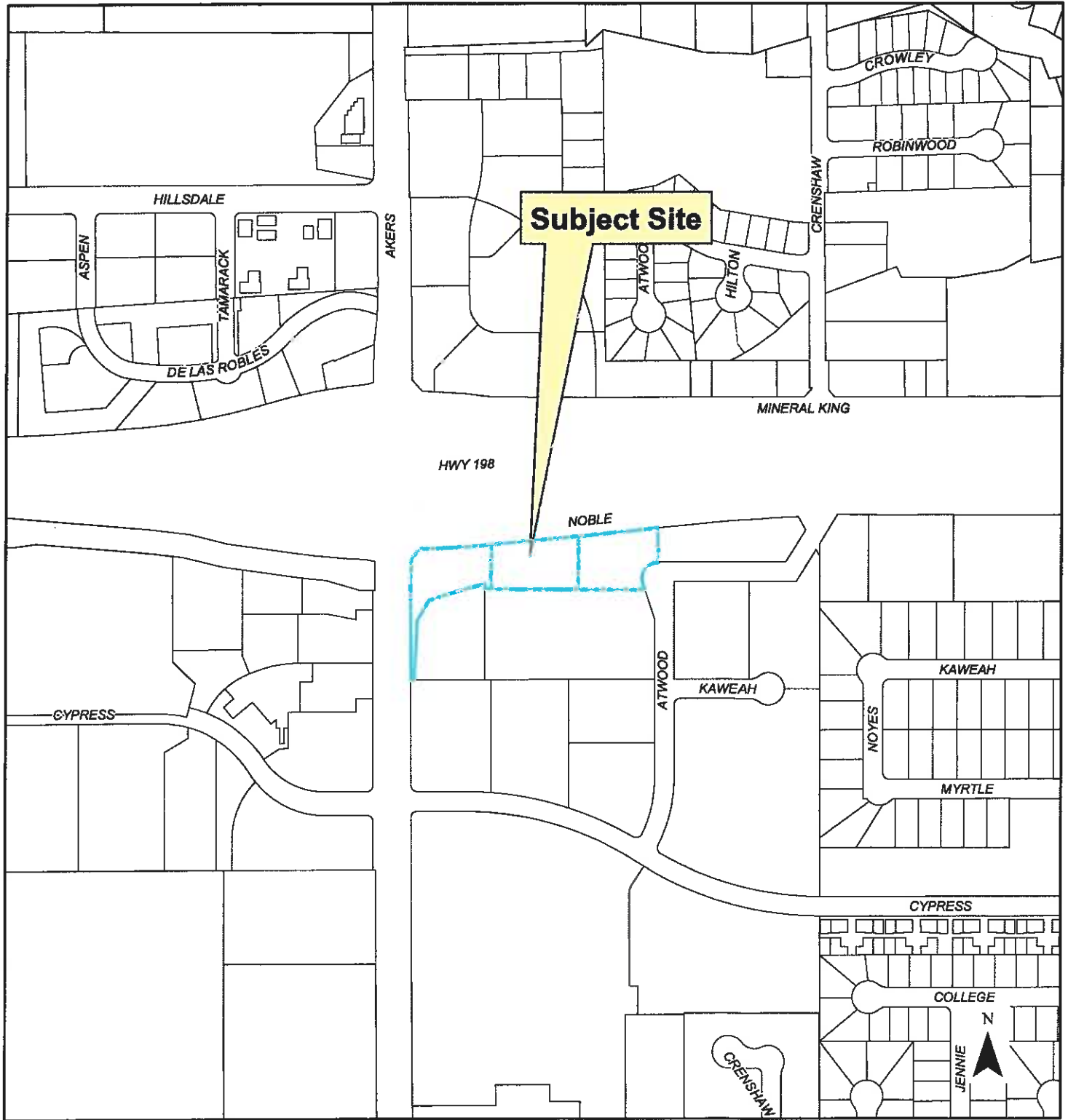
Land Use Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 14, 2013

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636

SUBJECT: Conditional Use Permit No. 2013-01: A request by Visalia Number One, L.P. (PDC Corporation, agent) to install a new 75-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Regional Retail Commercial (C-R) zone. The site is located at the northeast corner of Mooney Blvd. and Orchard Ave. approximately 450 feet east of Mooney Blvd. (APN: 122-300-050)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-01, as conditioned, based on the findings and conditions in Resolution No. 2013-04. Staff's recommendation is based on the conclusion that the project is consistent with the Land Use Element of the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-01, as conditioned and modified, based on the findings and conditions in Resolution No. 2013-04.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-01 is a request to construct a 75-foot tall telecommunications tower and associated ground equipment as depicted in Exhibits "A" and "B". The telecommunication tower will consist of a monopole with 12 unconcealed panel antennas mounted on a three-sided sector (see Exhibits "C" and "D"). At the base of the telecommunications facility will be an outdoor equipment shelter located within a 600 square foot ground lease area.

The location of the telecommunications facility is within a developed commercial site surrounded by retail buildings immediately to the south and west and parking immediately to the north and east. The facility will be located behind the northeast corner of an "L"-shaped retail building on land that is paved and contains an existing transformer and other electrical equipment.



The lease area of the facility will be visually screened by a six-foot high chain link fence enclosure with vinyl slats, and will be protected by barbed wire adorning the fence. In addition to the vinyl slats, the facility is visually obscured from surrounding public streets by existing commercial buildings on all sides. The telecommunication tower is proposed to be located approximately 500 feet east of Mooney Boulevard and approximately 600 feet southwest of the closest residential neighborhood.

The applicant has provided their justification for placing the telecommunication tower at this particular location (see Exhibit "E"), including a propagation map to illustrate the need for the telecommunication facility at this location (see Exhibit "F"). The applicant, as stated in their justification, indicates that an additional tower in this vicinity is necessary to handle the additional RF capacity demand in the area and that the impact cannot be remedied by co-locating the antenna panels on existing nearby towers.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Retail Commercial
Zoning:	C-R (Regional Retail Commercial)
Surrounding Zoning and Land Use:	North: C-R / Town & Country shopping center South: C-R & Orchard Avenue / South Side Plaza shopping center East: C-R / Medical office buildings West: C-R & Mooney Boulevard / South Side Plaza shopping center
Environmental Review:	Categorical Exemption No. 2013-001
Special Districts:	Design District "A"
Site Plan Review:	Site Plan Review No. 2012-217

RELATED PLANS & POLICIES

See attachment.

RELATED PROJECTS

There are no related projects for this item. Other telecommunications / cellular towers that have been approved in the vicinity of the site are discussed in the Project Evaluation section "Other Telecommunications Tower Locations".

PROJECT EVALUATION

Staff supports the Conditional Use Permit based on project consistency with the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the 75-foot telecommunications tower be approved as proposed by the applicant. Staff's recommendation is based on the conclusion that the 75-foot maximum height allowed under the City's development standards (see discussion below) and the use of a traditional tower as opposed to a stealth tower provides the greatest amount of adaptability for future co-location opportunities for a tower in a commercial location. This would address the City's goal of installing cell tower facilities that allow for co-location rather than installing towers that do not provide this benefit. A stealth tower design such as a "faux" pine tree or a slim-line

pole would not be ideal for this proposal since such designs typically make co-location more difficult due to equipment modifications to hide the antennas. Attempting to disguise the 75-foot tower, which is considerably higher than any surrounding buildings or structures, may also have a reverse effect of drawing more attention toward an out-of-place feature like a pine tree.

In addition, the applicants have provided justification to the City for the necessity of a new tower as opposed to co-locating the antenna panels on an existing tower. According to the applicants, adding a new tower in a high commercial / business area is critical since co-locating the antenna panels at other existing towers would not be able to address impacts to RF (radio frequency) capacity experienced at the location due to the large amount of cellular telephone traffic.

Staff is recommending a condition of approval that the proposed tower be constructed in a manner that can accommodate co-location of additional antenna panels.

Land Use Compatibility

The Zoning Matrix of Allowed uses, found in Section 17.18.050 of the Zoning Ordinance, does not include “telecommunications towers” as a line item in the matrix. The City Planner has determined that in accordance with this section of the Zoning Ordinance, a telecommunications tower and ancillary equipment would be considered as an “other use similar in nature and intensity” to existing communication equipment buildings and structures in the Regional Retail Commercial (C-R) Zone, subject to the granting of a Conditional Use Permit.

The Planning Commission previously approved Conditional Use Permit No. 2002-01 to allow a 70-foot telecommunications tower in the C-R Zone at the southwest corner of Caldwell Avenue and Fairway Street, based on the City Planner’s determination that the use was similar in nature and intensity subject to the granting of a CUP.

Development Standards

The project site is within Design District “A”, which imposes a maximum building height of fifty (50) feet. Telecommunications or cellular towers are given an exception to the height limit in accordance with Section 17.32.020 of the Zoning Ordinance. This provision states that the height for transmission towers and similar structures may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. Thus, the proposed tower height of 75 feet is the maximum height allowed for this design district without approval of a Variance.

Visual Impact

Staff endorses the proposed telecommunications tower as proposed, which extends to the maximum-allowed height allowed in the design district and does not contain a stealth design. The characteristics of the tower would not constitute a substantial visual impact to the surrounding area which is largely commercial and centered around Mooney Boulevard. More substantial visual impacts would be endured if such a tower was located in an area with less business activity and closer proximity to residential or institutional uses.

The proposed tower would be located approximately 450 feet from Mooney Boulevard, measured from the tower to the closest point of the street right-of-way. This distance provides enough depth so that the tower is not in plain view sight to vehicles travelling up and down Mooney Boulevard, nor would the tower be uncharacteristically tall from a far distance. The tower would be located approximately 250 feet from Orchard Avenue and 300 feet from Fairway Street.

The closest residential neighborhoods from the proposed tower are located 600 feet to the northeast (at Dorothea Street) and 800 feet to the east (at Hall Street). Existing commercial

and office buildings between the tower and the residences will partially obscure visibility of the entire tower from these residential properties.

Other Telecommunications Tower Locations

There are other telecommunication towers within the vicinity of the site that have been approved by the Planning Commission or are existing. These towers include:

- A 70-foot slim-line cell tower was approved by the Planning Commission in 2002 for a vacant lot located near the southwest corner of Caldwell and Fairway.
- A 65-foot stealth cell tower camouflaged as a bell tower was approved by the Planning Commission at the Visalia First Church of the Nazarene located on the southwest corner of Caldwell Avenue and Dans Lane.
- A height extension to a non-conforming cell tower for a total tower of 88 feet was approved by the Planning Commission in 2001 for a site behind Howie & Sons Pizza located at 2430 S. Mooney Boulevard.
- A cell tower was erected at an unknown date on County jurisdiction north of Mooney Grove Park. The exact location is approximately ¼ mile east of S. Mooney Boulevard just north of Avenue 272.
- A structure containing several telecommunication and radio antennas was erected at an unknown date at the northwest corner of Walnut Avenue and Woodland Street, approximately ¼ mile west of Mooney Boulevard.

City Ordinances Regulating Communications Facilities

Cellular towers are not called out in the City's Zoning Matrix of Allowed Uses as a specific use, and no development standards exist for cellular towers other than applying the height limit for the applicable zone / district plus a 25-foot extension.

Due to recent activity regarding proposed telecommunication towers, the City Council has authorized staff to proceed with writing a "Telecommunication" Ordinance. The issue of a Telecommunication Ordinance was presented to the City Council and Planning Commission during the February 22, 2011 Joint Worksession. During this meeting, staff provided both the Council and Commission an overview of items that a zoning ordinance could address. The City Council authorized staff to proceed with drafting a telecommunication ordinance that addresses preferred zoning locations, design standards, co-location considerations and submittal requirements for new towers.

Staff is in the process of conducting background research in order to formulate a telecommunication ordinance that addresses the City's concerns and issues regarding location and entitlement review for these facilities. Although a telecommunication ordinance has not been officially adopted, staff's recommendation to support a 75-foot tall telecommunication tower within an existing shopping center is consistent with the direction the City Council authorized with regards to future telecommunication towers.

Environmental Review

The requested action is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-01).

Staff determined this project meets the criteria identified in this Categorical Exemption because the project is a request to install a telecommunications tower and create a 600 square foot lease area on property that already has existing structures of similar height located within the

immediate vicinity of the proposed tower. In addition, this exemption allows projects determined to meet this classification consisting of construction of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior the structure.

RECOMMENDED FINDINGS

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-01).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2012-217.
2. That the telecommunication tower be developed at a height not to exceed 75-feet.
3. That the telecommunication tower be developed in substantial compliance with the site plans depicted in Exhibits "A" and "B" and the layouts and elevations depicted in Exhibits "C" and "D".
4. That the telecommunications tower be constructed in a manner that can accommodate co-location of additional antenna panels. Any addition to height and/or a significant change in the appearance of the tower through the addition of antenna panels shall require an amendment to the Conditional Use Permit.
5. That the tower / equipment, including fence enclosures, be removed within 180 days of non-operation of the tower.
6. That signage shall be prohibited from being located on the telecommunication tower.
7. That all other federal and state laws and city codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-01, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Enlarged Site Plan
- Exhibit "C" – Antenna Information & Layouts
- Exhibit "D" – Elevations
- Exhibit "E" – Email Discussion Providing Justification for Additional Tower
- Exhibit "F" – Propagation Map
- Site Plan Review No. 2012-217 comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may

grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

Section 17.30.160 Development standards--Design district A.

The following development standards shall apply to property located in district A. See Chapter 17.24 for additional BRP zone design standards:

- A. Building height: fifty (50) feet.
- B. Required yards:
 - 1. Front: thirty-five (35) feet minimum;
 - 2. Side: zero;
 - 3. Street side on corner lot: twenty-five (25) feet minimum;
 - 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 5. Rear: zero;
 - 6. Rear yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum.
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: five acre minimum.
- E. Landscaping:
 - 1. Front: thirty-five (35) feet minimum;
 - 2. Street side on corner lot: twenty-five (25) feet;
 - 3. Side: five feet (except where a building is on sided property lines);
 - 4. Rear: five feet minimum. (Prior code § 7466)

17.32.020 Height limits.

- A. Measurement. The height of a structure shall be measured vertically from the average elevation of the ground level along the front property line to the highest point of the structure.
- B. Exceptions. Towers, spires, cupolas, chimneys, penthouses, water tanks, flagpoles, monuments, scenery lofts, radio and television aerials, transmission towers, fire towers and similar structures and necessary mechanical appurtenances covering not more than ten percent of the ground area covered by the structure may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed in the zone regulations. Nothing in this title pertaining to fence and wall heights shall be construed so as to apply to a fence or wall required by any law, regulation or safety standard of the state of California or agency thereof. (Prior code § 7478)

Proposed Zoning Designation N/A

Proposed Land Use Designation N/A

Site area (acres, or square feet if less than one acre) 600 square feet

Existing streets directly adjacent to the site S. Mooney Blvd. & W. Orchard Ave.

Existing use(s) Regional Retail Commercial

Existing improvements/structures Commercial Retail Building

PROPERTY OWNER(S):

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) Visalia Number One, L.P. Name (print) _____

13630 Sunset Blvd. Pacific

Mailing Address Palisades. CA 90272 Mailing Address _____

Phone 562-948-4372 Phone _____

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

See Agency Authorization attached

Date

Property Owner Signature

Date

Property Owner Signature

PROJECT MAIN CONTACT/REPRESENTATIVE:

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) Kara Ennis

Firm/Company PDC Corporation

Mailing Address 3185-C Airway Ave. Costa Mesa, CA 92626

Phone 951-398-8192 Fax _____ E-Mail kara@pdccorp.net

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

11-20-12
Date

[Signature]
Project Main Contact/Representative Signature

OTHER INVOLVED PARTIES:

Fill in all that apply.
Is the property currently in escrow? If so, to whom? No
(Write "none" if property is not in escrow.)

Developer/Builder _____

Mailing Address _____

Phone _____ Fax _____

Contractor _____

Engineer _____

Architect _____

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESOLUTION NO. 2013-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-01, A REQUEST BY VISALIA NUMBER ONE, L.P. (PDC CORPORATION, AGENT) TO INSTALL A NEW 75-FOOT TELECOMMUNICATIONS TOWER WITH 12 ANTENNAS AND AN OUTDOOR EQUIPMENT SHELTER AT THE BASE OF THE TOWER, LOCATED IN THE REGIONAL RETAIL COMMERCIAL (C-R) ZONE. THE SITE IS LOCATED AT THE NORTHEAST CORNER OF MOONEY BLVD. AND ORCHARD AVE. APPROXIMATELY 450 FEET EAST OF MOONEY BLVD. (APN: 122-300-050)

WHEREAS, Conditional Use Permit No. 2013-01 is a request by Visalia Number One, L.P. (PDC Corporation, agent) to install a new 75-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Regional Retail Commercial (C-R) zone. The site is located at the northeast corner of Mooney Blvd. and Orchard Ave. approximately 450 feet east of Mooney Blvd. (APN: 122-300-050); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15303.

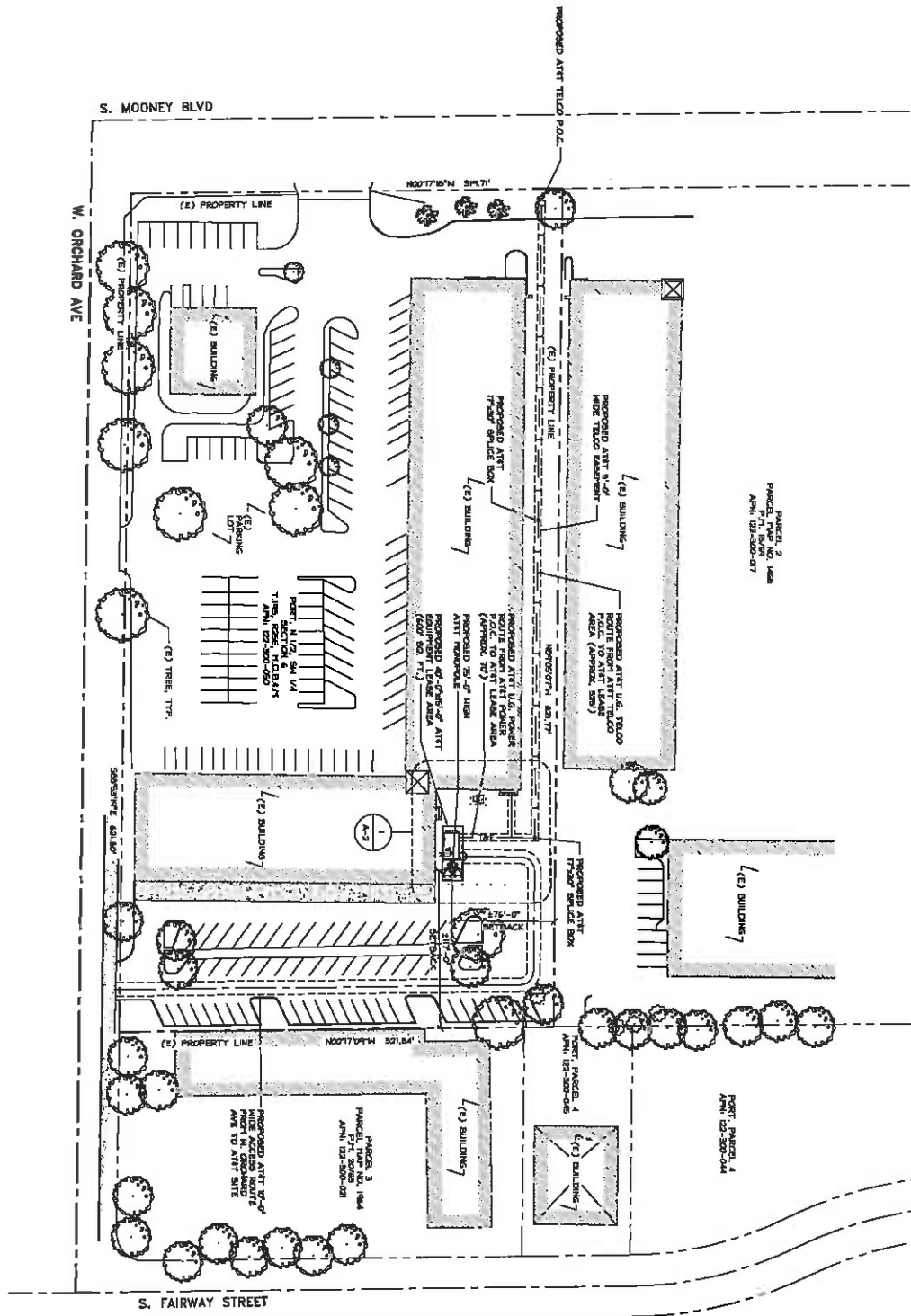
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-01).

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

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2012-217.
2. That the telecommunication tower be developed at a height not to exceed 75-feet.
3. That the telecommunication tower be developed in substantial compliance with the site plans depicted in Exhibits "A" and "B" and the layouts and elevations depicted in Exhibits "C" and "D".
4. That the telecommunications tower be constructed in a manner that can accommodate co-location of additional antenna panels. Any addition to height and/or a significant change in the appearance of the tower through the addition of antenna panels shall require an amendment to the Conditional Use Permit.
5. That the tower / equipment, including fence enclosures, be removed within 180 days of non-operation of the tower.
6. That signage shall be prohibited from being located on the telecommunication tower.
7. That all other federal and state laws and city codes and ordinances be complied with.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-01, prior to the issuance of any building permit for this project.

SITE PLAN



24" X 36" SCALE: 1" = 40'-0"
 UNIT SCALE: 1" = 80'-0"



SHEET NUMBER
A-1

SHEET TITLE
 SITE PLAN

CV2080-A / FA:11587047
 SEQUOIA MALL
 3350 S. MOONEY BLVD
 VISALIA, CA 93277
 AT&T LTE OUTDOOR

NOT TO BE USED FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION
0	1/18/20	A	ISSUED FOR PERMITS
1	1/20/20	B	REVISED PERMITS
2	1/20/20	A	REVISED PERMITS
3	1/20/20	A	REVISED PERMITS

PROJECT NO.
 2070 BLVD
 IRVINE

ZALZALL & ASSOCIATES
 2070 BLVD
 IRVINE, CA 92614

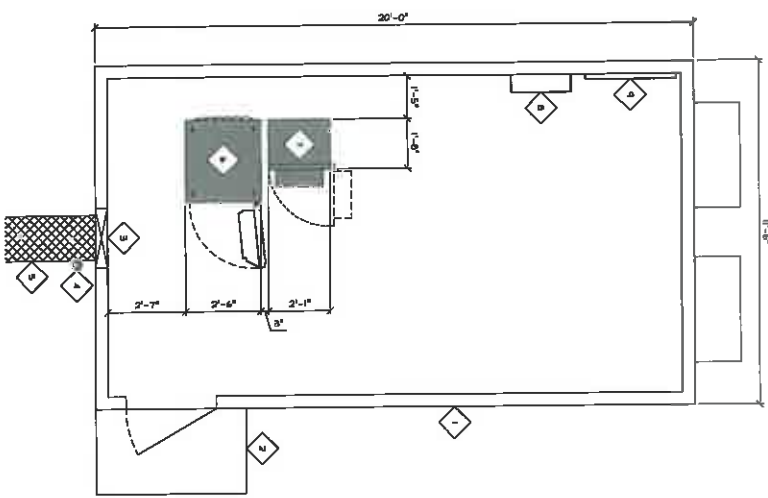


BLACK & VEATCH
 10 RIVER PARK PLACE
 FRESNO, CA 93720

at&t Mobility
 5555 EAST OLIVE
 FRESNO, CA 93727

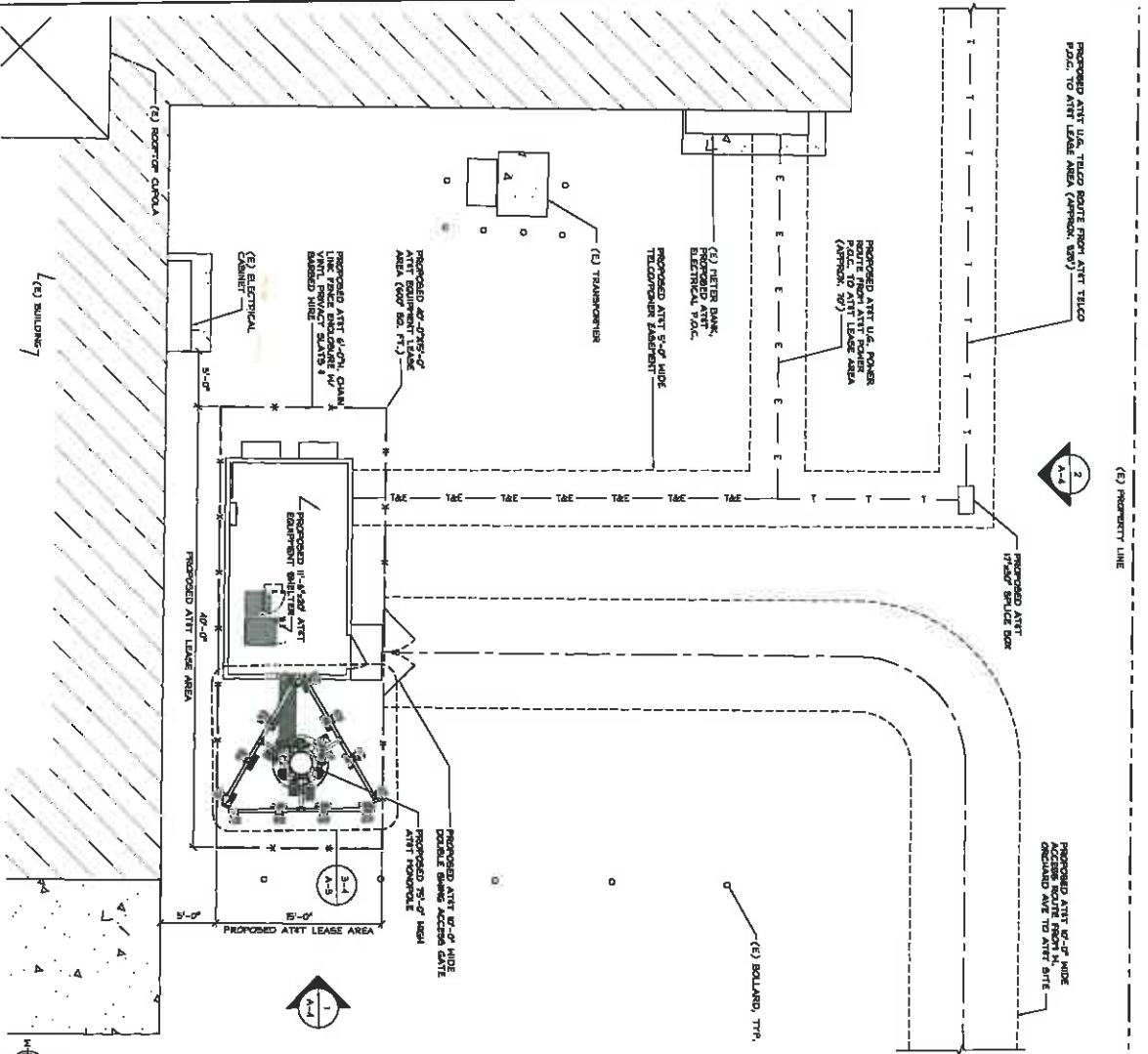
Exhibit "A"

- REVISIONS**
- 1 PROPOSED ATT 27'-0" x 41'-0" EQUIPMENT SHELTER
 - 2 PROPOSED 3'-0" x 3'-0" STUMP
 - 3 PROPOSED ATT CABLE ENTRY PORT, TYP.
 - 4 PROPOSED ATT 60" ANTENNA MOUNTED ON ICE BRIDGE
 - 5 PROPOSED ATT ICE BRIDGE
 - 6 PROPOSED ATT CONCRETE REBAR OUTDOOR DC POWER/ANTENNA CABINET MOUNTED WITHIN SHELTER
 - 7 PROPOSED ATT METRELL, PLANKS & FLYING OUTDOOR LTE EQUIPMENT CABINETS STACK MOUNTED WITHIN SHELTER
 - 8 PROPOSED ATT ELECTRICAL PANEL
 - 9 PROPOSED ATT TRACO BOARD



EQUIPMENT LAYOUT
 3/24/24 SCALE: 1/8" = 1'-0"
 1/2" = 1'-0"

1 ENLARGED SITE PLAN



3/24/24 SCALE: 3/32" = 1'-0"
 1/4" = 1'-0"

1

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

NOT TO SCALE
 FOR C

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF AT&T MOBILITY.

REV	DATE	BY	DESCRIPTION
0	1/13/2023	Q	ISSUED
1	1/13/2023	B	ISSUED
2	1/13/2023	A	ISSUED

PROJECT NO.
 DRAWN BY
 CHECKED BY

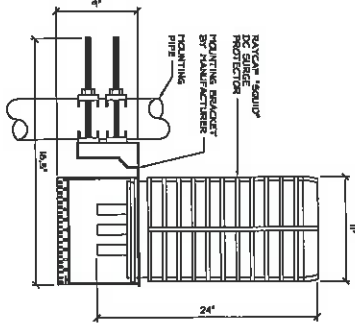
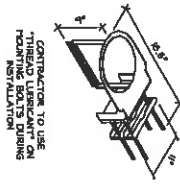
ZALZALI &
 2070 BUSH
 IRVINE

BLACK & VEATCH
 10 RIVERS PARK PLACE
 FRESNO, CA 93720

at&t Mobility
 5525 EAST OLIVE
 FRESNO, CA 93727

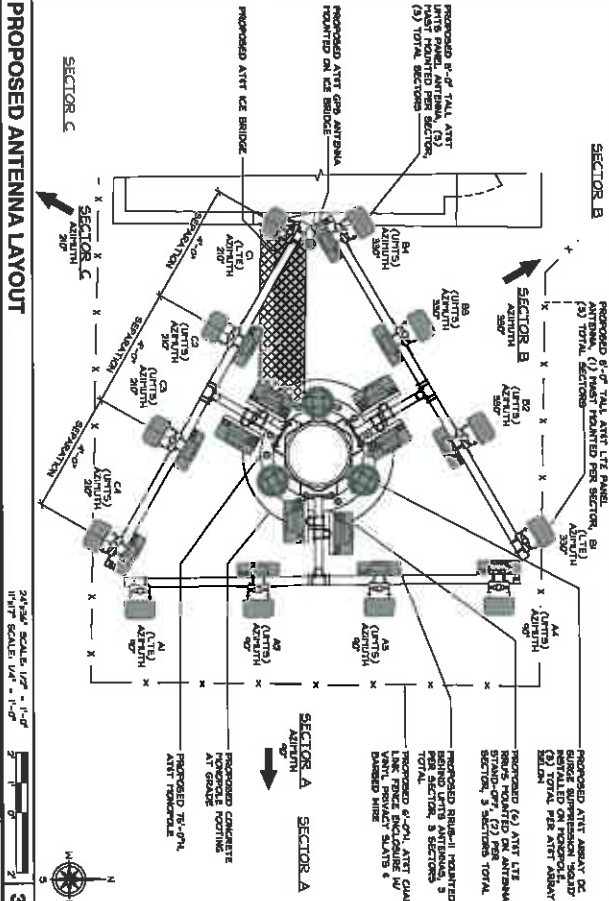
Exhibit "B"

RAYCAP DC8-48-80-18-BE
 OPERATIONAL WEIGHT: 2600 LBS (1190 kg)
 NORMAL OPERATING VOLTAGE: 48 VDC
 NORMAL DISCHARGE CURRENT: 20 KA @20%
 PLANTIN DISCHARGE CURRENT: 40 KA @20%
 PLANTIN CONTINUOUS OPERATING VOLTAGE: 75 VDC
 VOLTAGE PROTECTION BANKS: 400 V
 WIND LOADING: 80 PSF (3800 N)
 TOTAL WEIGHT: 820 LBS



NOTE:
 TO BE INSTALLED WITHIN 6 FEET OF RACK UNIT

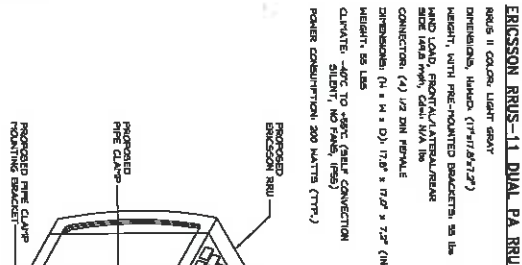
DC-6 'SQUID' SPECIFICATIONS



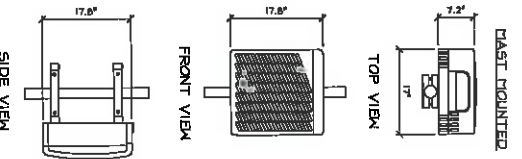
PROPOSED ANTENNA LAYOUT

24" X 36" SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"

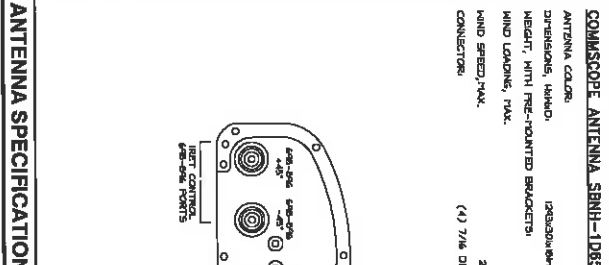
RRU-11 SPECIFICATIONS



NOTE:
 RRU CAN DUCT BE PAINTED ON SOLAR SHIELD

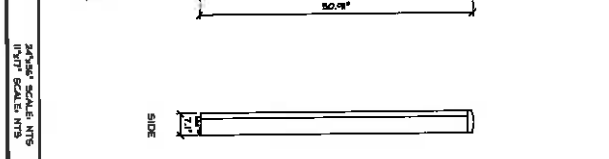


COMSCOPE ANTENNA SRH-108585C



ANTENNA SPECIFICATIONS

24" X 36" SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"



at&t Mobility
 5555 EAST OLIVE
 FRESNO, CA 93727

BLACK & VEATCH
 10 RIVER PARK PLACE
 FRESNO, CA 93720

ZALZALI & ASSOCIATES
 2070 BURNING
 RIVERSIDE, CA 92506

PROJECT NO.
DESIGN BY:
CHECKED BY:

REV
 0 1/20/08
 1 03/07/08
 2 04/07/08
 3 04/07/08

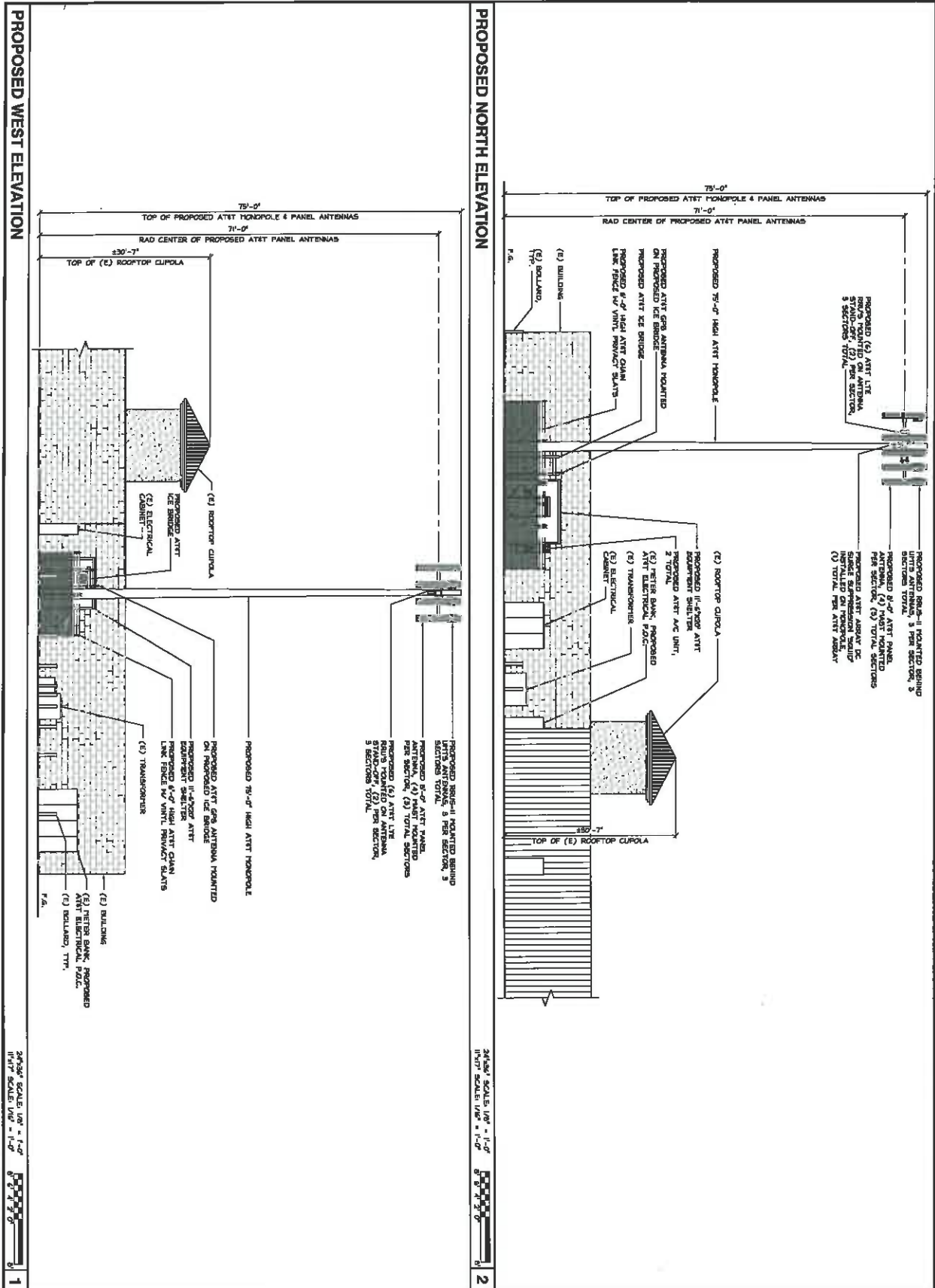
NOT TO SCALE

Exhibit "C"

CV2080-A / FA:11587047
 SEQUOIA MALL
 3350 S. MOONEY BLVD
 VISALIA, CA 93277
 AT&T LTE OUTDOOR

SHEET TITLE:
 ANTENNA INFORMATION & LAYOUTS

SHEET NUMBER:
A-3



PROPOSED NORTH ELEVATION

36x48" SCALE: 1/8" = 1'-0"

1/4" = 1'-0"

PROPOSED WEST ELEVATION

36x48" SCALE: 1/8" = 1'-0"

1/4" = 1'-0"

EXHIBIT D

NOT TO SCALE

FOR INFORMATION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

CY2080-A / FA:115870/47

SEQUOIA MALL

3350 S. MOONEY BLVD

VISALIA, CA 93277

AT&T LIE OUTDOOR

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

PROJECT NO. 115870

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 08/27/2008

36x48" SCALE: 1/8" = 1'-0"

1/4" = 1'-0"

BLACK & VEATCH

10 RIVER PARK PLACE

FRESNO, CA 93720

888 EAST GATE

FRESNO, CA 93727

Kara Ennis

From: RIAR, PAUL S [pr3591@att.com]
Sent: Tuesday, November 20, 2012 2:03 PM
To: Kara Ennis
Cc: 'Head, Bradley'; 'Gina Pappas'
Subject: RE: CV2080 - New Candidate per Jurisdiction

Kara

This is a capacity not coverage impacted site. There are number of businesses around the proposed location that are impacting our RF capacity. Those are the businesses that need to be covered with additional RF capacity, so we can support the wireless traffic.

The location at Crown Tower, is far from the high commercial\business area, and therefore will not be able to provide enough capacity to relieve our existing site that is currently covering the area.

Coverage maps will not be able to provide justification for this site. We do have coverage but not enough capacity to provide service around this area.

Please let me know how I can be able to help in resolving this request.

Paul R

From: Kara Ennis [mailto:kara@pdccorp.net]
Sent: Tuesday, November 20, 2012 12:45 PM
To: RIAR, PAUL S
Cc: 'Head, Bradley'; 'Gina Pappas'
Subject: RE: CV2080 - New Candidate per Jurisdiction

Hi Paul,

The City of Visalia has advised us that we may go ahead and submit for the CUP at our original location. They have requested that with the application we provide prop maps to show the coverage needed at this location.

Can you please provide the prop maps?

Thank you,

Kara Ennis

Site Acquisition

PDC Corporation

3185-C Airway Ave.

Costa Mesa, CA 92626

Cell: (951) 398-8192

Office: (714) 668-3600

E-Mail: kara@pdccorp.net

From: RIAR, PAUL S [mailto:pr3591@att.com]
Sent: Tuesday, November 06, 2012 10:22 AM
To: Kara Ennis

Exhibit "E"

11/28/2012

Cc: 'Head, Bradley'; 'Gina Pappas'

Subject: RE: CV2080 - New Candidate per Jurisdiction

This is the response from RF Manager on this site. Basically, we are putting this site in to off load a very congested site in the area. By moving it south, it will not serve its purpose.

From: Kara Ennis [<mailto:kara@pdccorp.net>]

Sent: Monday, November 05, 2012 4:17 PM

To: RIAR, PAUL S

Cc: 'Head, Bradley'; 'Gina Pappas'

Subject: CV2080 - New Candidate per Jurisdiction

Hi Paul,

After reviewing the plans for CV2080, the City of Visalia has advised us that we need to attempt to collocate on the Crown tower that is a quarter of a mile away from our current proposed location. We have confirmed with Crown the available rad centers and tower height.

Tower Height – 71'

Avail Rad Centers – 30'-66'

Coordinates - Lat 36° 17' 51.9" Long -119° 18' 42.8"

Please let us know if this location will work. If not, we will need to provide the City of Visalia a justification as to why we cannot collocate.

Thank you,

Kara Ennis

Site Acquisition

PDC Corporation

3185-C Airway Ave.

Costa Mesa, CA 92626

Cell: (951) 398-8192

Office: (714) 668-3600

E-Mail: kara@pdccorp.net

11/28/2012

Kara Ennis

From: KELLAR, DONALD [dk6457@att.com]

Sent: Tuesday, October 30, 2012 2:19 PM

To: RIAR, PAUL S; TAN, JOSEPH L

Cc: BUYAN, WENDELIO

Subject: RE: 2080

That is because all the traffic emanates from the mall/Commercial area along S. Mooney; capacity is the main driver to offload VP004;

See orange box below for 2080 SR which is centrally located between 3 existing sites along commercial corridor.



Don Kellar
Manager of RF Engineering, Network Services
AT&T Northern CA / District 15
5555 E Olive Ave Room # 306
Fresno, CA 93727
559.285.2459 Cell
707-399-5360 Fax

From: RIAR, PAUL S
Sent: Tuesday, October 30, 2012 2:04 PM
To: TAN, JOSEPH L; KELLAR, DONALD
Cc: BUYAN, WENDELIO
Subject: 2080

11/28/2012

Sequoia Mall site in Visalia was moved from going on to the Crown Castle Tower. But its moved to Sequoia Mall, they want to find out the reason why it was moved. I don't know the reason, they just want to document the reason. If I can get this before EOD, I will appreciate it.

Paul S Riar

NP&E RAN Design & RF Engineering NCAL

Desk: 559.454.5072 | **Mobile:** 559-824-4673 | **Email:** pr3591@att.com



EXHIBIT F



MEETING DATE 10/24/2012
SITE PLAN NO. 12-217
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS This project requires a Conditional Use Permit

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

Site Plan Review Committee





ITEM NO: **Z** DATE: **October 24, 2012**
 SITE PLAN NO: **SPR12217**
 PROJECT TITLE: **AT&T MONOPOLE**
 DESCRIPTION: **INSTALL NEW AT&T 75' MONOPOLE WITH AN OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES (CR ZONED)**
 APPLICANT: **ENNIS KARA - PDC CORP**
 PROP OWNER: **VISALIA NUMBER ONE LTD**
 LOCATION: **3350 S MOONEY BLVD**
 APN(S): **122-300-050**

NOTE:
 These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559)713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits _____
- Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address *For information call (559)713-4320*
- Acceptable as submitted

Special comments: _____

G. FERREPO Date: 10-24-12
 Signature

Site Plan Review Comments For:

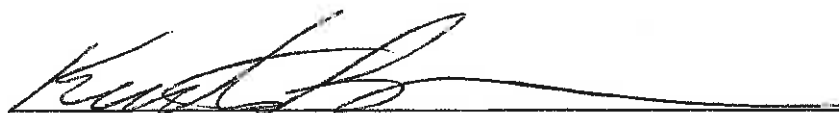
Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: Z DATE: October 24, 2012
SITE PLAN NO: SPR12217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN
 OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES
 (CR ZONED)
APPLICANT: ENNIS KARA - PDC CORP
PROP OWNER: VISALIA NUMBER ONE LTD
LOCATION: 3350 S MOONEY BLVD
APN(S): 122-300-050

The following comments are applicable when checked:

- Refer to previous comments dated
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

ITEM NO: 7 DATE: October 24, 2012
 SITE PLAN NO: SPR12217
 PROJECT TITLE: AT&T MONOPOLE
 DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN
 OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES
 (CR ZONED)
 APPLICANT: ENNIS KARA - PDC CORP
 PROP OWNER: VISALIA NUMBER ONE LTD
 LOCATION: 3350 S MOONEY BLVD
 APN(S): 122-300-050

City of Visalia
Police Department

303 S. Johnson St.
 Visalia, Ca. 93292
 (559) 713-4573

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

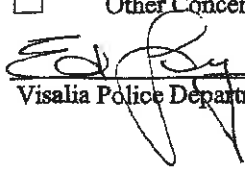
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



 Visalia Police Department

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025/Andrew Chamberlain (559) 713-4003
Date: October 24, 2012

SITE PLAN NO: 12-217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES (CR ZONED)
APPLICANT TITLE: ENNIS KARA - PDC CORP
PROP. OWNER: VISALIA NUMBER ONE LTD
LOCATION TITLE: 3350 S MOONEY BLVD
APN TITLE: 094-282-001

General Plan: CR – Regional Retail Commercial
Existing Zoning: CR – Regional Retail Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Applicant Contact
Kara Ennis
Kara@pdccorp.net
951-398-8192

Project Requirements

- Additional Information As Needed
- CUP & Building Permits

PROJECT SPECIFIC INFORMATION: 10/24/2012

1. CUP required for pole in this location, see No. 2 below as a part of the CUP application for this site.
2. Staff is requiring that the applicant approach the tower operator/owner to the south (3642 W. Caldwell Avenue – Doucette) to propose co-location on the existing tower. May require additional height? Provide response statement from operator to south related to co-location proposal if not possible.
3. Maximum height without a Variance to height is 75 feet.
4. Co-location is required of all new cell tower facilities as a part of the Site Plan Review and CUP process.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "A" (See Chapter 17.24 For BRP Zoned Sites) [17.30.160]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front (Building site)	20 Feet**	20 Feet** (only building)
2. Front (Parking)	25 Feet**	25 Feet**
3. Side	0 Feet	5 Feet*
4. Street side on corner lot	25 Feet	25 Feet
5. Side abutting residential zone	15 Feet	5 Feet

- | | | |
|-----------------------------------|---------|---------|
| 6. Rear | 0 Feet | 5 Feet* |
| 7. Rear abutting residential zone | 15 Feet | 5 Feet |

*(Except where building is on property line)

** (Reduce per Ordinance No. 2010-17, see Mooney Blvd. Corridor project)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. No impact as shown, do not remove required parking stalls.

Fencing and Screening:

1. Provide detail of screening for equipment area.

Landscaping:

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 24, 2012

ITEM NO: 7
SITE PLAN NO: SPR12217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES (CR ZONED)
APPLICANT: ENNIS KARA - PDC CORP
PROP. OWNER: VISALIA NUMBER ONE LTD
LOCATION: 3350 S MOONEY BLVD
APN(S): 122-300-050

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

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

Additional Comments:


Eric Bons

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

COMMERCIAL BIN SERVICE

ITEM NO: 7 DATE: October 24, 2012
SITE PLAN NO: SPR12217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN
 OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES
 (CR ZONED)
APPLICANT: ENNIS KARA - PDC CORP
PROP OWNER: VISALIA NUMBER ONE LTD
LOCATION: 3350 S MOONEY BLVD
APN(S): 122-360-050

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.
ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.
Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: <u>7</u>	DATE: <u>OCTOBER 24, 2012</u>
SITE PLAN NO.:	12-217
PROJECT TITLE:	AT&T MONOPOLE
DESCRIPTION:	INSTALL NEW AT&T 75' MONOPOLE WITH AN OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES (CR ZONED)
APPLICANT:	ENNIS KARA - PDC CORP
PROP OWNER:	VISALIA NUMBER ONE LTD
LOCATION:	3350 S MOONEY BLVD
APN:	122-300-050

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: width: parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. No comments as submitted.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-217
Date: 10/24/2012

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)


(Fee Schedule Date: 8/17/2012)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Jason Huckleberry

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

ITEM NO: 2 DATE: OCTOBER 29, 2012
SITE PLAN NO: SPR12217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN
OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES
(CR ZONED)
APPLICANT: ENNIS KARA - PDC CORP
PROP OWNER: VISALIA NUMBER ONE LTD
LOCATION: 3350 S MOONEY BLVD
APN(S): 122-300-050

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.
ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions



Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 7 DATE: October 24, 2012
SITE PLAN NO: SPR12217
PROJECT TITLE: AT&T MONOPOLE
DESCRIPTION: INSTALL NEW AT&T 75' MONOPOLE WITH AN
 OUTDOOR EQUIPMENT SHELTER ON 4.5 ACRES
 (CR ZONED)
APPLICANT: ENNIS KARA - PDC CORP
PROP OWNER: VISALIA NUMBER ONE LTD
LOCATION: 3350 S MOONEY BLVD
APN(S): 122-300-050

YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL _____
- GARBAGE GRINDER - $\frac{3}{4}$ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

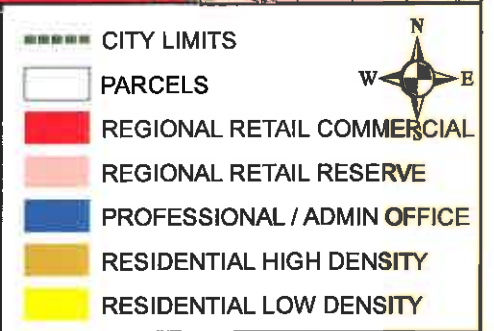
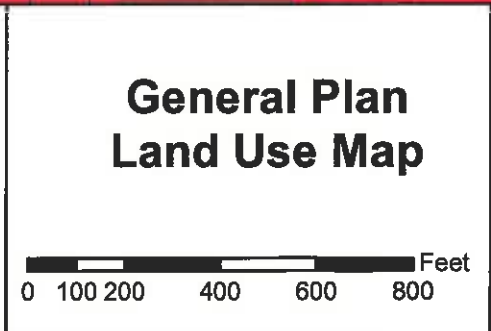
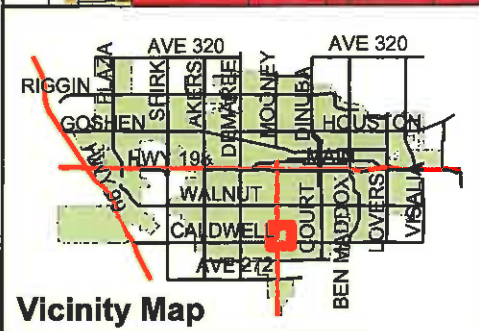
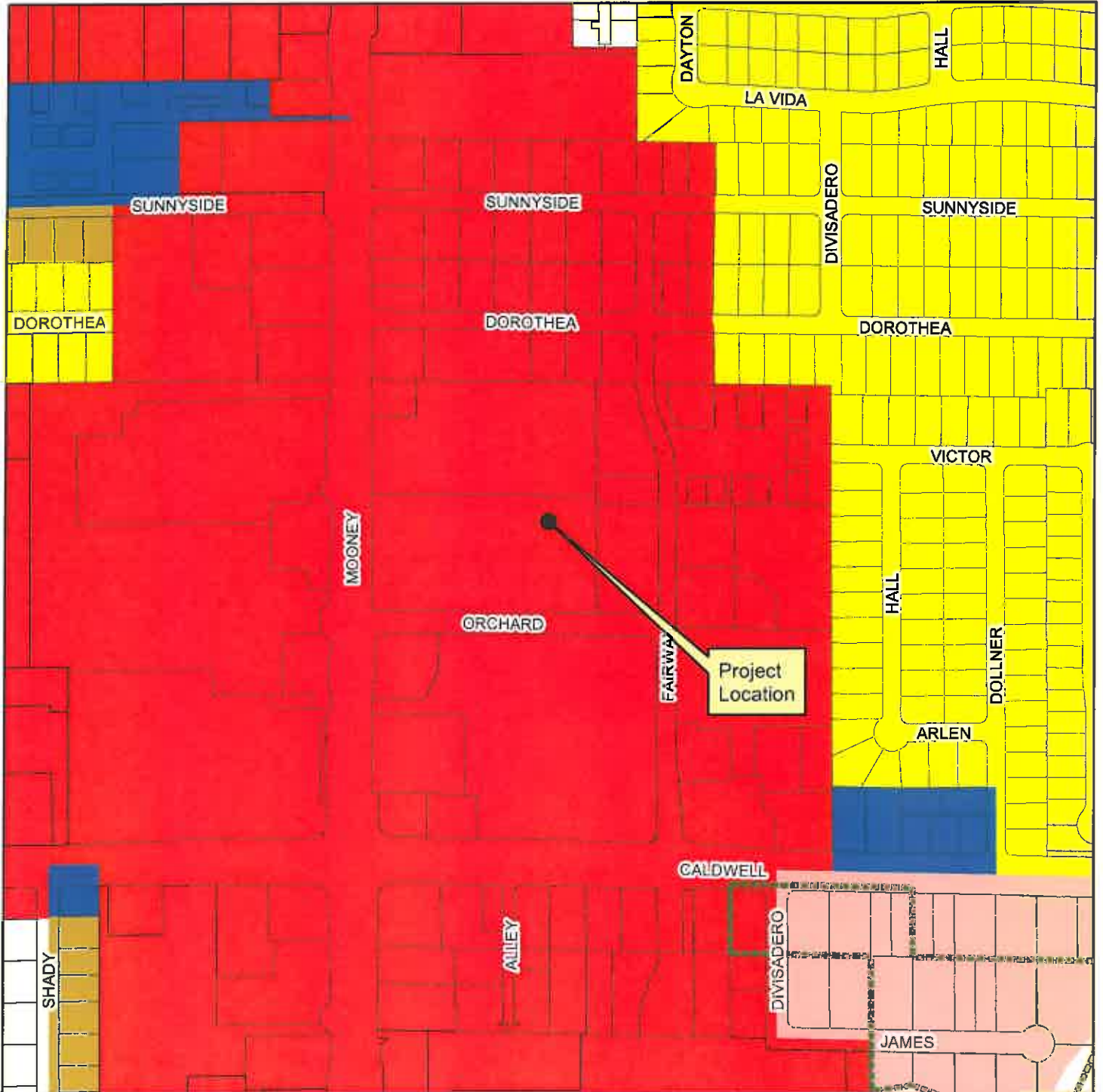
CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277


AUTHORIZED SIGNATURE

10-22-12
DATE

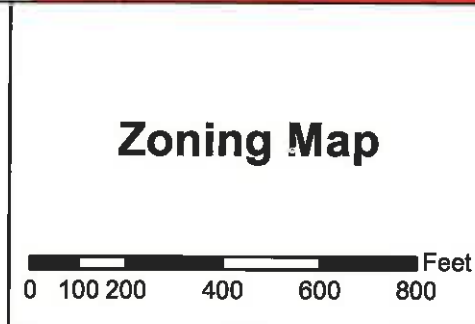
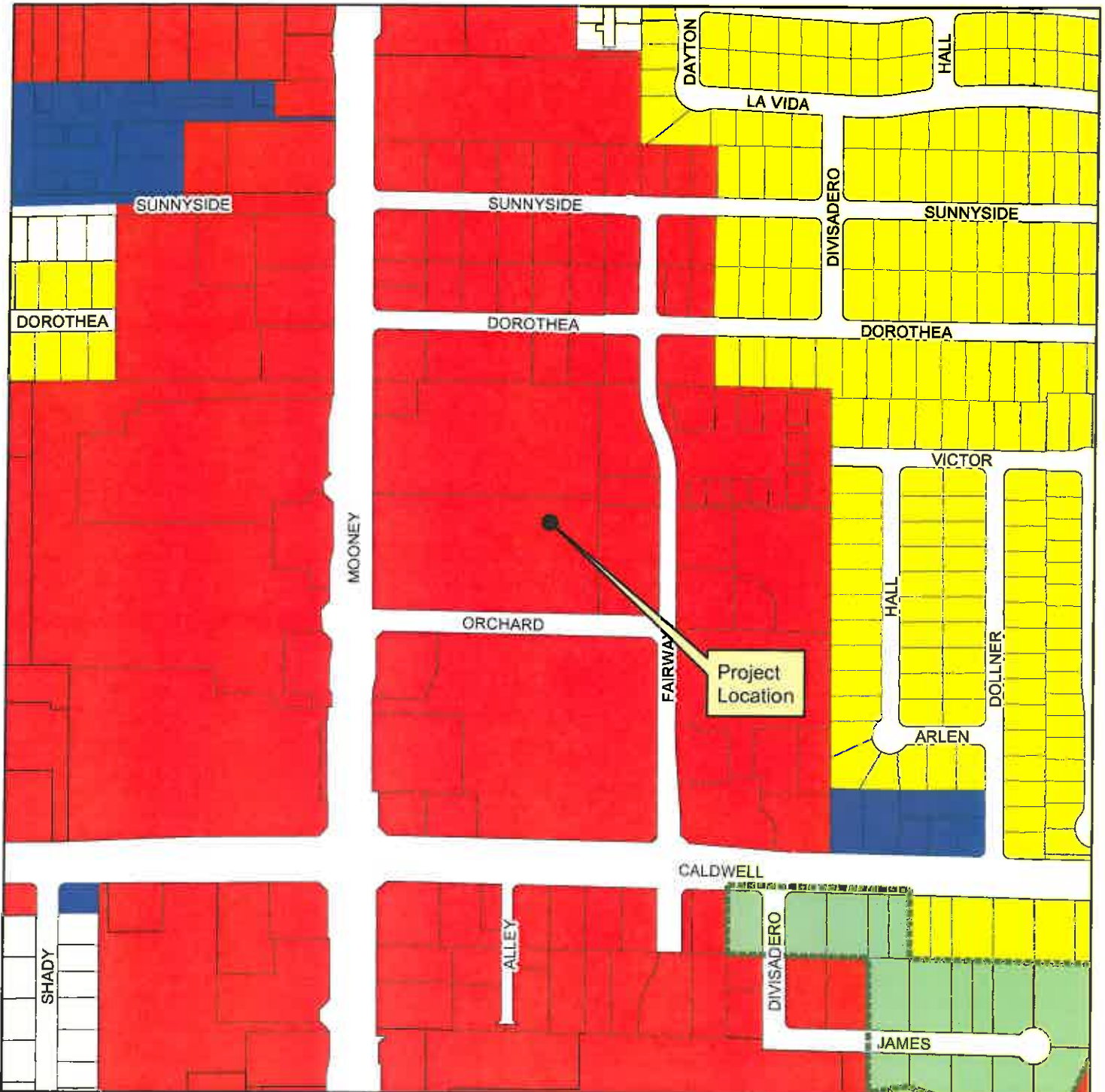
Conditional Use Permit No. 2013-01

The project is located at the northeast corner of Mooney Blvd. and Orchard Ave.
approximately 450 feet east of Mooney Blvd. (APN: 122-300-050)



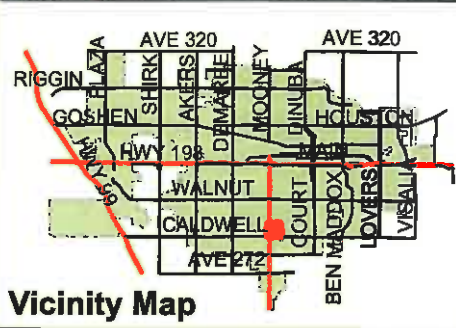
Conditional Use Permit No. 2013-01

The project is located at the northeast corner of Mooney Blvd. and Orchard Ave. approximately 450 feet east of Mooney Blvd. (APN: 122-300-050)



Conditional Use Permit No. 2013-01

The project is located at the northeast corner of Mooney Blvd. and Orchard Ave.
approximately 450 feet east of Mooney Blvd. (APN: 122-300-050)



Aerial Photo
Photo Taken March 2012

0 50 100 200 300 400 Feet

W E N S

----- CITY LIMITS
□ PARCELS



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 14, 2013

PROJECT PLANNER: Brandon Smith, AICP, Senior Planner
Phone No.: 713-4636

SUBJECT: Conditional Use Permit No. 2013-02; a request by Josh Miller to allow a fitness / personal training center to occupy 5,000 square feet of an existing building in the Central Business District (C-DT) zone. The site is located at 602 E. Acequia Avenue, on the north side of Acequia Avenue approximately 300 feet east of Santa Fe Street. (APN: 094-235-020)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-02 based upon the findings and conditions in Resolution No. 2013-05. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, and the Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-02 based on the findings and conditions in Resolution No. 2013-05.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-02 is a request to establish a fitness facility in a portion of an existing commercial building located at 602 East Acequia Avenue. The fitness facility will occupy 5,000 square feet of the building as shown in the site plan attached as Exhibit "A". There are no plans to expand the building space or alter the building grounds in association with the request. The tenant space was previously used as a janitorial supply store, which

closed in approximately 2008.

The proposed fitness facility is a "dry" gym consisting of a single activity room with several exercise machines and separate men & women restrooms without shower or change-room facilities. The facility will be open generally outside normal business hours six days a



week. According to the site plan and the operational statement attached as Exhibit "B", the facility plans to offer personal fitness training in classes around ten people in size. The classes would be taught by one to two employees at a time.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Central Business District
Zoning:	C-DT (Central Business District Retail Zone)
Surrounding Land Use and Zoning:	North: C-DT / Antique store South: C-DT / Acequia Avenue, Automotive paint and body shops East: C-S (Service Commercial) / Product distribution center, vacant land West: C-DT / Unimproved private parking lot
Environmental Review:	Categorical Exemption No. 2013-002
Special Districts:	Design District DRD
Site Plan:	2012-185

RELATED PLANS & POLICIES

The Zoning Ordinance Matrix specifies that athletic and health clubs are conditional uses in most commercial and office zones, including Regional Retail Commercial. See attached summary of related plans and policies for CUP requirements.

RELATED PROJECTS

Conditional Use Permit No. 2012-41 was approved by the Planning Commission on December 10, 2012, to allow a 4,500 sq. ft. "Cross-Fit" fitness facility in the C-DT (Central Business District Retail) zone. The fitness center is located at 219 N. Court Street, on the southwest corner of Court Street and Oak Avenue.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2013-02, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The site is situated within a portion of an existing commercial / warehouse building, located in a transitioning area between the C-DT-zoned downtown core area and the C-S-zoned east downtown area which is occupied mostly by service commercial uses but envisioned for long-term retail and mixed uses. As stipulated in the City's Zoning Ordinance Matrix, athletic and health clubs are considered compatible uses in commercial areas, subject to the granting of a conditional use permit. The use as proposed will not bring about activity that would conflict with the established retail and service oriented uses within the center.

The Central Business District zone where the site is situated supports a diverse mix of uses in its intent towards promoting the continued vitality of the downtown Visalia area, according to

Section 17.18.010 of the Zoning Ordinance. The proposed recreational facility is compatible with this goal as it attracts patrons to the downtown area and provides a support service to existing offices and business in the surrounding area. This is particularly demonstrated by the facility's proposed operating hours which are outside of normal business hours. The facility would also be compatible in the long term with the residential and mixed uses envisioned for the east downtown expansion, to the north and east of the site.

Parking

The parking requirement for gymnasiums / athletic and health clubs is one parking space for each 500 square feet of floor area. The proposed use would therefore require a minimum of ten parking spaces based on a total floor area of 5,000 square feet.

The project site does not contain enough on-site parking stalls required for the fitness center, and the site is generally non-conforming in terms of providing sufficient on-site parking for any use. However, staff has determined that the use will not be required to provide additional parking or pay parking in-lieu fees for the proposed use based on the parking credits associated with the prior use of the site. The site has a parking credit of 13 parking spaces based on the prior use of the building as a janitorial supply company, and the proposed fitness center use would have a lesser on-site parking requirement.

The project site has a paved surface located behind the building, accessed from a driveway on the west side of the building, wherein approximately three cars can park side-by-side within the property lines. The surface currently does not have marked parking stalls. Per the Site Plan Review requirements, the project will be required to provide an accessible parking stall and path of travel in compliance with the American Disabilities Act.

Although the site does not have sufficient on-site parking for the proposed use, the parking demand associated with the use can be accommodated by a 67-space public parking lot at the southeast corner of Acequia and Santa Fe – a walking distance of 250 feet from the front door of the site. The impact on the public parking lot should be minimal since the proposed facility will generally be operating outside of normal business hours – Monday through Friday from 5am to 8am, 12pm to 1pm, and 5:30pm to 7:30pm, and Saturdays from 9am to 1pm.

Correspondence

A letter of correspondence in support of the proposed use was received by the City and is attached to this report as Exhibit "C".

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the exterior and interior alterations of existing facilities. (Categorical Exemption No. 2013-002).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-002).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2012-185.
2. That the use be operated in compliance with the site plan / floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require an amendment to the Conditional Use Permit.
3. That building signage shall be obtained under a separate permit.
4. That all applicable federal, state and city codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-02.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website <http://www.ci.visalia.ca.us> or from the City Clerk.

Attachments:

- Related Plans & Policies
- Ownership Disclosure Statement
- Resolution
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Correspondence
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

Proposed Zoning Designation _____

Proposed Land Use Designation _____

Site area (acres, or square feet if less than one acre) 15,819 SF

Existing streets directly adjacent to the site Acacia Ave, Tipton St.

Existing use(s) Storage

Existing improvements/structures New Bathrooms

PROPERTY OWNER(S):

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) _____ Name (print) _____

Mailing Address _____ Mailing Address _____

Phone _____ Phone _____

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

Date

Property Owner Signature

Date

Property Owner Signature

PROJECT MAIN CONTACT/REPRESENTATIVE:

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) Josh Miller

Firm/Company CrossFit Visalia

Mailing Address 260 South D Street, Exeter, CA 93221

Phone 559 623-4427 Fax _____ E-Mail josh@crossfitvisalia.com

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

VERSION 1-9-06
SUPERCEDES ALL PREVIOUS

12-4-2012
Date


Project Main Contact/Representative Signature

OTHER INVOLVED PARTIES

Fill in all that apply.
Is the property currently in escrow? If so, to whom? _____
(Write "none" if property is not in escrow.)

Developer/Builder _____

Mailing Address _____

Phone _____ Fax _____

Contractor _____

Engineer _____

Architect _____

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESOLUTION NO. 2013-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-02, A REQUEST BY JOSH MILLER TO ALLOW A FITNESS / PERSONAL TRAINING CENTER TO OCCUPY 5,000 SQUARE FEET OF AN EXISTING BUILDING IN THE CENTRAL BUSINESS DISTRICT (C-DT) ZONE. THE SITE IS LOCATED AT 602 E. ACEQUIA AVENUE, ON THE NORTH SIDE OF ACEQUIA AVENUE APPROXIMATELY 300 FEET EAST OF SANTA FE STREET. (APN: 094-235-020)

WHEREAS, Conditional Use Permit No. 2013-02 is a request by Josh Miller to allow a fitness / personal training center to occupy 5,000 square feet of an existing building in the Central Business District (C-DT) zone. The site is located at 602 E. Acequia Avenue, on the north side of Acequia Avenue approximately 300 feet east of Santa Fe Street. (APN: 094-235-020); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2013-02, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

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

3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-002).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2012-185.
2. That the use be operated in compliance with the site plan / floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require an amendment to the Conditional Use Permit.
3. That building signage shall be obtained under a separate permit.
4. That all applicable federal, state and city codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-02.

602 E Acequia Ave. CrossFit Visalia

Open Monday to Friday
5-8am, 12noon-1pm, 5:30-7:30pm
Saturday 9-11am

Small group training(Around 10) under supervision of a personal trainer leading the fitness classes.



Most of class times will be at times when other local businesses are not open.
There is parking lot in the rear of building and plenty of street parking if need be. Due to time of classes it shouldn't be a problem.

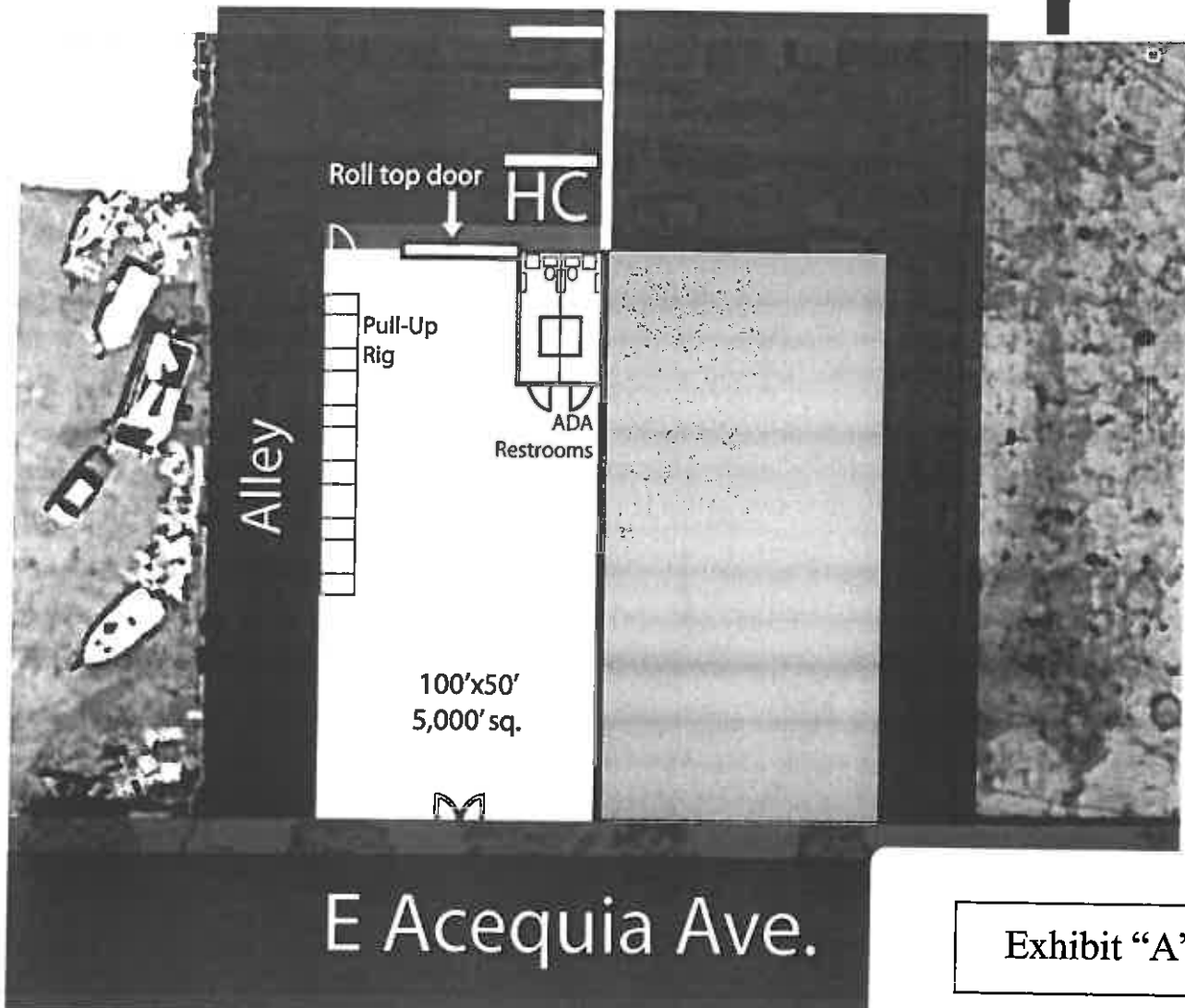


Exhibit "A"

CrossFit Visalia Operational Statement

602 E Acequia Ave. Visalia, CA, 93292
APN 094-235-020
Existing General Plan land use designation: CDT
Existing zone district: CDT

CrossFit Visalia is a small group personal training facility, designed to train groups smaller than ten individuals. We implement functionally based fitness techniques that use a minimal amount of equipment.

Classes will be taught by one or two employees at most.

Our hours of operation are as follows:

Monday, Tuesday, Thursday and Friday 5 AM to 10 AM and 5:30 PM to 7:30 PM

Wednesday we will be opening from 5 AM to 7 AM and 5:30 PM to 6:30 PM

Saturday we will be open from 9 AM to 12 PM

Sunday we will be closed

We have a daily traffic of around 30 people and hope to grow 10 to 15 more people.

There are no foreseeable affects to the surrounding area due to the minimal construction we will be doing to the building (updating bathrooms to be ADA compliant).

We look forward to being a part of the downtown community and supporting local business. We hope to benefit the surrounding community not only by bringing business to the downtown area, but also to clean up the building that we are in. And in doing so, beautify the neighborhood. We also believe that our presence will add security to the neighborhood, due to the fact that our primary hours of operation are at different times than the local businesses.

Exhibit "B"

To: Visalia City Planning Commission
Visalia City Hall
707 W Acequia Avenue
Visalia, CA 93291-6127

From: Jane C. Shepard
111 S Elm Street
Visalia, CA 93291-4411

Date: January 4, 2013

Subject: Conditional Use Permit No. 2013-02 602 E Acequia Ave

I own the property at 620 E Main Street. It has been in my family for over 40 years, so I have an interest in seeing someone establish a business around the corner.

I am writing to urge you to grant Mr. Josh Miller the conditional use permit he is requesting to allow a fitness / personal training center to occupy 5,000 square feet of an existing building in the Central Business District (C-DT) zone at 602 E Acequia Avenue.

As a member of the 2005-06 East Downtown Taskforce, I am delighted to see new businesses in the area that will compliment future housing.

That property has appeared to be vacant for quite some time now and I was encouraged to find that someone wants to spruce up that building and put it to good use.

Please grant the permit and welcome Mr. Miller to the neighborhood.

cc: Josh McDonnell, AICP, City Planner

Exhibit "C"



MEETING DATE 8/29/2012
SITE PLAN NO. 12-185
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments

Greg Adams, CBO
(559)713-4495
greg.adams@ci.visalia.ca.us

ITEM NO: 4 DATE: August 29, 2012
SITE PLAN NO: SPR12185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000 SF BUILDING ON 15,819 SF AREA (CDT ZONED) MILLER JOSH
APPLICANT: MILLER JOSH
PROP OWNER: KREUTZKAMPF LARRY L & LYNDY (TRS)
LOCATION: 602 E ACEQUIA AVE
APN(S): 094-235-020

NOTE:

These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code & local ordinance for additional requirements.

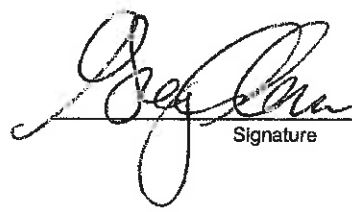
- Business Tax certification is required. *For information call (559)713-4326*
- A building permit will be required *For information call (559)713-4444*
- Submit 3 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans signed by an architect or engineer. Must comply with 2010 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.

- Any work being done in area?

You are responsible to ensure compliance with the following checked items:

- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559)713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559)230-6000*
- Location of cashier must provide clear view of gas pump island
- Treatment connection charge to be assessed based on use. Credits _____
- Plans must be approved by the Tulare County Health Department. *For information call (559)624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. *For information call (559)713-4444* (Fee for inspection \$146.40)
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address p *For information call (559)713-4320*
- Acceptable as submitted

Special comments: Accessible parking stall & path of travel.

 _____ Date: 8/29/12
Signature

Site Plan Review Comments For:

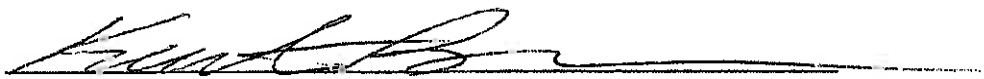
Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 4 DATE: August 28, 2012
SITE PLAN NO: SPR12185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000 SF BUILDING ON 15,819 SF AREA (CDT ZONED)
APPLICANT: MILLER JOSH
PROP OWNER: KREUTZKAMPF LARRY L & LYNDIA (TRS)
LOCATION: 602 E ACEQUIA AVE
APN(S): 094-235-020

The following comments are applicable when checked:

- Refer to previous comments dated
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:


 Kurtis Brown, Assistant Fire Marshal

ITEM NO: 4 DATE: August 29, 2012
SITE PLAN NO: SPR12185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000
SF BUILDING ON 15,819 SF AREA (CDT ZONED)
APPLICANT: MILLER JOSH
PROP OWNER: KREUTZKAMPF LARRY L & LYNDA (TRS)
LOCATION: 802 E ACEQUIA AVE
APN(S): 094-235-020

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

Site Plan Review Comments

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



Visalia Police Department

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 4 DATE: August 29, 2012
 SITE PLAN NO: SPR12185
 PROJECT TITLE: CROSS FIT VISALIA
 DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000
 SF BUILDING ON 15,819 SF AREA (CDT ZONED)
 APPLICANT: MILLER JOSH
 PROP OWNER: KREUTZKAMPF LARRY L & LYNDIA (TRS)
 LOCATION: 602 E ACEQUIA AVE
 APN(S): 094-235-020

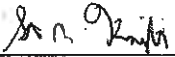
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
 PUBLIC WORKS DEPARTMENT
 QUALITY ASSURANCE DIVISION
 7579 AVENUE 288
 VISALIA, CA 93277



 AUTHORIZED SIGNATURE
 8-29-12

 DATE

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

COMMERCIAL BIN SERVICE

ITEM NO: 4 DATE: August 29, 2012
SITE PLAN NO: SPR12185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000
 SF BUILDING ON 15,819 SF AREA (CDT ZONED)
APPLICANT: MILLER JOSH
PROP OWNER: KREUTZKAMPF LARRY L & LYNDY (TRS)
LOCATION: 602 E ACEQUIA AVE
APN(S): 094-235-020

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

[]

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

[]

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

TYPE OF SERVICE NOT INDICATED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

[]

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 29, 2012

ITEM NO: 4
SITE PLAN NO: SPR12185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000 SF BUILDING ON 15,819 SF AREA (CDT ZONED)
APPLICANT: MILLER JOSH
PROP. OWNER: KREUTZKAMPF LARRY L & LYNDIA (TRS)
LOCATION: 602 E ACEQUIA AVE
APN(S): 094-235-020

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
 - Provide the proper backup distance associated with the proposed parking stalls.
- Construct drive approach per City Standards.
- Traffic Impact Study required.
-

Additional Comments:


Eric Bons

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 29, 2012

SITE PLAN NO: 12-185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING 5,000 SF BUILDING ON 15,819 SF AREA (CDT ZONED)
APPLICANT TITLE: MILLER JOSH
PROP. OWNER: KREUTZKAMPF LARRY L & LYNDA (TRS)
LOCATION TITLE: 602 E ACEQUIA AVE
APN TITLE: 098-120-012

General Plan: CDT – Central Business District
Existing Zoning: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Additional Information As Needed
- Building Permits
- Minor Conditional Use Permit is Required.

PROJECT SPECIFIC INFORMATION: 08/29/2012

1. A Minor CUP is required for a fitness center in the CDT zone.
2. The prior use of the building was a janitorial supply company.
3. Provide a detailed operational statement with the CUP submittal. Operational Statement shall include hours of operation, number of employees and average class sizes.
4. Provide a floor plan of the building space depicting how the area is used.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking provided per the prior use of the building.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

Parking:

1. A janitorial supply company occupied the site. Based on the prior use of the building, a parking credit of 13 parking spaces is credited to the site. The proposed fitness center requires 10 parking spaces based on one car per 500 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: AUGUST 29, 2012

SITE PLAN NO.: 12-185
PROJECT TITLE: CROSS FIT VISALIA
DESCRIPTION: SMALL GROUP FITNESS CLASS IN EXISTING
5,000 SF BUILDING ON 15,819 SF AREA (CDT
ZONED)
APPLICANT: MILLER JOSH
PROP OWNER: KREUTZKAMPF LARRY L & LYNDA (TRS)
LOCATION: 602 E ACEQUIA AVE
APN: 094-235-020

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; _____ gutter
- Drive approach size: _____ Use radius return;
- Sidewalk: _____ width; parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (planning), 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards.

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters)
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch, Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks, Bruce George 747-5601 for Mill Creek and St. John's River
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed parking shall be per City standard, number of stalls to be determined by the Planning Division.**
- 2. The proposed use will be subject to any additional impact fees. Credit for previous retail uses.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-185
Date: 8/29/2012

**Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

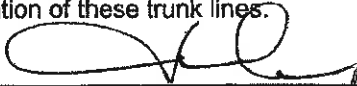
(Fee Schedule Date:8/17/2012)
(Project type for fee rates:OFFICE)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

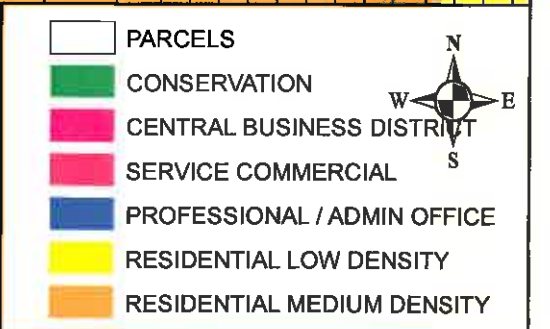
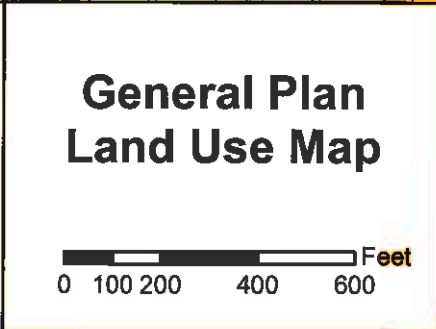
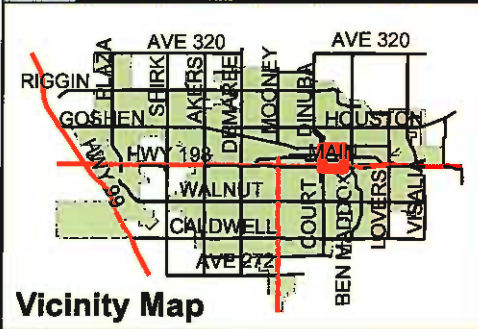
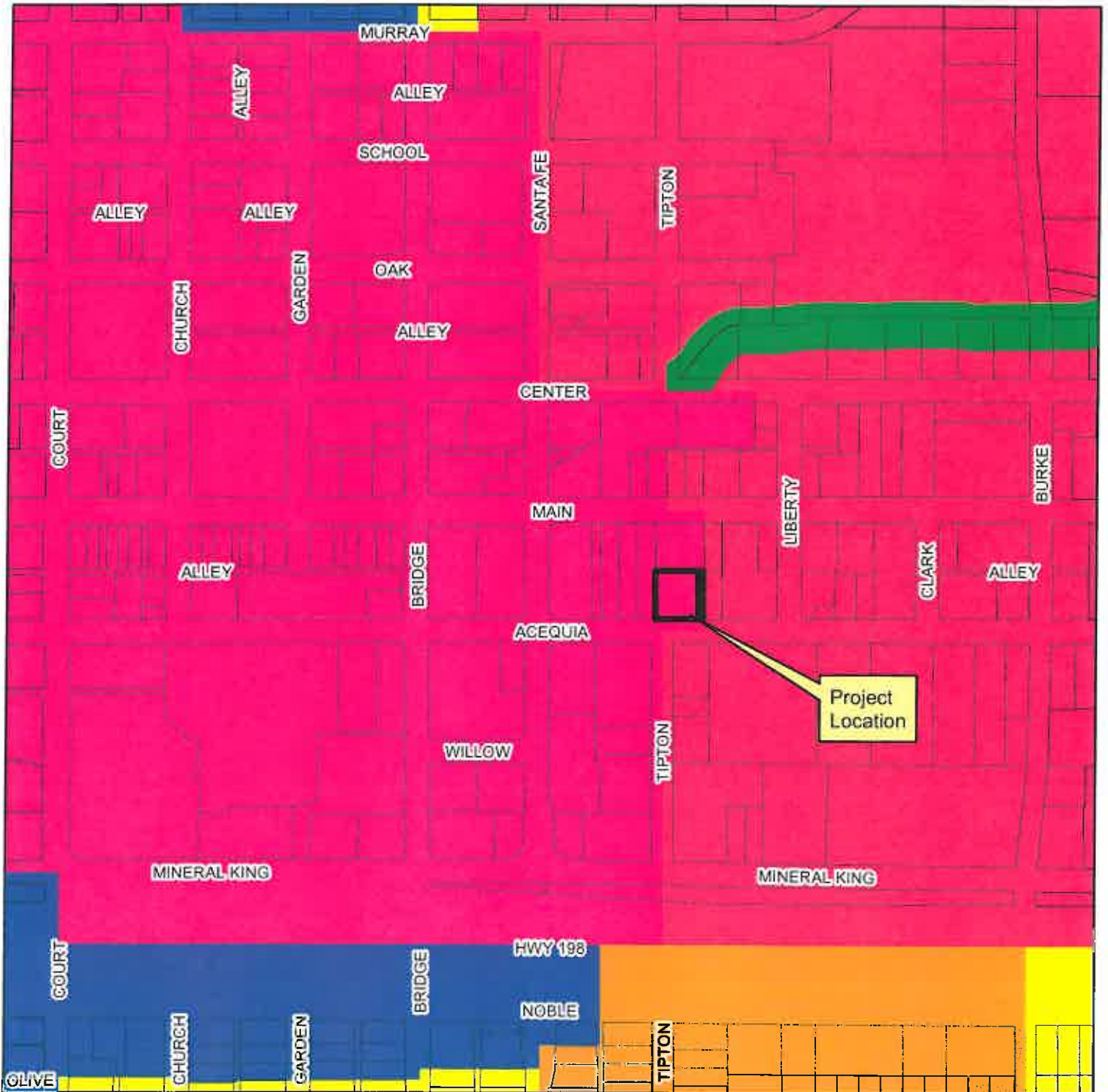
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in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



Jason Huckleberry

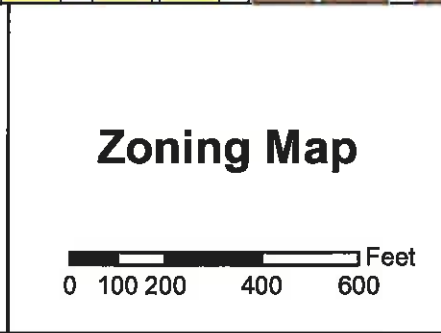
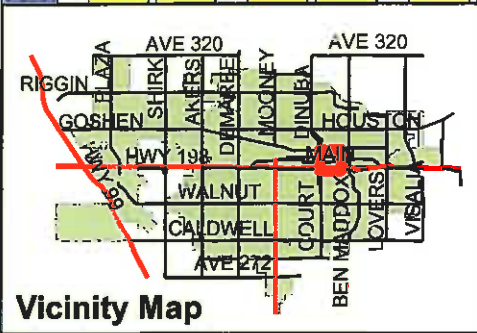
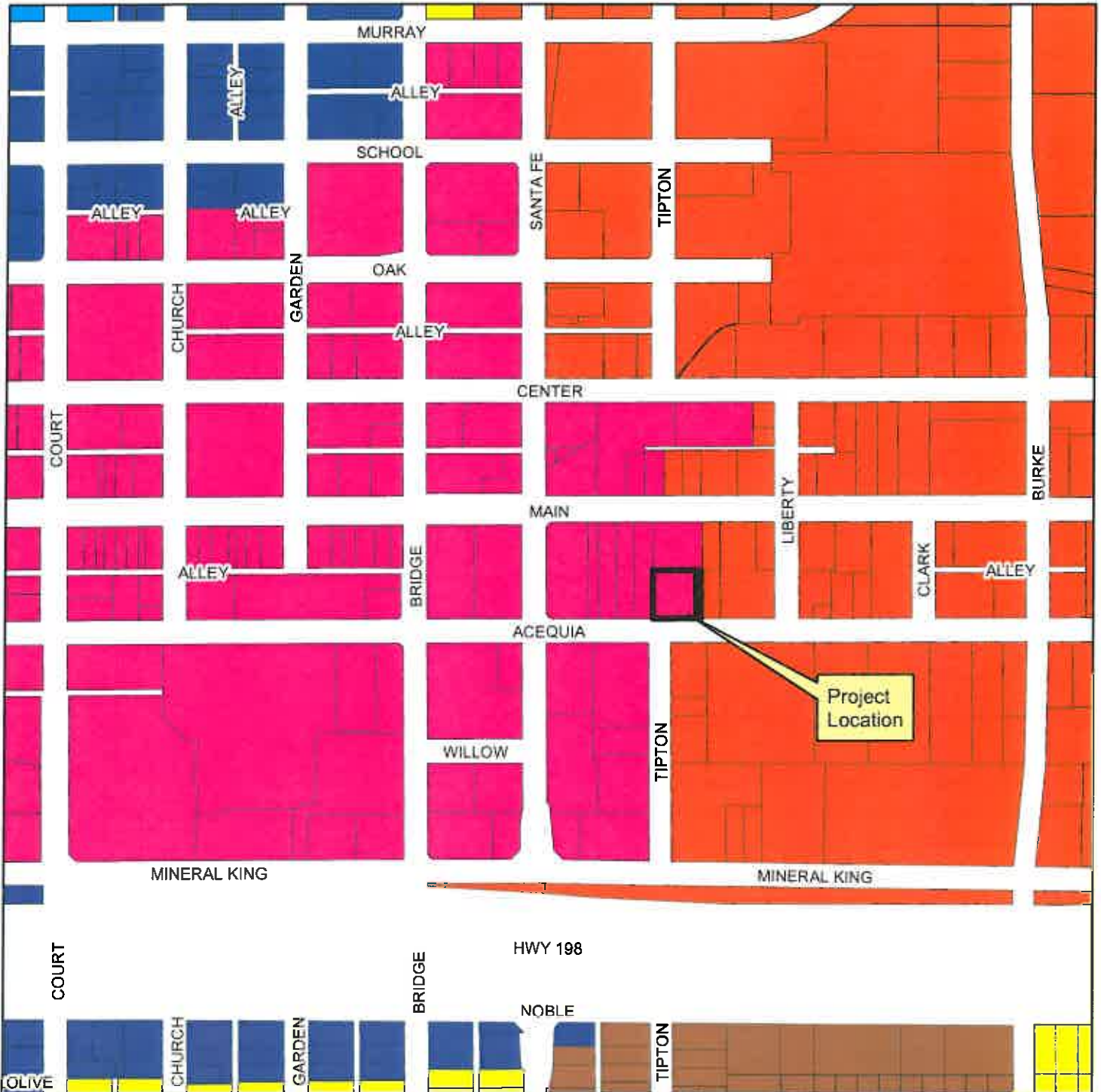
Conditional Use Permit No. 2013-02

The project is located at 602 E. Acequia Avenue, on the north side of Acequia Avenue approximately 300 feet east of Santa Fe Street. (APN: 094-235-020)



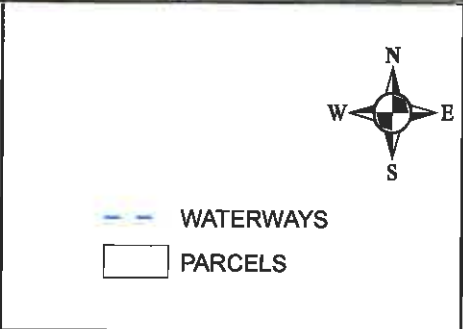
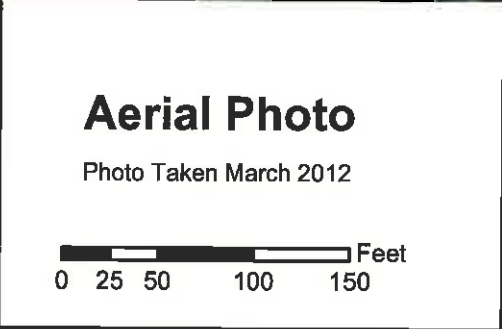
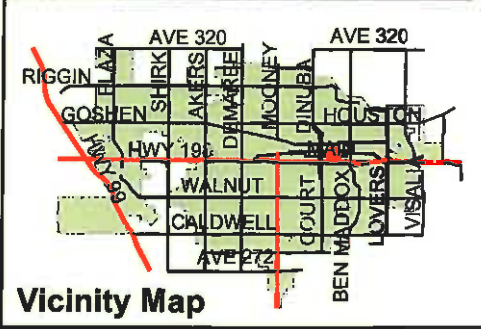
Conditional Use Permit No. 2013-02

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Conditional Use Permit No. 2013-02

The project is located at 602 E. Acequia Avenue, on the north side of Acequia Avenue approximately 300 feet east of Santa Fe Street. (APN: 094-235-020)



Conditional Use Permit No. 2013-02

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