

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

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

MONDAY JUNE 10, 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.
 - Request for Finding of Consistency for Conditional Use Permit No. 2008-08, Chamberlin Baseball Academy.
 - Request for Finding of Consistency for Relocation of a Previously-Approved Telecommunications Tower Associated With CUP No. 2013-01
5. PUBLIC HEARING – Alyssa Netto
Conditional Use Permit No. 2013-19: A request by Potter's House to establish a church in a 2,500 square foot tenant space in an existing 5,000 square foot building. The site is located in the Professional/Administrative Office (PA) zone at 430 W. Caldwell Ave, near the intersection of Caldwell Avenue and West Street (APN: 123-240-020).
6. PUBLIC HEARING – Paul Scheibel
Public Hearing to consider revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2012-33.
7. 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 JUNE 20, 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, JUNE 24, 2013

City of Visalia



To: Planning Commission

From: Josh McDonnell, City Planner (713-4364)
Paul Bernal, Senior Planner (713-4025)

Date: June 10, 2013

**Re: Request for Finding of Consistency for Conditional Use Permit No. 2008-08,
Chamberlin Baseball Academy**

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the interior expansion of six batting cages for the Chamberlin Baseball Academy facility, through Conditional Use Permit No. 2008-08, located at 6707 West Goshen Avenue (APN: 085-340-077).

DISCUSSION

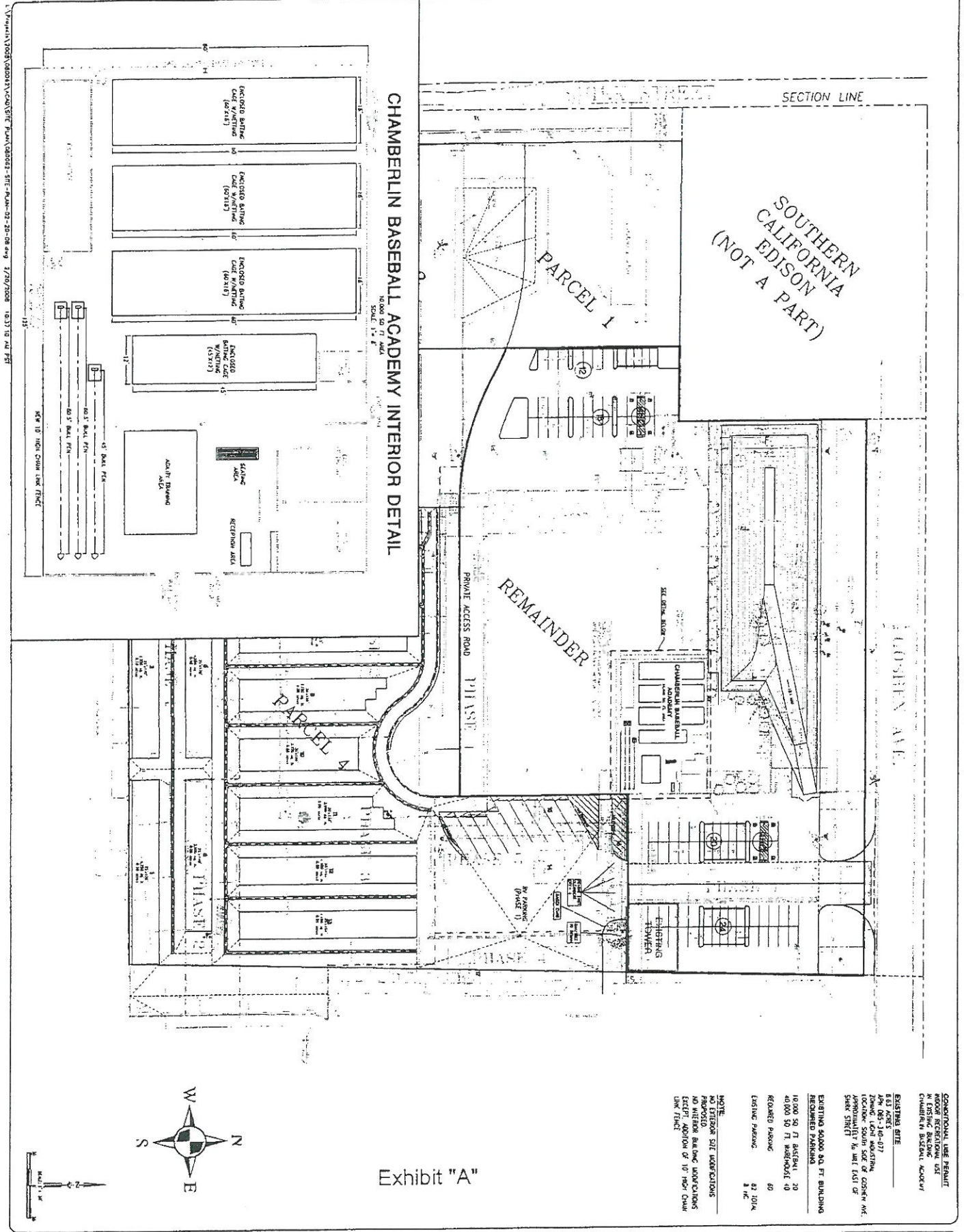
Chamberlin Baseball Academy is requesting to expand their current indoor baseball training facility to accommodate six additional batting cages. Chamberlin Baseball Academy leases 10,000 square feet within an existing 59,000 square foot warehouse building as depicted on the attached Exhibit "A". The proposed expansion will include an additional 5,000 square feet for the five additional batting cages and one wiffle ball cage (see Exhibit "B") increasing the total lease area to 15,000 square feet for the baseball training facility. The remaining 44,000 square feet of warehouse floor space will be used by other potential industrial businesses. Chamberlain Baseball Academy has been operating on the site for the past five years and staff has not received complaints regarding this use and the surrounding industrial warehouse uses.

The Chamberlin Baseball Academy facility currently has four batting cages, pitching bullpens and an agility training area. Protective netting is strung around all areas to keep objects from leaving these areas. The baseball academy provides training in baseball and softball hitting, pitching and catching fundamentals as well as agility training. Batting and pitching cage rentals must be reserved in advance. Per the applicant's operational statement, Exhibit "C", these additional batting cages are rented by an organized team, and may be used for up to an hour.

Staff's recommendation is based on the conclusion that there will be no increase in building square footage to the site and no changes to the daily operations of the indoor baseball training facility.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operation Statement



SOUTHERN CALIFORNIA EDISON (NOT A PART)

CHAMBERLIN BASEBALL ACADEMY INTERIOR DETAIL

10,000 SQ FT BATHING
TOTAL 118,000

PARCEL 1

REMAINDER

LOUISIANA AVE

PRIVATE ACCESS ROAD

PARCEL 4



Exhibit "A"

CONDITIONAL USE PERMIT
INDOOR RECREATION USE
N. ESTING BATHING
CHAMBERLIN BASEBALL ACADEMY

EXISTING SITE
487,000 SQ FT
ZONING: LIGHT INDUSTRIAL
LOCATED SOUTH SIDE OF GARDEN AVE.
380' WIDE 'N' AND 'S' SIDE OF
SHER STREET

EXISTING 48,000 SQ FT BUILDING
REQUIRED PARKING
10,000 SQ FT BATHING 20
40,000 SQ FT BATHING 10
REQUIRED PARKING 60
EXISTING PARKING 82,000 SQ FT
2.14X

NOTE:
1. PROPOSED SITE LOCATIONS
2. PROPOSED 10' HIGH CHAIR LINK FENCE
3. NO INTERIOR BATHING LOCATIONS
EXCEPT ADDITION OF 10' HIGH CHAIR
LINK FENCE

APPROVED PLAN FOR
CHAMBERLIN BASEBALL ACADEMY
1180 N. GARDEN
MILWAUKEE, WI 53226

CONDITIONAL USE PERMIT

PREPARED BY
Quad Knopf
2518 N. GARDEN ST. SUITE 100
MILWAUKEE, WI 53226
TEL: (414) 353-1234
FAX: (414) 353-1235
WWW.QUAD-KNOPF.COM

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Chamberlin Baseball Academy Net Support / Pole Layout 130419-1

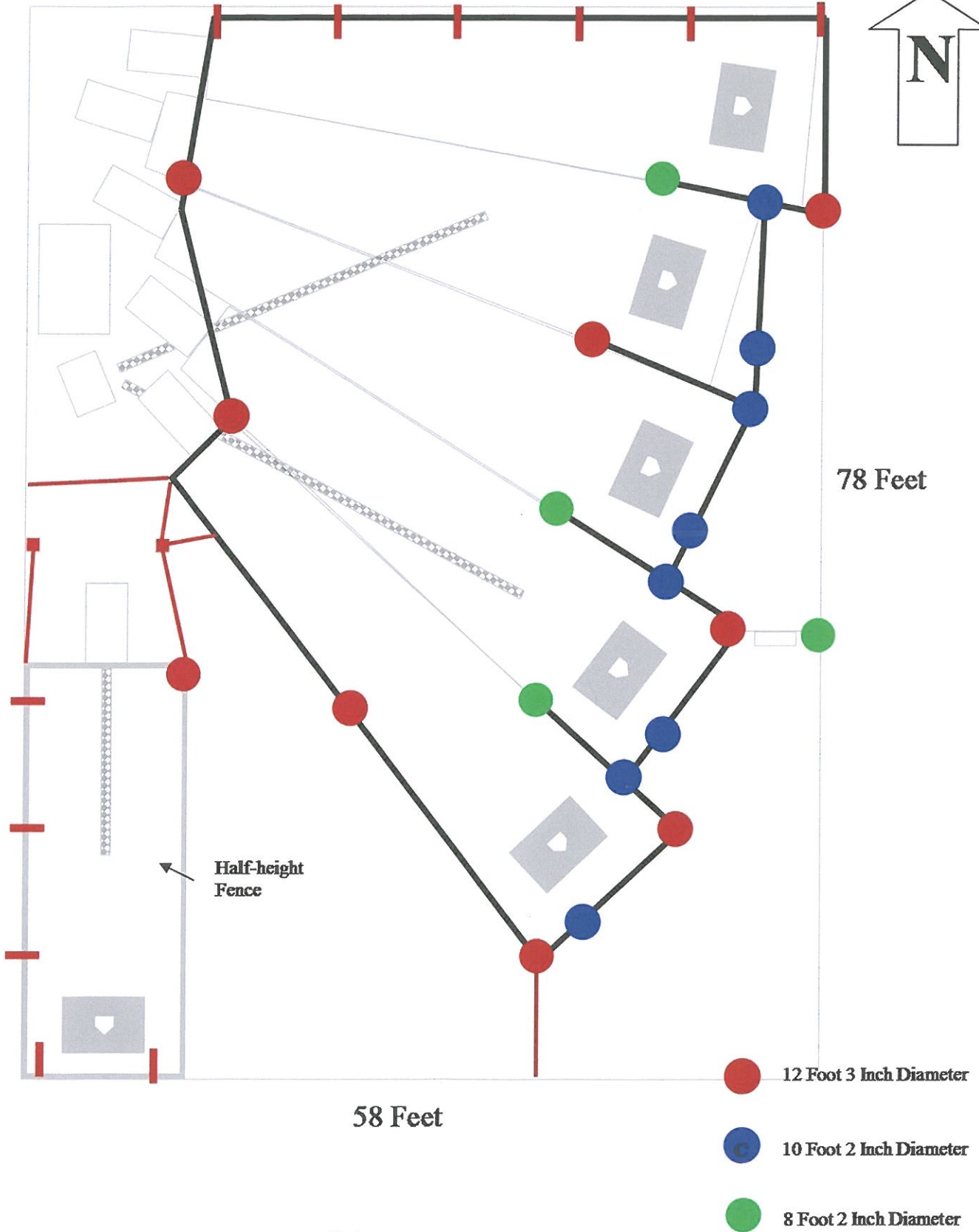


Exhibit "B"

Exhibit "C"

Chamberlin Baseball Academy Expansion Operational Statement

- Expanding from 10,000 sq ft. to 15,000 sq. ft.
- Adding 5 automated indoor pitching machines and one wiffle ball machine; all fully enclosed and surrounded with chain link fencing and batting cage netting.
- Hours of operation will remain the same, M-F 3pm-9pm/Sat 10am-5pm/Sun 10am-5pm. Summer hours will vary when school is out and when we run summer camps for kids.
- We are open year round, rain or shine!
- 28,000 sq ft of open space surrounding.
- ADA requirements will be set.
- 5,000 sq ft. addition with appointments for cage space.

City of Visalia



To: Planning Commission

From: Brandon Smith, Senior Planner
(713-4636)

Date: June 10, 2013

Re: Finding of Consistency for Relocation of a Previously-Approved Telecommunications Tower Associated With Conditional Use Permit No. 2013-01. 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)

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the relocation of the telecommunications tower previously approved for CUP No. 2013-01.

DISCUSSION

PDC Corporation is requesting to relocate the site of a telecommunications tower approximately 150 east from where the tower was previously reviewed and approved by the Planning Commission on January 14, 2013. The tower is a new 75-foot facility with 12 antennas and an outdoor equipment shelter at the base of the tower that was approved on a paved undeveloped space between two commercial buildings. The relocation is being requested on behalf of the property owner who may wish to utilize the space for future building expansion. There will be no changes to the tower's height or appearance.

The proposed location of the tower would be at the eastern edge of the property behind the commercial building in an area currently used for parking. A space equivalent to five parking stalls is necessary to accommodate the tower and facility. Staff has reviewed a parking analysis submitted by the applicant and has determined that the shopping center is currently over-parked and the elimination of five parking stalls would not impact required parking.

Staff therefore recommends that the facility be allowed to relocate onto five existing parking stalls located behind the commercial building. As a result of using the five spaces, an existing tree well to the north will not require removal as noted on the proposed site plan.

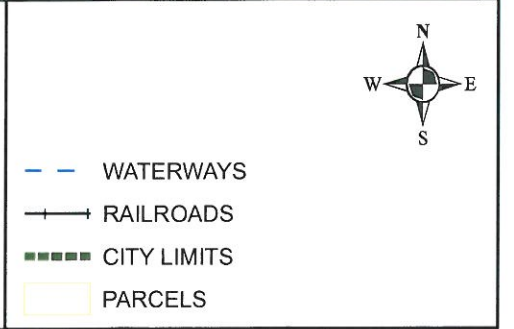
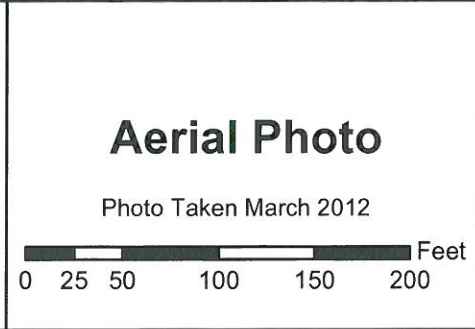
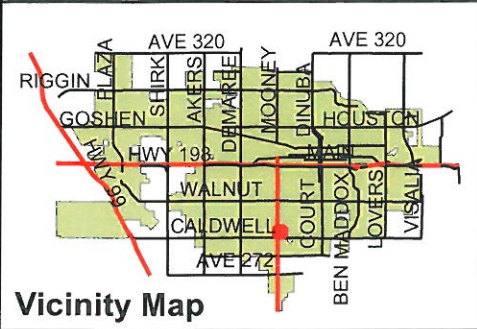
Staff's overall recommendation is based upon the fact that the facility is still within the same shopping center complex where it was originally approved and that the new location will not attribute to any further land use compatibility or visual impacts. The property owner directly to the east, whose building abuts the site of the new tower, has given written approval to the new tower location.

ATTACHMENTS

- Proposed Site Plan
- Letter of Approval from neighboring property owner
- Previously-Approved Site Plan
- Aerial Photo

Conditional Use Permit No. 2013-01 Finding of Consistency

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)





5955 EAST OLIVE
PESANO, CA 93727



TALZALI ASSOCIATES INC.
200 BERRY CENTER DRIVE
IRVINE, CA 92612

| | | |
|-------------|----------|-------------------|
| PROJECT NO. | | |
| DRAWN BY: | PT | |
| CHECKED BY: | DM | |
| REV | DATE | DESCRIPTION |
| 1 | 02/22/05 | ISSUED FOR REVIEW |
| 2 | 02/22/05 | ISSUED FOR REVIEW |

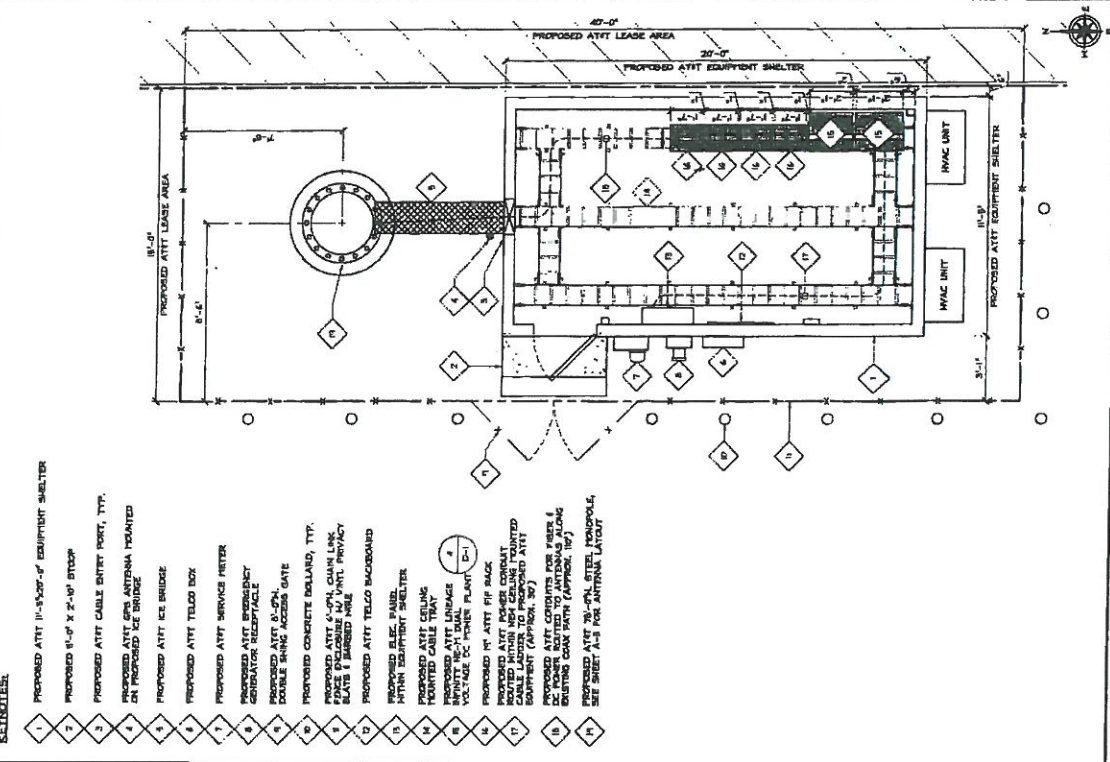
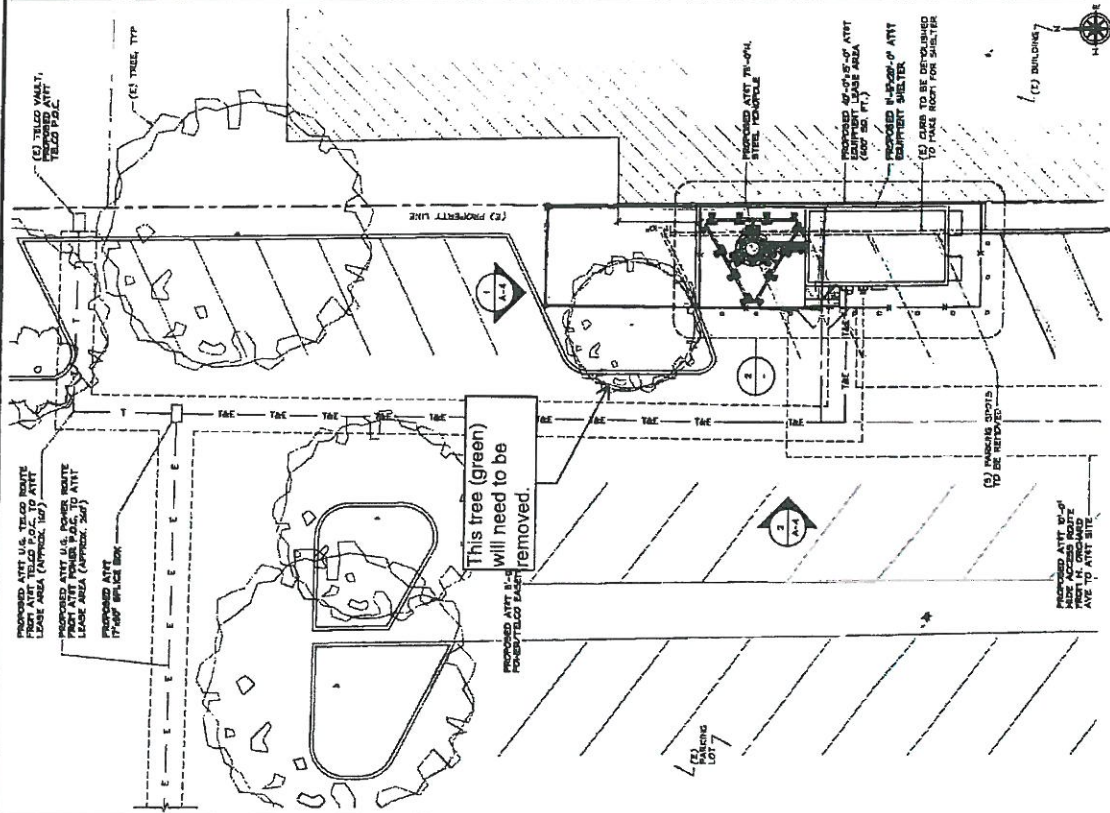
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR A REPRODUCED VERSION THEREOF WITHOUT THE WRITTEN PERMISSION OF A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER THIS DOCUMENT.

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

SHEET TITLE
ENLARGED SITE PLAN & EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-2



- LEGEND:**
- PROPOSED AT&T 11'-0" X 7'-0" EQUIPMENT SHELTER
 - PROPOSED 8'-0" X 2'-0" STUMP
 - PROPOSED AT&T CABLE ENTRY PORT, TYP.
 - PROPOSED AT&T 6" AIR TERMINAL MOUNTED ON PROPOSED ICE BRIDGE
 - PROPOSED AT&T ICE BRIDGE
 - PROPOSED AT&T TELCO BOX
 - PROPOSED AT&T SERVICE METER
 - PROPOSED AT&T EMERGENCY SHUT-OFF RECEPTACLE
 - PROPOSED AT&T 8'-0" DOUBLE WING ACCESS GATE
 - PROPOSED CONCRETE DELTA, TYP.
 - PROPOSED AT&T 6'-0" CHAIN LINK FENCE FOLLOWING IN VANT. PRIVACY BARR. & BRUSH HEDG.
 - PROPOSED AT&T TELCO BACKBOARD
 - PROPOSED BLEZ. PANEL WITHIN EQUIPMENT SHELTER
 - PROPOSED AT&T CEILING MOUNTED CABLE TRAY
 - PROPOSED AT&T LANGUAGE INQUIRY UNIT WITHIN EQUIPMENT SHELTER
 - PROPOSED AT&T 1" AT&T RIP BACK
 - PROPOSED AT&T POWER CONDUIT
 - PROPOSED AT&T 1" CABLE LADDERS TO BE MOUNTED AT&T EQUIPMENT (APPROX. 30')
 - PROPOSED AT&T CONDUITS FOR POTS & EQUIPMENT (APPROX. 10')
 - PROPOSED AT&T 31'-0" STEEL MOUNTABLE, SEE SHEET A-3 FOR ANTENNA LAYOUT

24" X 36" SCALE: 1/8" = 1'-0"
11' X 17' SCALE: 3/16" = 1'-0"

1 ENLARGED SITE PLAN

2 PROPOSED EQUIPMENT LAYOUT PLAN



Steve Bargeon
Executive Director
Tulare County Medical Society
3333 S Fairway St
Visalia, CA 93277

RE: CV2080 3350 South Mooney – Letter of Approval

Mr. Bargeon,

As we discussed earlier the location of the proposed AT&T wireless facility at 3350 South Mooney was moved after the public hearing. The new location is behind the building owned by Tulare County Medical Society. Please review the attached site plan which depicts the new location and if the Tulare County Medical Society approves of the new site location, please sign below and return to me.

Approved (Signature): _____

A handwritten signature in blue ink, appearing to be "S Bargeon", written over a horizontal line.

Name & Title: Steve Bargeon, Executive Director

Date: _____

5/23/13

Please contact me at the email or phone number below for anything related to this matter.

Best Regards,

A handwritten signature in blue ink, appearing to be "John Pappas", written in a cursive style.

John Pappas
PDC Corporation
3185-C1 Airway Avenue
Costa Mesa, CA 92626
949-291-4513
john@pdccorp.net



BLACK & VEATCH
10 RIVER PARK PLACE
FRESNO, CA 93720

ZALZAL ASSOCIATES, INC.
2070 BUSINESS CENTER DRIVE
SUITE 200
IRVINE, CA 92612

PROJECT NO: _____
DRAWN BY: BJA
CHECKED BY: DJH

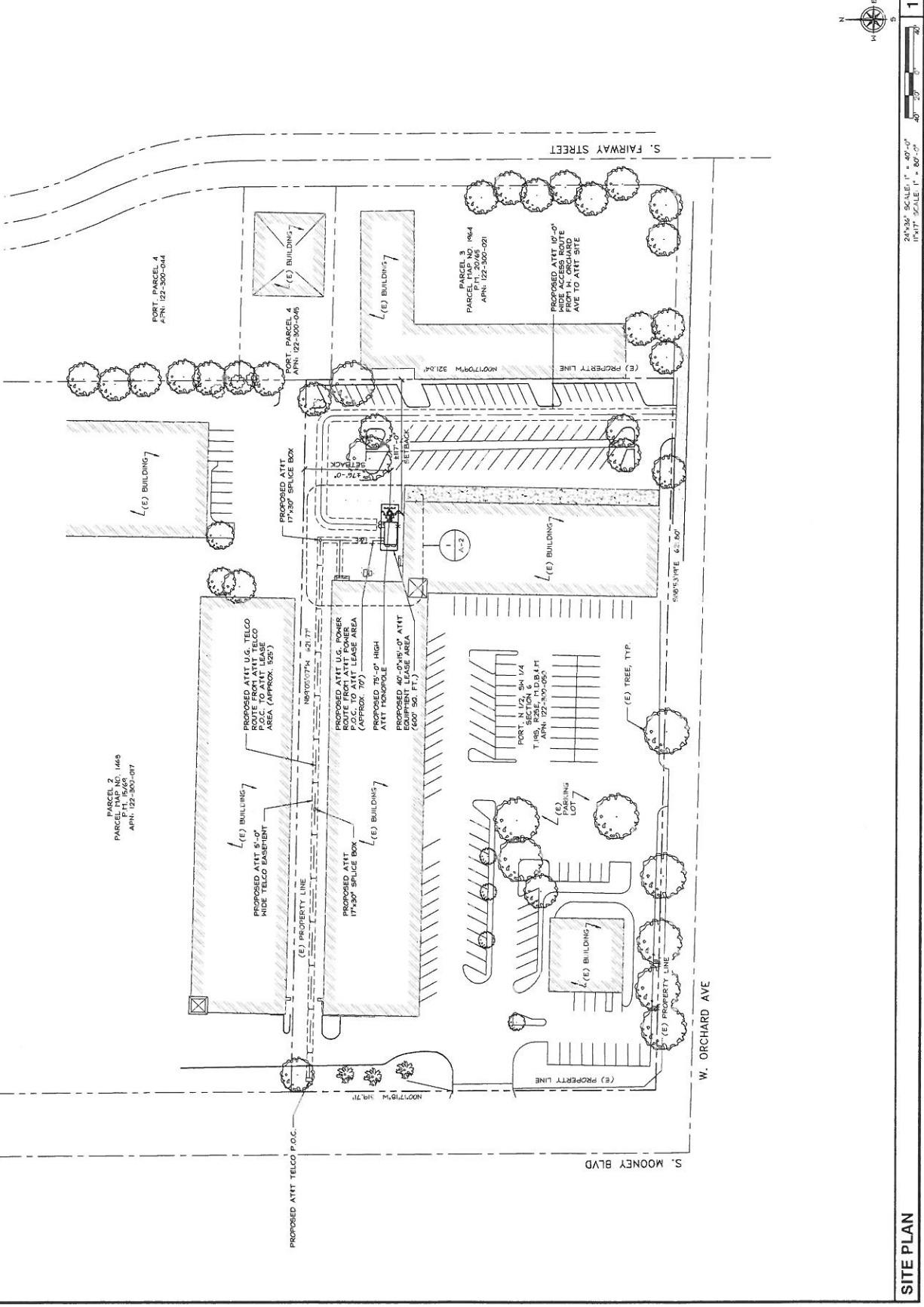
| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| B | 10/19/02 | 100% D05 FOR REDLINE |
| A | 09/27/01 | 100% D05 FOR REDLINE |

NOT TO BE USED FOR CONSTRUCTION

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

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



20'x30' SCALE: 1" = 40'-0"
1/4" = 80'-0"

SITE PLAN



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 10, 2013

PROJECT PLANNER: Alyssa Netto, Assistant Planner
Phone No.: 713-4256

SUBJECT: Conditional Use Permit No. 2013-19: A request by Potter's House to establish a church in a 2,500 square foot tenant space in an existing 5,000 square foot building. The site is located in the Professional/Administrative (PA) zone at 430 W. Caldwell Ave., near the intersection of Caldwell Avenue and West Street (APN: 123-240-020).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-19 based upon the findings and conditions listed in Resolution No. 2013-23

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-19 based on the findings and conditions listed in Resolution No. 2013-23.

PROJECT DESCRIPTION

This conditional use permit is a request to establish a small church in the PA zone. The Site Plan in Exhibit "A" depicts the existing 2,500 square foot section of the building (Suites A and B) to be occupied by the church. One of the two remaining tenant spaces of the building is occupied by a funeral planning company while the other space is vacant. The site has vehicular cross-access points with the dance studio to the South and offices to the East for access to Caldwell Avenue and West Street.

As depicted in the Floor Plan in Exhibit "B", the project will occupy two tenant spaces of the existing building. The tenant spaces will be combined to provide for a worship area, fellowship area, Pastor's office, usher's room, storage, a small Sunday school room, nursery, and men's and women's restrooms.

The applicant's operational statement (see Exhibit "C") notes this site will hold Sunday worship services at 10:30 am and 6:00 pm. The site will also hold a mid-week service on Wednesdays at 7:30 pm. Sunday school and nursery hours will coincide with the worship services and all staff members that facilitate these services are volunteers from the church community. The operational statement also notes that the church has 25 members.

BACKGROUND INFORMATION

| | |
|-----------------------------------|---|
| General Plan Land Use Designation | Professional/Administrative Office |
| Zoning | PA (Professional/Administrative Office) |
| Surrounding Land Use and Zoning | North: R-1-12.5 (Single-Family Residential) Existing residences |
| | South: CC (Convenience Commercial) Dance Studio |
| | East: PA (Professional/Administrative Office) Office |

tenant spaces
West: CC (Convenience Commercial) Fuel service station

Special Districts

Design District "K"

Environmental Review

Categorical Exemption No. 2013-30

Site Plan

2013-077

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Conditional Use Permit No. 2012-45 was 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). This project was approved by the Planning Commission by a 5-0 vote on January 14, 2013.

Conditional Use Permit No. 2008-28 was a request by AGA Khan Shiaimami Ismaili Council for the Western United States (Canby Architecture Studio, Agent) to establish a 1,974 sq. ft. worship, educational and cultural assembly center within an existing 6,426 sq. ft. office building located within the P-A (Professional / Administrative Office) zone. The site is located on the northwest corner of N. Lovers Lane and E. Paradise Ave, 1501 S. Lovers Lane (APN: 100-200-001 & 002). This project was approved by the Planning Commission by a 4-0 vote on August 25, 2008.

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

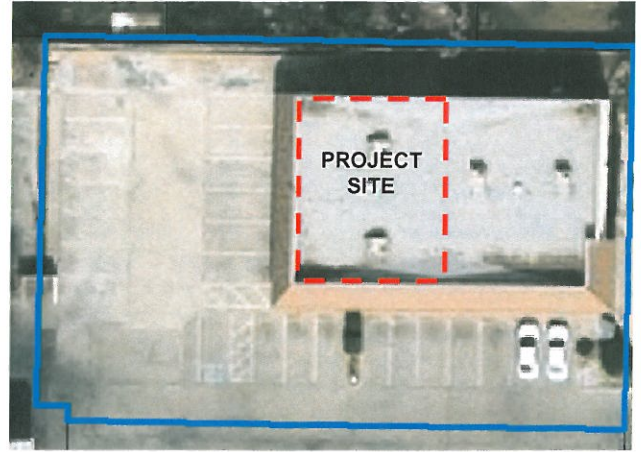
Due to the proposal's assembly-based nature, concerns regarding the surrounding uses and how the project may affect such uses must be addressed. In the PA zone, office uses are the primary permitted use, but there are also more diverse uses that may be conditionally approved, including churches up to 200 seats. The church facility will occupy a vacant building with a new use that should not impact the surrounding uses because of the off-hour nature of the church as identified in the operational statement in Exhibit "C".

Staff finds the proposed church to be consistent with the PA zone because the church services occur outside of standard business hours of the surrounding uses and are currently limited to approximately 25 people with a maximum of 71 people as detailed in the subsequent "Parking" section. With the services occurring on Sundays and late Wednesday evening, staff does not foresee a conflict with the surrounding Professional/Administrative Office, Convenience Commercial, or Single-Family Residential zones. The Dance Studio to the south has a 7:30 pm class on Wednesdays (class schedule in Exhibit "D"); however, because the church has more than adequate parking on its parcel for its 25 members, the uses should not conflict.

There is an existing block wall along the north property line to separate the PA and CC zoned sites from the abutting residences.

Parking

Churches have a parking requirement of one stall for every four permanent seats or one parking stall for every 30 square feet of assembly area, whichever is greater. The parking will be calculated by one stall for every 30 square feet of the approximate 500 square-foot assembly area. This requires 17 parking stalls for the church facility. The site provides 24 parking stalls for the four tenant spaces in the office building. The church will occupy two of the tenant spaces while a funeral planning services office operates in the adjacent space. The fourth tenant space remains vacant.



The church meets the established parking demand and will not impact the parking of the adjacent use because the worship services occur outside of standard operational hours of surrounding uses (Dance Studio's class hours provided in Exhibit "D"). Because the church operates outside of standard business hours of office uses, the maximum occupancy may be determined by allowing four persons per parking stall. While this would permit a maximum occupancy of 96 persons, this use permit will limit ministry occupancy to 71 persons per Condition No. 3 because that is the maximum amount allowed in a 500 square foot sanctuary area per the California Building Code.

Landscaping

There is a two-foot landscaping strip along the north property line which will be required to be replanted with shrubs and any needed irrigation.

Environmental Review

This project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-30) and is included as a finding in Resolution No. 2013-23.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - 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 because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
 - 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 because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2013-077.
2. That the site be developed in substantial compliance with the approved site plan and floor plan provided in Exhibits "A" and "B".
3. That the sanctuary shall be limited to 71 persons.
4. That the site shall not be occupied until a building permit has been issued, completed, and approved for occupancy.
5. Building signage shall require a separate building permit.
6. That the any inadequate landscaping on the parcel be replanted and restored including the strip along the north property line. Landscaping and irrigation plans are required as a part of the building permit.
7. That all applicable federal, state and city laws, codes and ordinances be met.
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. 2013-19.

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. 2013-23
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Dance Studio Class Schedule
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo

RESOLUTION NO. 2013-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-19, A REQUEST BY POTTER'S HOUSE TO ESTABLISH A CHURCH IN A 2,500 SQUARE FOOT TENANT SPACE IN AN EXISTING 5,000 SQUARE FOOT BUILDING. THE SITE IS LOCATED IN THE PROFESSIONAL/ADMINISTRATIVE (PA) ZONE AT 430 W. CALDWELL AVE., NEAR THE INTERSECTION OF CALDWELL AVENUE AND WEST STREET (APN: 123-240-020).

WHEREAS, Conditional Use Permit No. 2013-19, is a request by Potter's House to establish a church in a 2,500 square foot tenant space in an existing 5,000 square foot building. The site is located in the Professional/Administrative (PA) zone at 430 W. Caldwell Ave., near the intersection of Caldwell Avenue and West Street (APN: 123-240-020).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 10, 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 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 considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-30). The project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - 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 because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
 - 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 because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.

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 projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2013-077.
2. That the site be developed in substantial compliance with the approved site plan and floor plan provided in Exhibits "A" and "B".
3. That the sanctuary shall be limited to 71 persons.
4. That the site shall not be occupied until a building permit has been issued, completed, and approved for occupancy.
5. Building signage shall require a separate building permit.
6. That the any inadequate landscaping on the parcel be replanted and restored including the strip along the north property line. Landscaping and irrigation plans are required as a part of the building permit.
7. That all applicable federal, state and city laws, codes and ordinances be met.
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. 2013-19.

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)

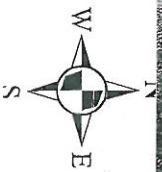
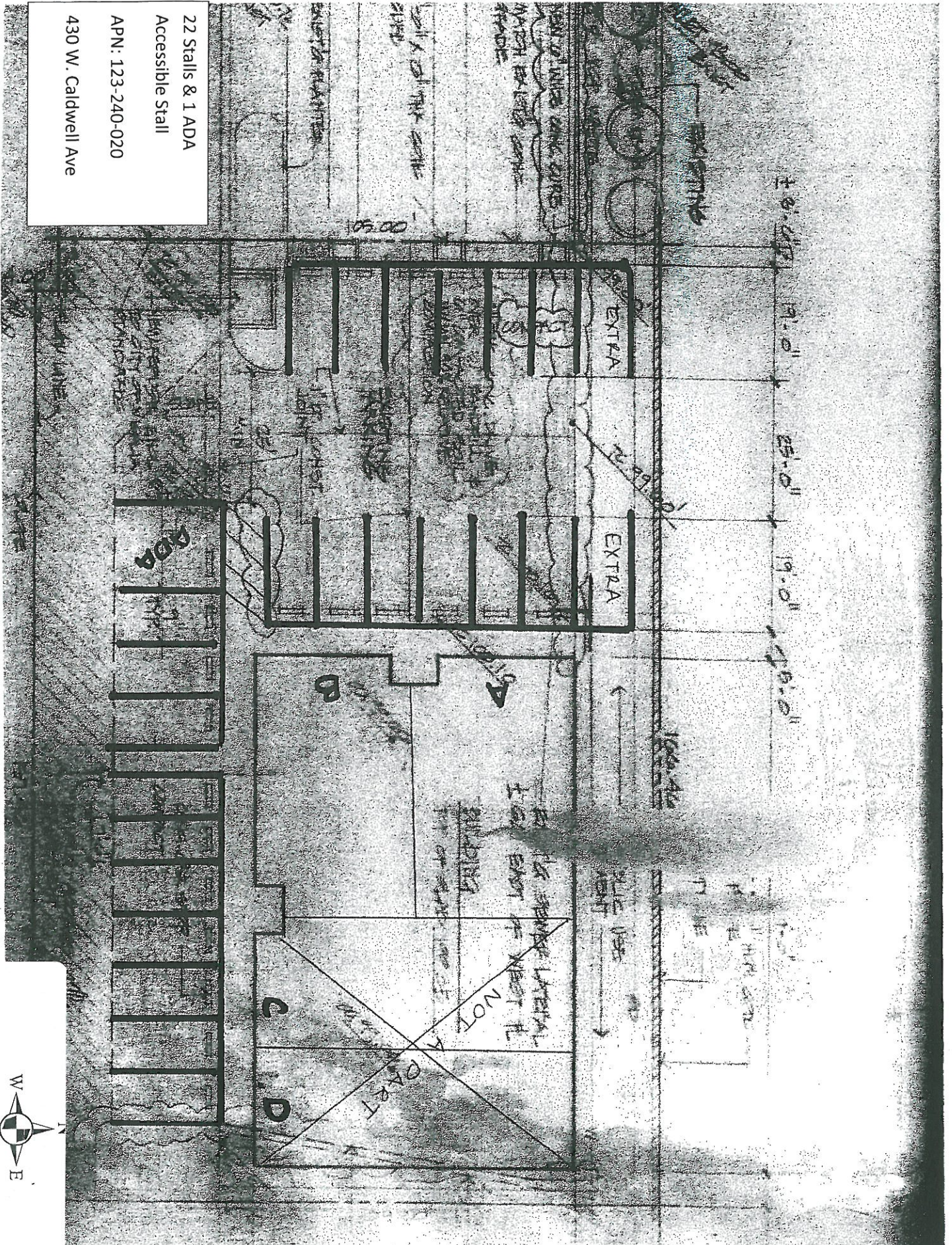
17.38.120 Appeal to city council

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)

22 Stalls & 1 ADA
Accessible Stall
APN: 123-240-020
430 W. Caldwell Ave



430 A4B
V. CADDWELL
FLOORPLAN

NORTH
↑

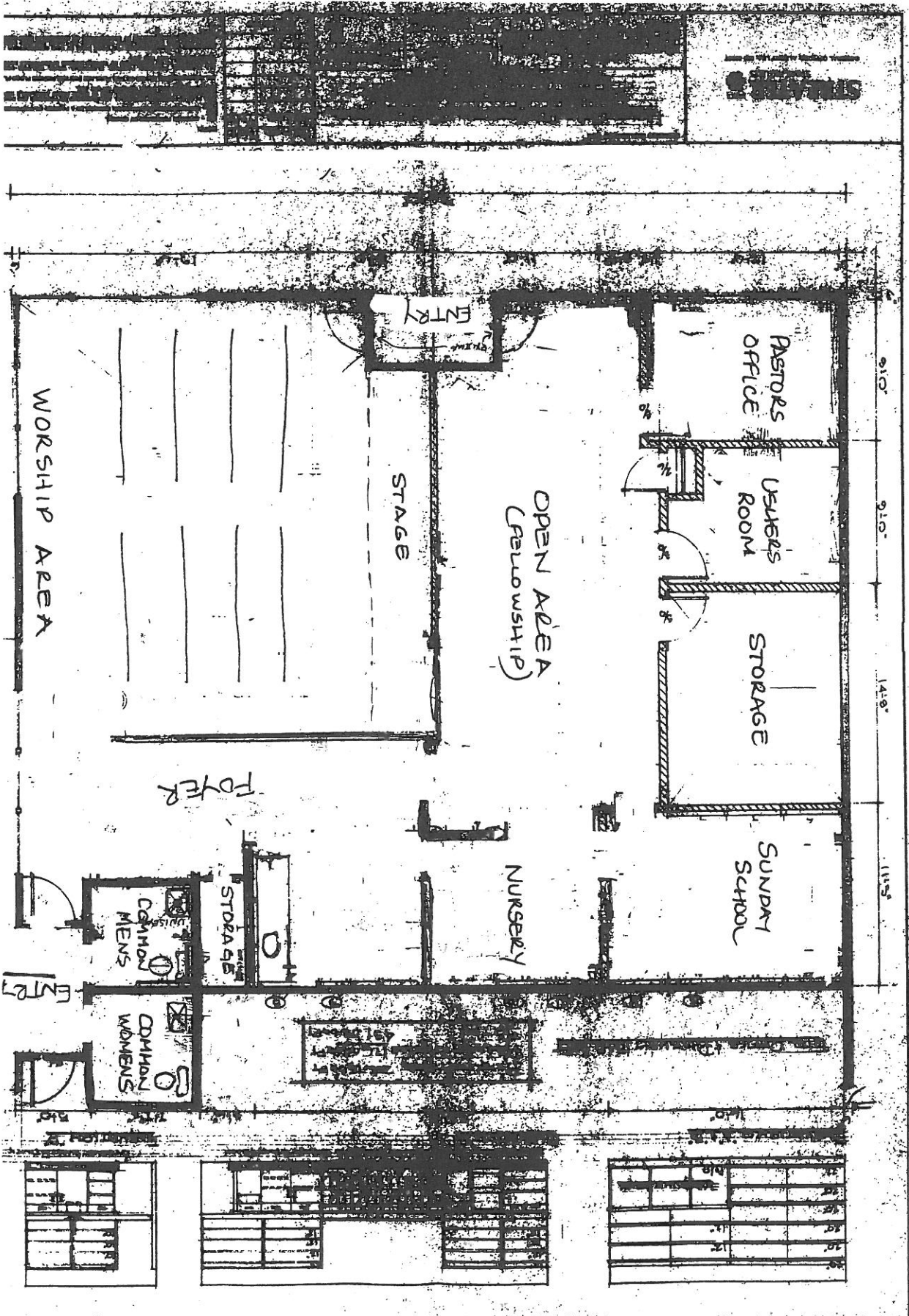


Exhibit "B"

Christian Fellowship Ministries

May 15, 2013

To Whom It May Concern:

The following is a statement of operation for **The Potter's House Christian Fellowship Ministries**.

Sunday Worship -10:30 am & 6:00pm
Wednesday Mid-Week Service-7:30pm

The number of employees is zero, all work and ministry is done voluntarily by church members.

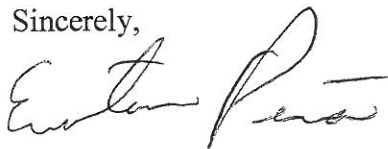
Baptisms will be conducted off premises, and weddings will be conducted during Sunday morning services and or off premises as needed.

Sunday school and nursery are provided during the regular service schedule as listed on Sundays and Wednesdays.

The office hours are by appointment only through the Pastor.

Our ministry consists of 25 members.

Sincerely,



Eutimio Peña/ Pastor



" and Jesus sent them to preach the kingdom of God, and to heal the sick, .." Luke 9:2

(home) 559-741-9087 (cell) 559-351-7049 (email) timpena@sbcglobal.net
3524 S. Heritage St, Visalia, CA 93277

Exhibit "C"

Summer Schedule
July 9th-August 2nd

| TUESDAY | | | | | | | | | | | | |
|------------------|-------------------------|----|-----------------|-----------------------------|----|-----------|-----------------------------|----|--|--|--|--|
| STUDIO A | | | STUDIO B | | | | STUDIO C | | | | | |
| 4:00-4:45 | Acro K (6-8) | AG | 4:30-5:30 | Pre Dance (3-4) | RO | 3:00-4:00 | Jazz III (By Approval) | AG | | | | |
| 4:45-5:30 | Jazz K (6-8) | AG | 5:30-6:15 | Tumble Tap (3-4) | AG | 4:00-5:15 | Ballet II (10+) | AW | | | | |
| 5:30-6:30 | Ballet K (6-8) | AW | 6:30-7:30 | Ballet I (9+) | AW | 5:15-6:15 | Tap III (By Approval) | KH | | | | |
| 6:30-7:15 | Tap K (6-8) | KH | 7:30-8:30 | Jazz I (9+) | AW | 6:30-7:30 | Conditioning II/III (10+) | RO | | | | |
| 7:15-8:00 | Hip Hop K (6-8) | FW | | | | 7:30-8:30 | Jazz II (10+) | RO | | | | |
| WEDNESDAY | | | | | | | | | | | | |
| STUDIO A | | | STUDIO B | | | | STUDIO C | | | | | |
| 4:30-5:30 | Conditioning I/II (12+) | AW | 4:30-5:15 | Pre Dance (3-4) | AG | 4:30-5:30 | Technique II/III (10+) | RO | | | | |
| 5:30-6:30 | Ballet I/II (12+) | AW | 5:15-6:00 | Tumble Tap (3-4) | AG | 5:30-6:30 | Ballet II/III (By Approval) | AK | | | | |
| 6:30-7:30 | Jazz I/II (12+) | RO | 6:00-6:45 | Pre Dance (5-6) | AG | 6:30-7:15 | Pointe I (By Approval) | AK | | | | |
| 7:30-8:30 | Technique I/II (12+) | RO | 6:45-7:30 | Tumble Tap (5-6) | AG | | | | | | | |
| THURSDAY | | | | | | | | | | | | |
| STUDIO A | | | STUDIO B | | | | STUDIO C | | | | | |
| 4:00-5:00 | Acro II (10+) | AG | 4:00-5:00 | Ballet I (9+) | AW | 4:00-5:00 | Hip Hop III (By Approval) | IS | | | | |
| 5:00-6:00 | Acro III (By Approval) | AG | 5:00-6:00 | Jazz I (9+) | AW | 5:00-6:00 | Hip Hop II (10+) | IS | | | | |
| 6:00-7:00 | Hip Hop I (9+) | IS | 6:00-6:45 | Creative Movement (18m-36m) | BP | 6:00-7:15 | Ballet II (10+) | AW | | | | |
| 7:00-7:45 | Boys Hip Hop (open) | IS | 7:00-8:00 | Adult Ballroom (18+) | BP | 7:15-8:15 | Tap II (10+) | FW | | | | |
| 7:45-8:30 | Hip Hop I/II (12+) | IS | | | | | | | | | | |

Class placement is based on teacher recommendations

Schedule is subject to change

(NO FALL SCHEDULE YET)

ELITE DANCE ACADEMY
418 W. CALDWELL



MEETING DATE 5/1/2013
SITE PLAN NO. 13-077
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 Minor Conditional Use Permit is required.

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

Site Plan Review Committee



#4

MEETING DATE 5/1/13
SITE PLAN NO. 13-077
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.

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 - 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 *Minor edit* 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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4

DATE: May 01, 2013

SITE PLAN NO:

SPR13077

PROJECT TITLE:

SMALL WORSHIP FACILITY

DESCRIPTION:

SMALL WORSHIP FACILITY IN EXISTING 2,500 SF
PORTION OF 5,000 BUILDING ON 18,108 SF AREA
SUITES A & B (PA ZONED) (K DISTRICT)

APPLICANT:

POTTERS HOUSE

PROP OWNER:

BLESS FRANK BRIAN

LOCATION:

430 W CALDWELL AVE

APN(S):

123-240-020

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.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2010 California Building Cod 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*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- 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
- No comments at this time

Additional comments: _____

G. FERRERO

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: <u>May 01, 2013</u> |
| SITE PLAN NO: SPR13077 | |
| PROJECT TITLE: SMALL WORSHIP FACILITY | |
| DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF PORTION OF 5,000 BUILDING ON 18,108 SF AREA SUITES A & B (PA ZONED) (K DISTRICT) | |
| APPLICANT: POTTERS HOUSE | |
| PROP OWNER: BLESS FRANK BRIAN | |
| LOCATION: 430 W CALDWELL AVE | |
| APN(S): 123-240-020 | |

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.

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

| | |
|---|--------------------|
| ITEM NO: 4 | DATE: May 01, 2013 |
| SITE PLAN NO: SPR13077 | |
| PROJECT TITLE: SMALL WORSHIP FACILITY | |
| DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF PORTION OF 5,000 BUILDING ON 18,108 SF AREA SUITES A & B (PA ZONED) (K DISTRICT) | |
| APPLICANT: POTTERS HOUSE | |
| PROP OWNER: BLESS FRANK BRIAN | |
| LOCATION: 430 W CALDWELL AVE | |
| APN(S): 123-240-020 | |

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:

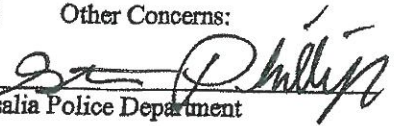
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:


 Visalia Police Department

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 4 DATE: May 01, 2013
SITE PLAN NO: SPR13077
PROJECT TITLE: SMALL WORSHIP FACILITY
DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF
 PORTION OF 5,000 BUILDING ON 18,108 SF AREA
 SUITES A & B (PA ZONED) (K DISTRICT)
APPLICANT: POTTERS HOUSE
PROP OWNER: BLESS FRANK BRIAN
LOCATION: 430 W CALDWELL AVE
APN(S): 123-240-020

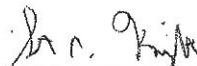
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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

4-29-13

DATE

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

ITEM NO: 4 DATE: MAY 01, 2013
SITE PLAN NO: SPR13077
PROJECT TITLE: SMALL WORSHIP FACILITY
DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF
 PORTION OF 5,000 BUILDING ON 18,108 SF AREA
 SUITES A & B (PA ZONED) (K DISTRICT)
APPLICANT: POTTERS HOUSE
PROP OWNER: BLESS FRANK BRIAN
LOCATION: 430 W CALDWELL AVE
APN(S): 123-240-020

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

EXISTING SERVICE OK.

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: 4 DATE: MAY 1, 2013

SITE PLAN NO.: 13-077
 PROJECT TITLE: SMALL WORSHIP FACILITY
 DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF PORTION OF 5,000 SF BUILDING ON 18,108 SF AREA SUITES A & B (PA ZONED) (K DISTRICT)
 APPLICANT: POTTERS HOUSE
 PROP OWNER: BLESS FRANK BRIAN
 LOCATION: 430 W CALDWELL AVE
 APN: 123-240-020

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 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. Refresh striping of existing handicap stall; to meet current City standards.***
- 2. Plan check and inspection fees apply; due at time of building permit.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-077
Date: 5/1/2013

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.)

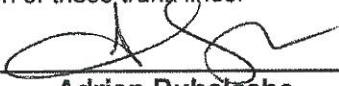
(Fee Schedule Date:5/3/2013)
(Project type for fee rates:CHURCH)

Existing uses may qualify for credits on Development Impact Fees. OFFICE

| FEE ITEM | FEE RATE |
|---|----------|
| <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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 1, 2013


ITEM NO: 4
SITE PLAN NO: SPR13077
PROJECT TITLE: SMALL WORSHIP FACILITY
DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF PORTION OF 5,000 BUILDING ON 18,108 SF AREA SUITES A & B (PA ZONED) (K DISTRICT)
APPLICANT: POTTERS HOUSE
PROP. OWNER: BLESS FRANK BRIAN
LOCATION: 430 W CALDWELL AVE
APN(S): 123-240-020

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.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

- Restripe the parking stalls and parking signs into compliance.



Eric Bons

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 1, 2013

SITE PLAN NO: 13-077
PROJECT TITLE: SMALL WORSHIP FACILITY
DESCRIPTION: SMALL WORSHIP FACILITY IN EXISTING 2,500 SF PORTION OF 5,000 BUILDING ON 18,108 SF AREA SUITES A & B (PA ZONED) (K DISTRICT)
APPLICANT TITLE: POTTERS HOUSE
PROP. OWNER: BLESS FRANK BRIAN
LOCATION TITLE: 430 W CALDWELL AVE STE: A & B
APN TITLE: 123-240

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 05/01/2013

1. A CUP is required for a church in the PA zone.
2. Provide a detailed operational statement and floor plan with the CUP application submittal.
3. Restripe the parking lot.
4. Staff will limit the number of seats in the main sanctuary given the amount of parking provided on site that is shared with the adjacent dance studio.
5. All dead and/or removed landscaping shall be replaced.
6. Any proposed signage requires a separate building permit.

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: "K" [17.30.270]

The following development standards shall apply to property located in district K.

New development of property within this district shall comply with the conditions of approval of the applicable planned unit development permit. New development of property not situated within a planned unit development shall conform with development standards as determined by the site plan review committee as provided in Section 17.18.020.

Parking: As prescribed in Chapter 17.34

Parking:

1. Parking shall be provided based on one parking space for every four permanent seats in the principal assembly area or room, or one parking space for every thirty (30) square feet of floor area, whichever is greater (see Zoning Ordinance Section 17.34.020). Staff may restrict the number of seats in the church based on staff's comments regarding the parking lot (see above).
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. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

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. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.

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.

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  _____

Christian Fellowship Ministries

April 24, 2013

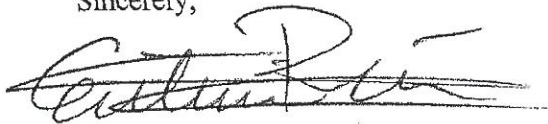
To Whom It May Concern:

The following is a statement of operation for The Potter's House Christian Fellowship Ministries.

Sunday Worship -10:30 am & 6:00pm
Wednesday Mid-Week Service-7:30pm

Our ministry consists of 25 members.

Sincerely,



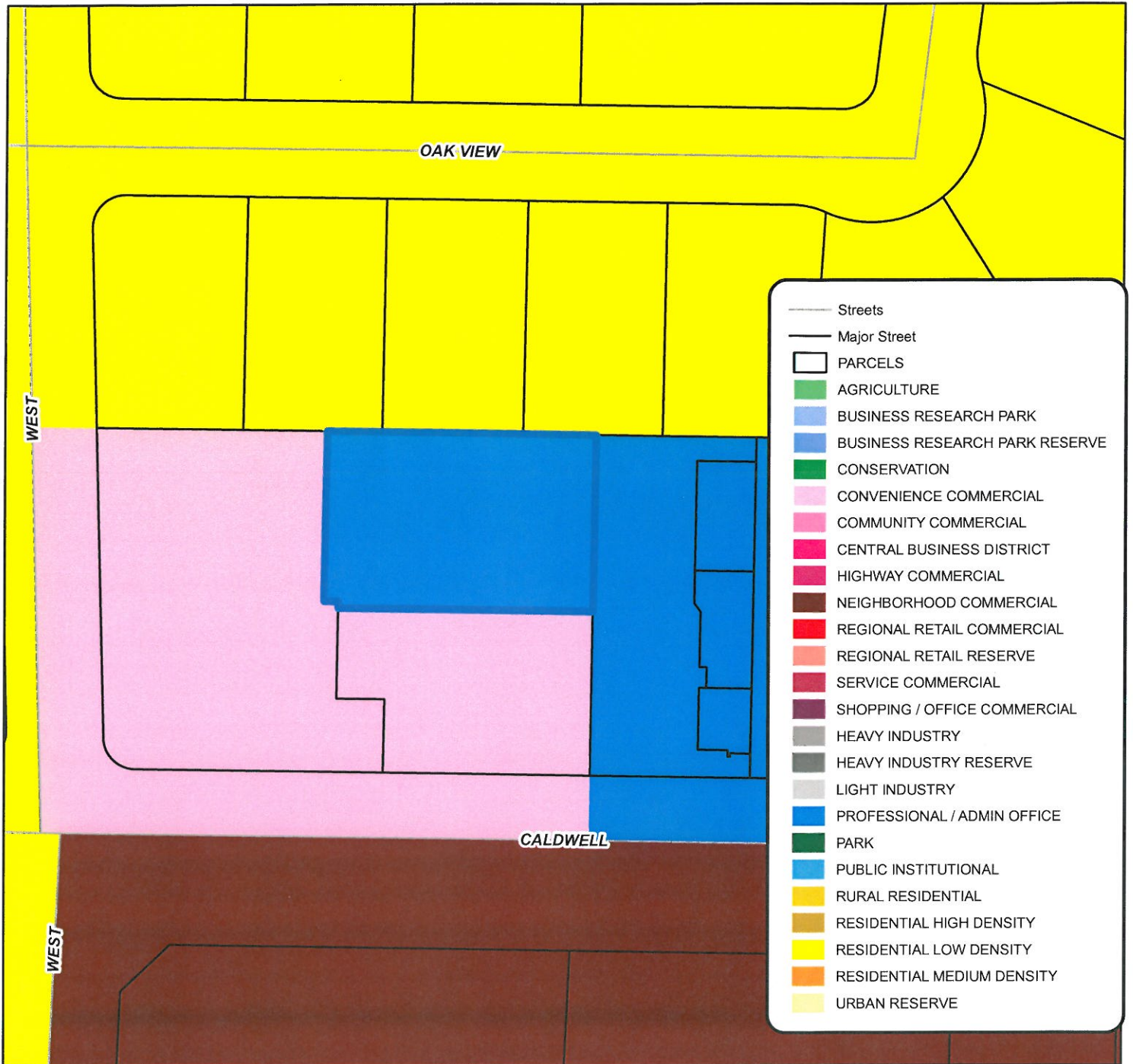
Eutimio Peña
Pastor



"and Jesus sent them to preach the kingdom of God, and to heal the sick..." Luke 9:2

(home) 559-741-9087 (cell) 559-351-7049 (email) timpena@sbcglobal.net
3524 S. Heritage St, Visalia, CA 93277

General Plan Land Use Map

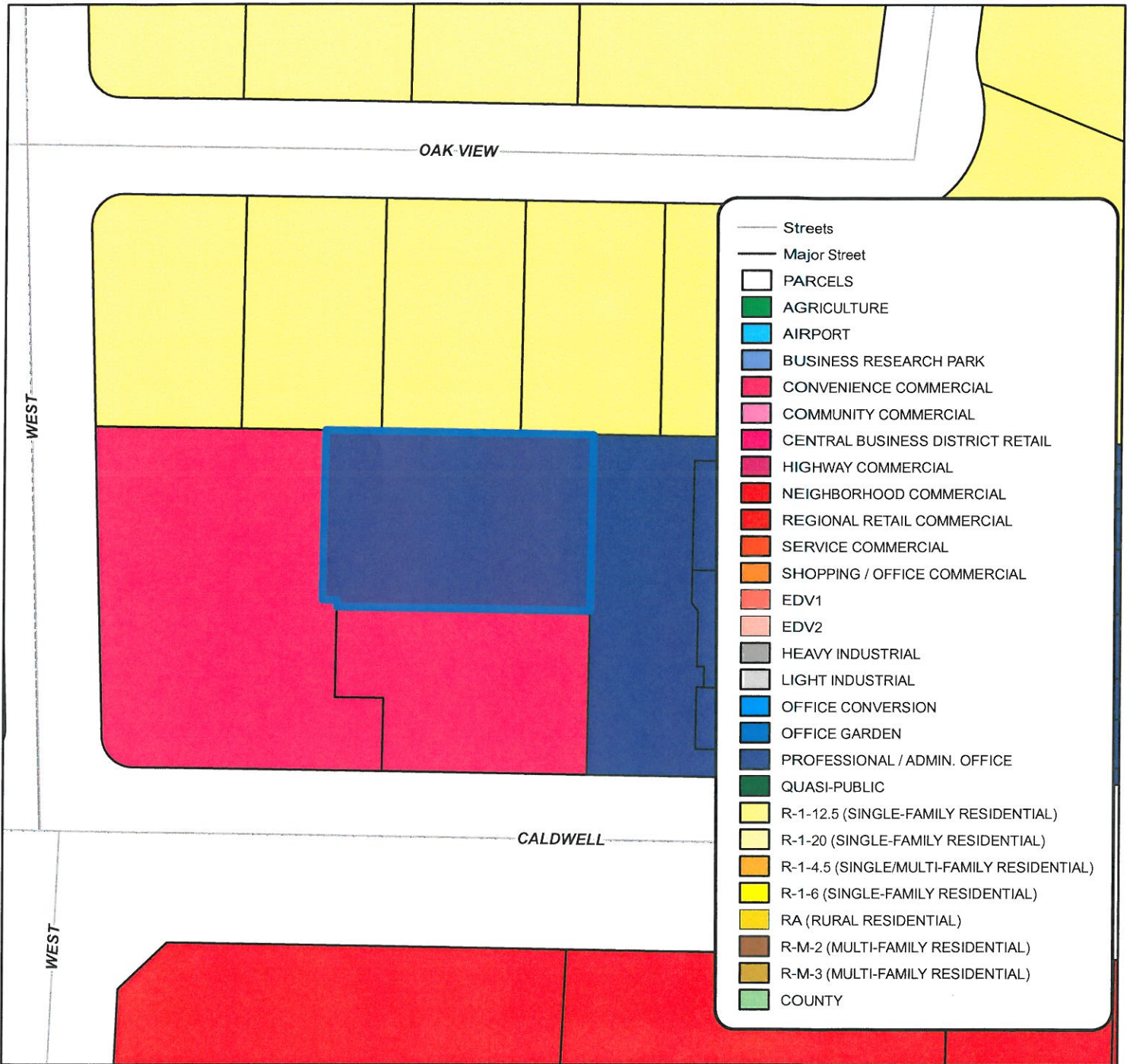


Conditional Use Permit No. 2013-19

APN: 123-240-020



Zoning Map



Conditional Use Permit

No. 2013-19

APN: 123-240-020

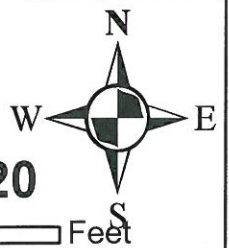


Aerial Photo



**Conditional Use Permit
No. 2013-19**

APN: 123-240-020





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 10, 2013

PREPARED BY: Paul Scheibel, AICP, Planning Services Manager
(phone: 713-4636)

SUBJECT: Planning Division Fee Amendments: Public Hearing to consider revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2012-33.

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2013-24, recommending that the City Council amend the Fee Schedule as contained in said resolution.

RECOMMENDED MOTION

I move to approve Resolution No. 2013-24, recommending that the City Council amend the Fee Resolution as contained in said resolution.

BACKGROUND, DISCUSSION AND ANALYSIS

Background: From time to time, the City considers adjusting its processing fees charged for various services. The Planning Division last requested an amendment to its permit processing fees in 2011. The request for fee amendment reflected increases in the cost of living index, a new fee category for the programmatic subdivision sign program, and a slight increase in the environmental review fee to offset the cost of analyzing greenhouse gas (GHG) emission studies.

Recommended Fee Schedule Revisions: The Planning Division has reviewed the Fee Schedule based on its average processing costs. The costs are directly related to staff processing time and public hearing noticing costs. Staff costs were calculated at an average of \$62/hour for all staff positions. Public hearing noticing costs are currently averaging approximately \$296, including newspaper noticing and mailing costs.

Based on staff's review, the following recommendations are proposed to more closely match fees for the direct City costs of these services:

A. Proposed New Line Items:

1. Appeal of Site Plan Review (SPR) decision:

Recommended New Fee: \$460 [same as all other Appeal fees (please see Recommendation B.5., below)].

Justification: Site Plan Review is a no-fee staff level action (VMC Chapter 17.28). Most SPR cases are concluded at the staff level. Periodically (approximately once per year), a proponent or another affected party objects to the SPR conclusion, and files an appeal of the SPR action.

The Code allows for appeals of the SPR Committee's findings and conditions (VMC section 17.28.050) to the Planning Commission, and ultimately to the City Council. By practice, these appeals have been heard as noticed public hearing items, which include formal staff report preparations and public hearing notices. However, there is presently no provision for at least partial cost recovery for these City expenses. The proposed action would place this appeal action on the same cost recovery basis as other appeals that are prescribed in the fee resolution. This is based on the staff finding that the SPR appeal requires similar staff and hearing noticing costs as other listed appeal actions.

2. Initial Study/ Negative Declaration:

Add new fee line: Review of required technical studies

Recommended New Fee: \$200 each study.

Justification: This would allow for cost recovery of staff time spent reviewing and incorporating technical studies (such as Traffic, Noise, GHG, biological, etc.) into CEQA documents and project recommendations among all staff members (including Engineering, Conservation, Police, etc.) for projects that require one or more technical studies. Staff costs are estimated to be \$62/hr at 3.2 hours per study. This would also work in concert with the recommendation to define "Complex" as the term relates to CEQA review in the present Fee Schedule (please see recommendation in B. 2 and 3, below).

3. Conditional Zoning Agreement (CZA):

Recommended New Fee: \$600 (added to the "Zone Change" section).

Justification: A Conditional Zoning Agreement (CZA) requires additional time, processing, signatures, and recording/storage/tracking above and beyond that required of a standard Change of Zone application. However, a CZA is typically prepared from a template so they do not require as much staff and City Attorney time as a Development Agreement. Staff estimates the processing time to be approximately 9.7 hours on average.

4. Finding of Consistency:

Recommended New Fee: \$197 (same as for Time Extension)

Justification: This action requires preparation of a short memo and exhibits prepared by staff in a report for the Planning Commission. This is analogous to a Time Extension application with similar staff time required.

B. Proposed Amended Line Items:

1. Conditional Use Permit; Amendment to Approved CUP

Recommended Action: Increase Minor CUP from \$695 to \$1,210 (33% of the cost of a regular CUP)

Justification: The current fee does not cover noticing costs in some cases and provides little cost recovery of staff time in the preparation of the items. The average staff time processing Minor CUPs is eight to 10 hours. Increasing the fee would cover a larger

percentage of the staff time to process the item, though it will still not cover the full costs in some cases.

2. Mitigated Negative Declaration:

Recommended Action: Eliminate this section from the Fee Schedule.

Justification: The differentiation between the complexity of an ND and MND has all but disappeared since MND's were created in 1994. Reverting to simple and complex Initial Studies (please see recommendation B.3., below) should adequately serve the cost recovery purpose.

3. Initial Study / Negative or Mitigated Negative Declaration:

Recommended Action: Revise term 'Complex' to 'Complex Project'

Initial Study / Mitigated Negative Declaration:

Recommended Action: Revise term 'Complex' to 'Complex Project'

Justification: The present term has not been defined in the City's Codes, CEQA Ordinance, or the Fee Schedule. Further, it is very seldom applied to fee calculations at project intake. The proposed revision will be more definitive in that it attempts to tie a project's complexity with the anticipated complexity of the CEQA process for it. An example of a complex study would be a project with more than two discretionary actions.

4. Development Agreement (DA):

Recommended Action: Increase Fee from \$1,309 to \$3,927

Justification: The current fee would not cover the extensive staff and City Attorney review and processing necessary to complete with final approval of a DA by the City Council. The proposed fee approximates that of General Plan and Zone Change applications, which also require final approval by the City Council (although with typically less direct City Attorney involvement). It should be noted that a DA is usually a part of a more complex entitlement request such as a master Conditional Use Permit (CUP) or similar application.

5. Home Occupation Permit:

Recommended Action: Increase fee from \$51 to \$62.

Justification: The fee was reduced in 2011 from \$72 to \$51. Staff's review of typical processing times of over 400 permits processed per year has shown the actual City cost is over one hour (\$62) per application.

6. Appeal:

Recommended Action: Increase filing fee from \$360 to \$460.

Justification: The City first instituted a nominal filing fee for Appeals in 2006 as a means to deter frivolous appeal filings, but not to attempt to fully cover its costs. This was to balance the desired policy of facilitating public participation in the Planning process, but to do so in a prudent fashion that doesn't result in frivolous expenditure of public funds. The

recommended revision is in keeping with the City's ongoing intent for facilitating appeals. The proposed fee would re-coups the City's typical costs for newspaper and mailed hearing notices, with nominal money remaining for other processing costs.

7. Subdivision Sign Program- Amendment:

Recommended Action: Move the "Amendment" to the Programmatic Subdivision Sign Permit line behind the "Renewal" line. This would read "Renewal/Amendment."

Justification: For clarity and simplicity in identifying this Fee Schedule item. Further, the cost of processing an amendment entails the same amount of staff work as a renewal.

The Planning Commission's actions in this regard are advisory only. The final action to revise the Fee Schedule will be considered by the City Council at a later date. This hearing will provide the City Council with the benefit of input by the Planning Commission, and by early input from Community stakeholders.

Attachments:

1. Resolution No. 2013-24
2. Current Fee Schedule (May 3, 2013)

RESOLUTION NO. 2013-24

RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING APPROVAL OF RECOMMENDING THAT THE CITY COUNCIL
AMEND THE FEE RESOLUTION NO. 2012-33, PERTAINING TO PLANNING
DIVISION PERMIT PROCESSING FEES

WHEREAS, The City of Visalia is allowed to recover the full costs incurred for processing permit applications; and

WHEREAS, on June 10, 2013, the Planning Commission of the City of Visalia conducted a duly noticed public hearing to consider amendments to the existing fee resolution; and

WHEREAS, the intent of the Planning Division fee amendment proposed herein is to achieve cost recovery for permit processing services provided.

NOW, THEREFORE, BE IT RESOLVED That the Planning Commission of the City of Visalia recommends that the City Council amend the fee resolution pertaining to Planning Division permit processing fees as follows:

A. Proposed New Line Items:

1. Appeal of Site Plan Review (SPR) decision:

Recommended New Fee: \$460.

2. Initial Study/ Negative Declaration:

Add new fee line: Review of required technical studies

Recommended New Fee: \$200 each study.

3. Conditional Zoning Agreement (CZA):

Recommended New Fee: \$600 (added to the "Zone Change" section).

4. Finding of Consistency:

Recommended New Fee: \$197 (same as for Time Extension)

B. Proposed Amended Line Items:

1. Conditional Use Permit; Amendment to Approved CUP

Recommended Action: Increase Minor CUP from \$695 to \$1,210

2. Mitigated Negative Declaration:

Recommended Action: Eliminate this section from the Fee Schedule.

3. Initial Study / Negative or Mitigated Negative Declaration:

Recommended Action: Revise term 'Complex' to 'Complex Project'

Initial Study / Mitigated Negative Declaration:

Recommended Action: Revise term 'Complex' to 'Complex Project'

4. Development Agreement (DA):

Recommended Action: Increase Fee from \$1,309 to \$3,927

5. Home Occupation Permit:

Recommended Action: Increase fee from \$51 to \$62.

6. Appeal:

Recommended Action: Increase filing fee from \$360 to \$460.

7. Subdivision Sign Program- Amendment:

Recommended Action: Move the "Amendment" to the Programmatic Subdivision Sign Permit line behind the "Renewal" line. This would read "Renewal/Amendment."

CITY OF VISALIA
DEVELOPMENT FEE SCHEDULE



EFFECTIVE MAY 3, 2013

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City of Visalia
GENERAL GOVERNMENT FEES / OTHER ADMINISTRATIVE FEES

Resolution No. 12-33; Effective 7-1-2012

| | | | | |
|---|-------------------------|--------------------|--|---------|
| Census Information | Per Jurisdiction | \$3.00 | Per Set | \$6.00 |
| Copies (per page) - Citywide Fee | | | | |
| Single-sided - Letter size | | \$0.20 | Single-sided - Legal size | \$0.25 |
| Double-sided - Letter size | | \$0.25 | Double-sided - Legal size | \$0.30 |
| Color Letter/Legal Size | | \$1.00 | Black and White 24 X 36 | \$5.00 |
| Color 11X17 | | \$2.00 | | |
| Fax - First Page | | \$3.50 | Audio Duplication - per CD | \$13.50 |
| Fax - Add'l. Pages | | \$1.90 | | |
| Documents | | | | |
| Documents Range | \$5.00 to \$100.00 each | | Zoning Verification Letters | \$31.00 |
| Document Retrieval | \$24 to \$39 | | 300' Radius Map and Labels | \$64.00 |
| Maps | | | | |
| | see GIS page | | General Plan Land Use Map; Zone Map; City Aerial photo | |
| Planning Commission | | | | |
| Agenda - mailed | | \$33.00 | per year | |
| Action Agenda - mailed | | \$33.00 | per year | |
| Special Services Fee/Inspections | | | | |
| | | Direct Salary Cost | | |

PLANNING DIVISION PROCESSING FEES - COMMUNITY DEVELOPMENT DEPARTMENT

Resolution No. 12-33; Effective 7-1-2012

| | | | |
|---------------------------------------|----|--|---|
| Administrative Adjustment | \$ | 131.00 | |
| Adult-Oriented Business | | | |
| Performer Permit Application Fee | \$ | 190.00 | |
| Regulatory Permit Application Fee | \$ | 1,261.00 | |
| Performer Permit - Renewal | \$ | 190.00 | Resolution 2009-31 |
| Regulatory Permit - Renewal | \$ | 190.00 | Resolution 2009-31 |
| Agricultural Preserve | | | |
| Disestablishment | \$ | 1,804.00 | |
| New Contract | \$ | 601.00 | |
| Notice of Full Nonrenewal | \$ | 120.00 | |
| Notice of Partial Nonrenewal | \$ | 481.00 | |
| Cancellation | \$ | 3,005.00 | |
| Easement Exchange | | Time & Materials | |
| Annexation | | | |
| Amendment to Pre-Annexation Agreement | \$ | 2,030.00 | |
| up to 15 acres | \$ | 4,060.00 | |
| over 15 acres and up to 50 acres | \$ | 7,332.00 | |
| over 50 acres up to 100 acres | \$ | 10,579.00 | |
| Over 100 acres plus ... | \$ | 13,230.00 | |
| | | Applicants also pay fees adopted by LAFCO and State Board of Equalization Fees | |
| Appeal | \$ | 360.00 | of Planning Commission action to City Council |
| Certificate of Compliance | \$ | 457.00 | |
| Conditional Use Permit | | | |
| Amendment to Approved CUP | \$ | 695.00 | |
| Minor CUP | \$ | 695.00 | |
| Regular / PUD / PRD | \$ | 3,668.00 | |
| Temporary - Counter | \$ | 131.00 | |
| Temporary - To Planning Commission | \$ | 392.00 | |
| Development Agreement | | | |
| Amendment | \$ | 1,309.00 | |
| | \$ | 1,231.00 | |
| Downtown News Rack Permit | \$ | 29.00 | in the Downtown Design District |

PLANNING DIVISION PROCESSING FEES - COMMUNITY DEVELOPMENT DEPARTMENT

Resolution No. 12-33; Effective 7-1-2012

| * Environmental Applications | | |
|---|----------------------------|-------------------------------------|
| * Categorical Exemption | \$ 64.00 | |
| * Environmental Impact Report (EIR) | | |
| Processing Fee | 7 1/2% of Contract | |
| City Managed Consultant Work | Actual Cost + 10% Contract | |
| * Environmental Notices | \$ 122.00 | per year; renewal needed ea year |
| * Initial Study / Negative Declaration | | |
| Simple | \$ 645.00 | |
| Complex | \$ 2,458.00 | |
| * Mitigated Negative Declaration | | |
| In-house | Actual Cost | |
| Outside Consultant | Actual Cost + 10% | |
| * NEPA Environmental Review | | |
| Simple | \$ 654.00 | |
| Complex | \$ 3,275.00 | |
| | | |
| General Plan Amendment | | |
| Simple | \$ 2,095.00 | |
| Complex | \$ 9,302.00 | |
| General Plan Maintenance Fee | | |
| per acre for new annexation | \$ 349.00 | Paid when LAFCO approves annexation |
| Home Occupation Permit | \$ 51.00 | |
| Lot Line Adjustment | | |
| Lot Line Adjustment | \$ 533.00 | |
| Legal Description Resubmittal (each) | \$ 131.00 | |
| Maps | | |
| Tentative Subdivision Map Filing Fee | \$ 6,615.00 | |
| Tentative Parcel Map Filing Fee | \$ 6,615.00 | - commercial - over 4 lots |
| Tentative Parcel Map Filing Fee | \$ 2,686.00 | - 4 lots or less |
| Noise Variance | | |
| Administrative | \$ 131.00 | |
| City Council | \$ 2,030.00 | |
| Programmatic Subdivision Sign Permit | | |
| Initial | \$ 167.00 | |
| Renewal | \$ 83.00 | |
| Sidewalk Dining Permit | \$ 61.00 | |
| Specific Plan | \$ 19,718.00 | |
| Specific Plan Amendment | \$ 4,651.00 | |
| Subdivision Sign Program | | |
| Amendment | \$ 42.00 | |
| Text Amendment | \$ 3,405.00 | |
| Time Extension | \$ 197.00 | |
| Variance/Exception | | |
| Single Family – No Site Plan | \$ 751.00 | |
| Single Family | \$ 1,271.00 | |
| Other | \$ 2,385.00 | |
| Zone Change | | |
| Change of Zone | \$ 3,405.00 | |
| Amendment to Conditional Zone Agreement | \$ 1,702.00 | |

City of Visalia
ENGINEERING & TRANSPORTATION SERVICES DIVISIONS PROCESSING FEES

Resolution No. 11-37; Effective 7-1-2011
 Resolution No. 12-33; Effective 7-1-2012

| | | |
|---|---|-----------------------------------|
| Final Subdivision Map Filing Fee | | ** These fees are cumulative ** |
| | | \$ 1,037.00 |
| | + | \$ 50.00 /lot to 30 lots |
| | + | \$ 10.00 /lot 31-60 lots |
| | + | \$ 7.00 /lot 61-90 lots |
| | + | \$ 3.00 /lot above 90 lots |
| Subdivision Plan Check Fee | | |
| \$ 0 - \$200,000 | | \$ 2,588.00 |
| \$200,001 - \$300,000 | | \$ 3,450.00 |
| \$300,001 - \$400,000 | | \$ 5,174.00 |
| \$400,001 - \$500,000 | | \$ 6,899.00 |
| \$500,001 and above | | \$ 8,106.00 |
| Subdivision Inspection Fee | | |
| % of proposed improvement costs less Subdivision Map Improvement Plan Check Fee paid: | | 3% |
| Final Parcel Map Filing Fee | | ** These fees are cumulative ** |
| | | \$ 169.00 |
| | + | \$ 43.00 /lot to 2 lots |
| | + | \$ 9.00 /lot between 3-5 lots |
| | + | \$ 5.00 /lot over 5 lots |
| Parcel Map Plan Ck Fee | | |
| 1% of engineer's estimate of proposed improvement costs; | | \$ 259.00 minimum |
| Parcel Map Plan Ck & Inspection Fee | | |
| % of proposed improvement costs less Parcel Map Improvement Plan Check paid: | | 3% |
| Parking Lot Plan Ck & Inspection Fee | | ** These fees are cumulative ** |
| | | \$ 63.00 to 99 square feet |
| | + | \$ 0.08 100 to 10,000 sq. ft. |
| | + | \$ 0.07 10,001 to 100,000 sq. ft. |
| | + | \$ 0.06 over 100,000 sq. ft. |
| Building Permit Plan Review Fee | | \$ 193.00 per permit |
| Encroachment Permit Inspection Fee | | \$ 78.00 per inspection |
| Encroachment Permit Issuance Fee | | \$ 67.00 per permit |
| Transportation Permit Fee for Moving Heavy Equipment or Machinery | | \$ 20.00 per permit |
| Sign Installation Fee for Street Name Signs in New Subdivisions | | \$ 169.00 /location |
| Pavement Cut Maintenance Fee | | \$ 2.00 /linear foot of cut |
| Right of Way Summary Abandonment Requests | | \$ 1,162.00 |
| Right of Way Standard Abandonment Requests | | \$ 1,934.00 |
| Landscape & Lighting District | | |
| | | \$ 164.00 minimum |
| Application Fee | | \$ 22.00 /lot |
| Administration | | \$ 18.00 /lot per year minimum |
| Special Services: Fees for requested work such as preliminary engineering information, evaluation, calculations, overtime inspection, etc., for proposed development above and beyond the normal engineering services provided as part of the standard project review and inspection. | | |
| City Engineer | | \$ 113.00 per hour |
| Engineering Manager | | \$ 102.00 per hour |
| Associate Engineer | | \$ 94.00 per hour |
| Assistant Engineer | | \$ 85.00 per hour |
| Inspector OT (2hr min) | | \$ 112.50 per hour |

City of Visalia
GROUNDWATER OVERDRAFT MITIGATION FEE

Stimulus Fee Reduction
Resolution No. 11-37
Resolution No. 12-33

Effective May 1, 2010
Effective August 19, 2011
Effective August 17, 2012

| | | |
|--|-----------|------------|
| Groundwater Overdraft Mitigation Fee: | | |
| | per acre: | \$1,116.00 |

NOTE:

In lieu of payment of the Groundwater Overdraft Mitigation Fee, and with concurrence of the City, any person seeking to annex property within the City may dedicate water rights to the City. The City, in its sole discretion, shall determine whether such dedication equals in value the amount of the Groundwater Overdraft Mitigation Fee.

City of Visalia
NORTHEAST SPECIFIC PLAN AREA DEVELOPMENT FEES

Resolution No. 11-37
 Resolution No. 12-33
 Resolution No. 13-13

Effective August 19, 2011
 Effective August 17, 2012
 Effective May 3, 2013

| ACQUISITION FEE BY SUBDIVISION | | |
|---------------------------------------|-----------------|------------------|
| Storm Drainage | \$ 695 | /per unit |
| Block Walls | \$ 152 | /per unit |
| Parkway Landscaping | \$ 301 | /per unit |
| Bike Paths | \$ 55 | /per unit |
| Total | \$ 1,203 | /per unit |

| FEE BY DEVELOPMENT | | |
|---------------------------|---------------|------------------|
| Medians | \$ 113 | /per unit |
| Parks | \$ 153 | /per unit |
| Financing Costs | \$ 121 | /per unit |
| Total | \$ 387 | /per unit |

| | | |
|--------------------------------------|--------------|------------------|
| City-wide portion of Park Fee | \$274 | /per unit |
|--------------------------------------|--------------|------------------|

The unit fee shall be adjusted annually by City Council based on the following:

- a) Five percent (5%) per year increase in land acquisition costs;
- b) An amount equal to the change in the Engineering News Record Construction Cost Index for improvement development costs.

NOTE:

The "Fee by Subdivision" shall be paid on each parcel of land in the Northeast Specific Plan Area prior to the approval of the final subdivision or parcel map. In the Case where units are to be constructed in previously subdivided areas which have not paid the unit fee identified as "Fee by Subdivision" above, the balance of the total unit fee shall be collected at the time of development.

In the event that a property develops with a non-residential use, the unit fee equivalent shall be calculated for that property and collected at the time of subdivision and building permits as appropriate.

The City-wide portion of the Park Fee is in addition to the Parks "Fee by Development" and shall be paid on each allowable dwelling unit at the same time the "Fee by Subdivision" is due.

City of Visalia
PARK ACQUISITION & DEVELOPMENT IMPACT FEES

Adjusted Stimulus Fee Reduction
 Resolution No. 11-37
 Resolution No. 12-33

Effective June 7, 2010
 Effective August 19, 2011
 Effective August 17, 2012

| | ACQUISITION (\$/Unit) | DEVELOPMENT (\$/Unit) |
|---------------|----------------------------|----------------------------|
| Single-Family | \$ 1,343.20 | \$ 1,814.70 |
| Multi-Family | \$ 1,182.90 | \$ 1,598.10 |
| Mobile Home | \$ 920.60 | \$ 1,243.80 |

NOTE:

The Acquisition Fee shall be paid on each allowable dwelling unit prior to the approval of the final subdivision or parcel map. Where no final subdivision or parcel map is recorded prior to issuance of a building permit for a residential development, the Acquisition Fee shall be paid at the time of issuance of the building permit or permits according to the Acquisition Fee schedule in effect at the time of issuance of such building permits. [7062(a)]

The Development Fee shall be paid at the time of issuance of a building permit or permits according to the Development Fee schedule in effect at the time of issuance of such building permits. [7062(a)]

Prior Vested Tentative Maps and Projects with existing Reimbursement Agreements will continue to be assessed per Resolution 08-32.

City of Visalia
PARKING IN-LIEU

Stimulus Fee Reduction
Resolution No. 11-37
Resolution No. 12-33

Effective May 1, 2010
Effective August 19, 2011
Effective August 17, 2012

The Parking In-Lieu Fee is an optional program for new or expanding businesses within the Central Business District Parking Zones to meet Zoning Ordinance on-site parking requirement by paying the Parking In-Lieu Fee in-lieu of providing on-site parking with new development.

The Parking In-Lieu "change in use" fees for projects in the Parcel Based Improvement District's (PBID) boundaries of Zone One and Zone Two have been suspended as July 14, 2008, subject to the PBID making timely payments to the City's Central Business District Parking Zones Parking In-lieu Fund

For the Central Business District boundaries, please refer to the Parking Districts Zone Map on our website at:
http://www.ci.visalia.ca.us/depts/community_development/planning/maps.asp

For the Parcel Based Improvement District's, please refer to the PBID Boundaries and DT Visalians Map on our website at:
http://www.ci.visalia.ca.us/depts/community_development/gis/standard_maps.asp

\$ - 3,909.00 /per parking stall

City of Visalia
PUBLIC FACILITY IMPACT FEES

Stimulus Fee Reduction
 Resolution No. 11-37
 Resolution No. 12-33

Effective May 1, 2010
 Effective August 19, 2011
 Effective August 17, 2012

| Land Use / Size | Demand Unit ¹ | Civic Center ² | Corporation Yard | Library | Total |
|--|--------------------------|---------------------------|------------------|---------|----------|
| Residential | | | | | |
| Single Family Detached | D.U. | \$381.50 | \$61.80 | \$49.30 | \$492.60 |
| Single Family Attached-includes Duplex | D.U. | \$385.10 | \$62.40 | \$49.80 | \$497.30 |
| Multi-Family | D.U. | \$339.10 | \$55.00 | \$43.80 | \$437.90 |
| Mobile Home | D.U. | \$263.90 | \$42.80 | \$34.10 | \$340.80 |
| Commercial / Shopping Center | | | | | |
| under 25,000 sq. ft. gross area | 1,000 Sq Ft | \$412.90 | \$66.90 | NA | \$479.80 |
| 25,001 to 50,000 sq. ft. gross area | 1,000 Sq Ft | \$353.90 | \$57.30 | NA | \$411.20 |
| 50,001 to 100,000 sq. ft. gross area | 1,000 Sq Ft | \$309.70 | \$50.20 | NA | \$359.90 |
| over 100,000 sq. ft. gross area | 1,000 Sq Ft | \$247.70 | \$40.20 | NA | \$287.90 |
| Office | | | | | |
| Medical-Dental Office | 1,000 Sq Ft | \$502.30 | \$81.40 | NA | \$583.70 |
| under 25,000 sq. ft. gross area | 1,000 Sq Ft | \$514.00 | \$83.30 | NA | \$597.30 |
| 25,001 to 50,000 sq. ft. gross area | 1,000 Sq Ft | \$484.30 | \$78.50 | NA | \$562.80 |
| 50,001 to 100,000 sq. ft. gross area | 1,000 Sq Ft | \$457.10 | \$74.10 | NA | \$531.20 |
| Industrial | | | | | |
| Business Park | 1,000 Sq Ft | \$391.30 | \$63.40 | NA | \$454.70 |
| Mini-Warehouse | 1,000 Sq Ft | \$5.50 | \$0.90 | NA | \$6.39 |
| Warehousing | 1,000 Sq Ft | \$158.00 | \$25.60 | NA | \$183.60 |
| Hospital | 1,000 Sq Ft | \$418.50 | \$67.80 | NA | \$486.30 |
| Day Care | student | \$19.70 | \$3.20 | NA | \$22.90 |
| High School | student | \$10.80 | \$1.70 | NA | \$12.50 |
| Elementary School | student | \$10.20 | \$1.70 | NA | \$11.90 |
| Lodging | room | \$88.10 | \$14.30 | NA | \$102.40 |

¹ D.U. = dwelling units

² Impact fees for the civic center include both the administrative building and parking structure.

City of Visalia
PUBLIC SAFETY IMPACT FEES

Stimulus Fee Reduction
 Resolution No. 11-37
 Resolution No. 12-33

Effective May 1, 2010
 Effective August 19, 2011
 Effective August 17, 2012

| LAND USE DESIGNATION | | FIRE PROTECTION FACILITIES | POLICE FACILITIES |
|------------------------------|------|----------------------------------|----------------------|
| RESIDENTIAL | | per gross acre | per gross acre |
| Rural | RA | \$1,636.20 | \$235.60 |
| Low Density | RLD | \$1,636.20 | \$1,496.90 |
| Medium Density | RMD | \$1,636.20 | \$3,772.50 |
| High Density | RHD | \$1,636.20 | \$6,417.50 |
| COMMERCIAL | | | |
| Convenience Center | CC | \$1,636.20 | \$7,478.00 |
| Neighborhood Center | CN | \$1,636.20 | \$7,478.00 |
| Shopping/Office Center | CSO | \$1,636.20 | \$7,478.00 |
| Community Center | CCM | \$1,636.20 | \$7,478.00 |
| Central Business District | CDT | \$1,636.20 | \$7,478.00 |
| Regional Center | CR | \$1,636.20 | \$7,478.00 |
| Highway | CH | \$1,636.20 | \$2,292.30 |
| Service | CS | \$1,636.20 | \$1,814.80 |
| OFFICE | | | |
| Professional/ Administration | PAO | \$1,636.20 | \$3,042.70 |
| Business Research Park | BRP | \$1,636.20 | \$3,042.70 |
| INDUSTRIAL | | | |
| Public / Institutional | PI | \$1,636.20 | \$862.30 |
| PARKS | | | |
| Parks | PARK | \$1,636.20 | \$257.40 |
| AGRICULTURE | | | |
| Agriculture | A | \$1,636.20 | \$352.70 |
| CONSERVATION | | | |
| Conservation | C | \$1,636.20 | \$226.60 |

City of Visalia
CONNECTION FEES
SEWER MAIN FACILITIES CHARGES

Stimulus Fee Reduction
 Resolution No. 11-37
 Resolution No. 12-33

Effective May 1, 2010
 Effective August 19, 2011
 Effective July 1, 2012

| FRONT FOOT FEE | |
|--|--|
| Front Foot | \$ 37.03 /foot |
| SINGLE-FAMILY RESIDENTIAL | |
| EXISTING LATERAL AND WYE | |
| Connection of a single-family residential dwelling with an existing lateral and wye to city sewer system | \$ 6,802.02 /unit includes trunk line capacity and treatment plant connection charge; front foot, lateral, wye, and plumbing permit fee |
| PERMIT FEES: | |
| Septic Hauler Annual Permit | \$ 75.00 /annum |
| Industrial Waste Discharge Permit | \$ 240.00 /annum |
| Non-significant Discharge Permit | \$ - biennially |
| Calculation of all Industrial Treatment Plant Connection Charges are based on the Average Day, Peak Month Loadings from the Industrial Waste Discharge Permit. | |
| Flow: | \$ 1.92 /gal/day, plus |
| Biochemical Oxygen Demand: | \$ 236.59 /lb/day, plus |
| Suspended Solids: | \$ 149.51 /lb/day |
| The treatment plant connection charge will be collected retroactively from a user if any additions or process changes result in a 10% increased loading to the treatment plant above what was originally paid for in the treatment plant connection fee. | |
| This 10% increase will be based on flow, pounds/day for biochemical oxygen demand and pounds/day for suspended solids. | |

City of Visalia
STORM DRAINAGE & WATERWAYS IMPACT FEES

Resolution No. 11-37
 Resolution No. 12-33
 Resolution No. 13-13

Effective August 19, 2011
 Effective August 17, 2012
 Effective May 3, 2013

(\$per gross acre)

| LAND USE | PERCENT IMPERVIOUS | ACQUISITION FEE | DEVELOPMENT FEE | TOTAL FEE | WATERWAY ACQUISITION FEE |
|---------------------------------|--------------------|-----------------|-----------------|-----------|--------------------------|
| RESIDENTIAL | | | | | |
| Rural | 20 | \$ 1,262.20 | \$ 140.30 | 1,402.50 | \$ 1,029.60 |
| Low Density | 43 | 2,713.70 | 301.50 | 3,015.20 | 2,213.30 |
| Medium Density | 70 | 4,417.70 | 490.90 | 4,908.60 | 3,603.10 |
| High Density | 80 | 5,048.80 | 560.90 | 5,609.70 | 4,117.90 |
| COMMERCIAL | | | | | |
| Convenience Center | 95 | \$ 5,995.50 | 666.20 | 6,661.70 | 4,889.90 |
| Neighborhood Center | 85 | \$ 5,364.30 | 596.10 | 5,960.40 | 4,375.00 |
| Shopping/Office Center | 80 | \$ 5,048.80 | 560.90 | 5,609.70 | 4,117.90 |
| Community Center | 75 | \$ 4,733.30 | 525.90 | 5,259.20 | 3,860.50 |
| Central Business District | 95 | \$ 5,995.50 | 666.20 | 6,661.70 | 4,889.90 |
| Regional Center | 90 | \$ 5,680.00 | 631.10 | 6,311.10 | 4,632.50 |
| Highway | 95 | \$ 5,995.50 | 666.20 | 6,661.70 | 4,889.90 |
| Service | 95 | \$ 5,995.50 | 666.20 | 6,661.70 | 4,889.90 |
| Professional/ Administration | 70 | \$ 4,417.70 | 490.90 | 4,908.60 | 3,603.10 |
| PUBLIC /INSTITUTIONAL | 60 | \$ 3,786.60 | 420.80 | 4,207.40 | 3,088.50 |
| INDUSTRIAL | | | | | |
| Outside Industrial Park | | | | | |
| Light Industrial | 80 | \$ 6,730.80 | 747.80 | 7,478.60 | 5,489.70 |
| Heavy Industrial | 90 | \$ 7,572.30 | 841.40 | 8,413.70 | 6,175.80 |
| Industrial Park | N/A | \$ 1,179.20 | 131.00 | 1,310.20 | 961.60 |

NOTE:

The Acquisition Fee shall be paid on each parcel of land within the 2020 Urban Development Boundary prior to the approval of the final subdivision or parcel map. When no final subdivision or parcel map is submitted for approval prior to the commencement of the work of any development on each parcel of land, the Acquisition Fee shall be paid prior to the commencement of the work of any development thereon.

The Development Fee shall be paid on each parcel of land prior to the commencement of the work of any development thereon.

City of Visalia
STORM DRAINAGE IMPACT FEES
CREDITS

Resolution No. 11-37
 Resolution No. 12-33
 Resolution No. 13-13

Effective August 19, 2011
 Effective August 17, 2012
 Effective May 3, 2013

PIPE
 (\$/linear foot)

| DIAMETER (inches) | NON-URBANIZED | URBANIZED* |
|----------------------|-----------------|------------|
| 18 | \$ 60.20 (RCP) | \$ 81.80 |
| 24 | \$ 79.10 (RCP) | \$ 104.90 |
| 27 | \$ 88.50 (RCP) | \$ 125.00 |
| 30 | \$ 69.70 (CIP) | \$ 97.20 |
| 36 | \$ 81.00 (CIP) | \$ 113.60 |
| 42 | \$ 94.30 (CIP) | \$ 132.10 |
| 48 | \$ 107.40 (CIP) | \$ 150.40 |
| 54 | \$ 125.20 (CIP) | \$ 168.70 |
| 60 | \$ 133.80 (CIP) | \$ 187.00 |
| 72 | \$ 160.10 (CIP) | \$ 223.70 |

RCP: Re-enforced concrete pipe (with rubber gaskets)

CIP: Cast-in-place concrete pipe

* Urbanized unit costs are guideline numbers only. Values may vary up or down depending on the individual situations regarding pavement replacement requirements and conflicts with utilities and other improvements.

MISCELLANEOUS

Basin Excavation: \$3.20 per cubic yard

Channel Excavation: \$7.90 per cubic yard

Pump Station: \$54,932.20 (lump sum)

The above unit costs and lump sum costs for pipe, excavation, and pump stations have a twenty percent (20%) add-on to the construction costs to cover engineering design and contingencies.

City of Visalia
TRANSPORTATION IMPACT FEES

Resolution No. 11-37
 Resolution No. 12-33
 Resolution No. 13-13

Effective August 19, 2011
 Effective August 17, 2012
 Effective May 3, 2013

| RESIDENTIAL | UNIT | FEE AMOUNT |
|--|------------------------|-------------------|
| Single Family | D.U. | \$ 4,592 |
| Multi-family | D.U. | \$ 3,224 |
| Senior / Assisted | D.U. | \$ 1,671 |
| COMMERCIAL | | |
| General Retail (<125,000 sq. ft.) | 1,000 sq. ft. | \$ 11,334 |
| General Retail (>125,000 sq. ft.) | 1,000 sq. ft. | \$ 7,559 |
| Hotel / Motel | Room | \$ 2,010 |
| Gasoline Service Station | 1st - 4th Position | \$ 21,592 |
| | 5th - 8th Position | \$ 16,194 |
| | 9th - 12th Position | \$ 12,145 |
| | 13th - beyond Position | \$ 9,109 |
| Note: Infill commercial projects may be eligible for reduced fee, see Infill Credit Policy | | |
| OFFICE | | |
| General Office | 1,000 sq. ft. | \$ 5,070 |
| Medical / Dental Office | 1,000 sq. ft. | \$ 12,350 |
| Government Office | 1,000 sq. ft. | \$ 21,857 |
| Note: Infill office projects may be eligible for reduced fee, see Infill Credit Policy | | |
| INDUSTRIAL | | |
| Industrial / Service Commercial | 1,000 sq. ft. | \$ 1,585 |
| Warehouse / Distribution (0-20 KSF) | 1,000 sq. ft. | \$ 1,585 |
| Warehouse / Distribution (20-100 KSF) | 1,000 sq. ft. | \$ 1,141 |
| Warehouse / Distribution (100+ KSF) | 1,000 sq. ft. | \$ 699 |
| Mini-Storage | 1,000 sq. ft. | \$ 742 |
| INSTITUTIONAL | | |
| School | 1,000 sq. ft. | \$ 3,458 |
| Church | 1,000 sq. ft. | \$ 2,604 |

NOTE:

Prior Vested Tentative Maps and Projects with existing Reimbursement Agreements will continue to be assessed per Resolution 08-32.

City of Visalia
TRANSPORTATION IMPACT FEES

Resolution No. 11-37
Resolution No. 12-33
Resolution No. 13-13

Effective August 19, 2011
Effective August 17, 2012
Effective May 3, 2013

INFILL CREDIT CRITERIA

A reduction in the amount of Transportation Impact Fees will be provided to all Commercial and Office Projects that meet the following criteria:

1. The project is in a location where the curb, gutter and sidewalk have been installed in the ultimate alignment.
2. The project is seventy-five percent surrounded by existing development that has been in place an average of fifteen years or more.
3. Any median islands that are planned on adjacent roadways have been installed.
4. The project was inside of the Visalia city limits prior to December 31, 1995.

Projects that meet the infill criteria:

1. Receive Transportation Impact Fee reductions not to exceed twenty-five percent of the base fee.
2. Are not eligible for reimbursements or credits for any street improvements or repairs that are required by the City as a project condition.
3. The City Manager or his designee is authorized to determine whether a project meets the infill criteria.

DOWNTOWN BUSINESS DISTRICT CREDIT

A reduction in the amount of Transportation Impact Fees will be provided to all Projects that meet the following criteria:

1. The District would be bordered on the north and south by Murray and Mineral King Avenues and on the east and west by Conyer Street and the Tipton Street alignment, respectively.

Projects that meet the infill criteria:

1. Receive Transportation Impact Fee reductions of twenty-five percent of the base fee.
2. This credit would be in addition to any "Infill Credit" given above.

City of Visalia
CONNECTION FEES

TREATMENT PLANT CONNECTION CAPACITY CHARGES

Stimulus Fee Reduction
Resolution No. 11-37
Resolution No. 12-33

Effective May 1, 2010
Effective August 19, 2011
Effective August 17, 2012

| | | |
|--|--------------|----------------------------|
| Residential (Single family, apartment, mobile home park) | \$ 677.30 | /unit |
| Commercial | | |
| Rest Home | \$ 252.50 | /resident |
| Theater | \$ 13.00 | /seat |
| Retail/Small Business | \$ 48.80 | /1,000 sq. ft. |
| Office | \$ 199.50 | /1,000 sq. ft. |
| Service Station | \$ 786.30 | /each |
| Car Wash | | |
| Self Service | \$ 2,140.80 | /stall |
| Automatic | \$ 18,404.70 | /each |
| Bakery | \$ 3,138.00 | /each |
| Restaurant | | |
| Fast Food | \$ 17,149.20 | /each |
| Walk-up | \$ 5,103.70 | /each |
| Family-type with bar | \$ 251.10 | /seat |
| Family-type without bar | \$ 233.90 | /seat |
| Grocery with Garbage Disposal & Fraternal Lodge with Kitchen | | |
| Fraternal Lodge with Kitchen | \$ 222.40 | /1,000 sq. ft. |
| Laundromat | | |
| Coin Operated | \$ 116.20 | /machine |
| Dry Cleaner | \$ 1,268.40 | /each |
| Hotel/Motel | | |
| With dining facility | \$ 364.40 | /room |
| Without dining facility | \$ 268.30 | /room |
| INSTITUTIONAL | | |
| Hospital | \$ 427.60 | /bed |
| School | | |
| Jr. and Sr. High School | \$ 48.80 | /student |
| Elementary School | \$ 25.80 | /student |
| Day Care | \$ 25.80 | /student |
| Church | | |
| With kitchen | \$ 33.00 | /seat |
| Without kitchen | \$ 13.00 | /seat |
| LIGHT INDUSTRY | | |
| Light Industry | \$ 37.30 | /employee per 8-hour shift |
| INDUSTRY | | |
| (Unit Cost) x (Average Day) Peak Month Loadings (from Discharge Permit) | | |
| Unit Costs: | | |
| Flow | \$ 1.90 | /gallon /day, plus |
| Biochemical Oxygen Demand | \$ 236.60 | /lb./day, plus |
| Suspended Solids | \$ 149.50 | /lb./day |

City of Visalia
CONNECTION FEES
TRUNK LINE CAPACITY CHARGE

Stimulus Fee Reduction
 Resolution No. 11-37
 Resolution No. 12-33

Effective May 1, 2010
 Effective August 19, 2011
 Effective August 17, 2012

| RESIDENTIAL | | |
|--------------------------|--------------|-----------------------------|
| Single-Family | \$ 683.00 | /unit |
| Multi-Family | \$ 386.30 | /unit |
| Mobile Home Park | \$ 427.40 | /space |
| COMMERCIAL | | |
| Car Wash | | |
| Self Service | \$ 1,056.20 | /stall |
| Automatic | \$ 16,902.90 | /each |
| Tourist and Trailer Camp | \$ 106.30 | /space |
| Theater | \$ 5.60 | /seat |
| Hotel/Motel | \$ 63.40 | /room |
| Retail/Small Business | \$ 20.50 | /1,000 square ft. |
| Shopping Center | \$ 15.00 | /1,000 square ft. |
| Office | \$ 84.00 | /1,000 square ft. |
| Service Station | \$ 1,056.20 | /each |
| Restaurant | | |
| Fast Food | \$ 3,909.40 | /each |
| Walk-up | \$ 1,162.40 | /each |
| Family-Type without Bar | \$ 52.30 | /seat |
| Family-Type with Bar | \$ 56.00 | /seat |
| Laundromat | \$ 52.30 | /machine |
| INSTITUTIONAL | | |
| Hospital | \$ 265.00 | /bed |
| Jr. and Sr. High School | \$ 26.10 | /student |
| Elementary School | \$ 15.00 | /student |
| Church without Kitchen | \$ 5.60 | /seat |
| Church with Kitchen | \$ 7.50 | /seat |
| LIGHT INDUSTRY | | |
| | \$ 20.50 | /1,000 square ft. |
| INDUSTRY | | |
| Outside Industrial Park | \$ 1.40 | /gallon per day (peak flow) |
| Inside Industrial Park | \$ 0.60 | /gallon per day (peak flow) |

City of Visalia
Construction & Demolition Permit Fee Schedule
Ordinance No. 2005-24

Resolution No. 2007-48; Effective August 06, 2007
 Resolution No. 2012-33; Effective July 1, 2012

| Description | Total Fee |
|--|-----------|
| NEW RESIDENTIAL | |
| Tract Single Family Dwelling equal or greater than 1,000 sq ft | \$ 60.00 |
| Custom Single Family Dwelling equal or greater than 1,000 sq ft | \$ 100.00 |
| Multi-Family Dwelling equal or greater than 1,000 sq ft | \$ 52.00 |
| EXISTING RESIDENTIAL | |
| ALL Bathroom and/or Kitchen Remodels or Renovations | \$ 60.00 |
| Renovations, Remodels, Additions equal or greater than 500 sq ft | \$ 60.00 |
| Carpports, Patio Covers & Misc. Residential Structures (add-ons) equal or greater than 500 sq ft | \$ 60.00 |
| DEMOLITION | |
| Demolition equal or greater than 500 sq ft | \$ 200.00 |
| MASONRY OR RETAINING WALLS OR FENCES | |
| Masonry or Retaining Walls or Fences | \$ - |
| SIGNS | |
| Signs | \$ - |
| COMMERCIAL | |
| <u>NEW WITH IMPROVEMENTS</u> | |
| 1,000 to 5,000 sq. ft. | \$ 120.00 |
| 5,001 to 10,000 sq. ft. | \$ 200.00 |
| 10,001 to 50,000 sq. ft. | \$ 280.00 |
| 50,001 to 100,000 sq. ft. | \$ 360.00 |
| Over 100,001 sq. ft. | \$ 440.00 |
| <u>NEW WITHOUT IMPROVEMENTS</u> | |
| 1,000 to 5,000 sq. ft. | \$ 120.00 |
| 5,001 to 10,000 sq. ft. | \$ 200.00 |
| 10,001 to 50,000 sq. ft. | \$ 280.00 |
| 50,001 to 100,000 sq. ft. | \$ 360.00 |
| Over 100,001 sq. ft. | \$ 440.00 |
| <u>TENANT IMPROVEMENTS</u> | |
| 1,000 to 5,000 sq. ft. | \$ 120.00 |
| 5,001 to 10,000 sq. ft. | \$ 200.00 |
| 10,001 to 50,000 sq. ft. | \$ 280.00 |
| 50,001 to 100,000 sq. ft. | \$ 360.00 |
| Over 100,001 sq. ft. | \$ 440.00 |

City of Visalia
ELEVATOR PERMIT FEES

Uniform Administrative Code, Table 3-E and 3-F
1994 Edition

| New Installations | | |
|--|----------|--|
| Passenger or freight elevator, escalator, moving walk: Up to and including \$40,000.00 of valuation..... | \$ 80.00 | plus \$1.50 for each \$1,000.00 or fraction thereof over \$40,000.00 |
| Over \$40,000.00 of valuation..... | \$ 80.00 | |
| Dumbwaiter or private residence elevator: Up to and including \$10,000.00 of valuation..... | \$ 22.00 | plus \$1.50 for each \$1,000.00 or fraction thereof over \$10,000.00 |
| Over \$10,000 of valuation..... | \$ 22.00 | |
| Major Alterations | | |
| Fees for major alterations shall be as set forth in Table 3-A, Building Permit Fee Schedule. Installation fees include charges for the first year's annual inspection fee and charges for electrical equipment on the conveyance side of the disconnect switch | | |
| Elevator Annual Certificates on Inspection Fees | | |
| For each elevator..... | \$ | 37.00 |
| For each escalator or moving walk..... | \$ | 22.00 |
| For each commercial dumbwaiter..... | \$ | 15.00 |
| (Each escalator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.) | | |

GRADING PERMIT FEES
Uniform Administrative Code, Table 3-G and 3-H
1994 Edition

| Grading Plan Review Fees | | |
|---|-----------|---|
| 50 cubic yards (38.2 m3) or less..... | No fee | |
| 51 to 100 cubic yards (40 to 76.5 m3)..... | \$ 22.00 | |
| 101 to 1,000 cubic yards (77.2 to 764.6 m3)..... | \$ 33.00 | |
| 1,001 to 10,000 cubic yards (765.3 to 7645.5 m3)..... | \$ 44.00 | |
| 10,001 to 100,000 cubic yards (7646.3 to 76 455 m3) | \$ 44.00 | for the first 10,000 cubic yards (7645.5 m3), plus \$22.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof. |
| 100,001 to 200,000 cubic yards (76 456 to 152 911 m3)..... | \$ 242.00 | for the first 100,000 cubic yards (76 455 m3), plus \$13.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof. |
| 200,001 cubic yards (152 912 m3) or more..... | \$ 359.00 | for the first 200,000 cubic yards (152 911 m3), plus \$6.50 for each additional 10,000 cubic yards (7545.5 m3) or fraction thereof. |
| Other Fees | | |
| Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed \$ 45.00 | | |
| Grading Permit Fees a) | | |
| 50 cubic yards (38.2 m3)..... | \$ 22.00 | for the first 100 cubic yards (76.5 m3), plus \$15.50 for each additional 100 cubic yards (76.5 m3) or fraction thereof. for the first 1,000 cubic yards (764.6 m3), plus \$13.00 for each additional 1,000 cubic yards (764.6 m3) or fraction thereof. for the first 10,000 cubic yards (7645.5 m3), plus \$59.00 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof. for the first 100,000 cubic yards (76 455 m3), plus \$32.50 for each additional 10,000 cubic yards (7645.5 m3) or fraction thereof. |
| 51 to 100 cubic yards (40 to 76.5 m3) | \$ 33.00 | |
| 101 to 1,000 cubic yards (77.2 to 764.6 m3)..... | \$ 33.00 | |
| 1,001 to 10,000 cubic yards (765.3 to 7645.5 m3)..... | \$ 172.50 | |
| 10,001 to 100,000 cubic yards (7646.3 to 76 455 m3)..... | \$ 289.50 | |
| 100,001 cubic yards (76 456 m3) or more..... | \$ 820.50 | |
| a) The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project. | | |
| Other Inspections and Fees | | |
| 1. Inspection outside of normal business hours, per hour | \$ 42.00 | (minimum charge--two hours) |
| 2. Reinspection fees assessed under provisions of | \$ 42.00 | Section 305.8, per inspection |
| 3. Inspections for which no fee is specifically indicated, | \$ 42.00 | per hour (minimum charge--one-half hour) |
| b) Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. | | |

12/06/2012

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City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009

Resolution No. 2012-33; Effective 7-01-2012

| Description | Plan Check Fee | Fire Plan Check Fee | Inspection Fee | Total Fee |
|-------------|----------------|---------------------|----------------|-----------|
|-------------|----------------|---------------------|----------------|-----------|

NEW RESIDENTIAL

The following fees are included in the permit: plumbing, mechanical, electrical and fire sprinkler

| | | | | |
|---|------------------|------------------|------------------|------------------|
| Master Plan (SFD / Duplex) 0 to 1,750 sq. ft. | 0.55 per sq./ft. | 0.10 per sq./ft. | | 0.65 per sq./ft. |
| Master Plan (SFD / Duplex) 1,751 sq. ft. and over | 0.44 per sq./ft. | 0.06 per sq./ft. | | 0.50 per sq./ft. |
| The fees listed above are cumulative | | | | |
| Tract/Production Dwelling 0 to 1,750 sq. ft. | 0.12 per sq./ft. | | 0.99 per sq./ft. | 1.11 per sq./ft. |
| Tract/Production Dwelling 1,751 sq. ft. and over | 0.12 per sq./ft. | | 0.74 per sq./ft. | 0.86 per sq./ft. |
| The fees listed above are cumulative | | | | |
| Custom Dwelling | 0.65 per sq./ft. | 0.10 per sq./ft. | 1.20 per sq./ft. | 1.95 per sq./ft. |

MODEL HOME / TEMPORARY SALES OFFICE

All permits require a \$500 deposit. Deposits are refunded after use is converted back to residential use and final approval

| | | | | |
|----------------------|------------------|--|------------------|------------------|
| Minimum fee required | 56.70 each | | 146.40 each | 203.10 each |
| Model Home | 0.65 per sq./ft. | | 1.00 per sq./ft. | 1.65 per sq./ft. |

RESIDENTIAL REMODEL & ADDITIONS

The following fees are cumulative and includes in the permit: plumbing, mechanical and electrical

| | | | | |
|---------------------------------------|------------------|--|------------------|------------------|
| Minimum plan checking fee required | 113.40 each | | | 113.40 each |
| Remodel & Addition - 0 to 500 sq. ft. | 0.55 per sq./ft. | | 1.20 per sq./ft. | 1.75 per sq./ft. |
| Remodel & Addition - 501 and over | 0.30 per sq./ft. | | 0.60 per sq./ft. | 0.90 per sq./ft. |

NEW PATIO COVERS, CARPORTS & MISC. RESIDENTIAL STRUCTURES

| | | | | |
|--|------------------|--|------------------|------------------|
| Storage up to 400 sq. ft. | 0.33 per sq./ft. | | 0.76 per sq./ft. | 1.09 per sq./ft. |
| Garage or Detached Building and Storage over 400 sq. ft. | 111.80 each | | 365.90 each | 477.70 each |
| Carport or Wood Patio or Raised Decks or Balconys | 28.30 each | | 292.80 each | 321.10 each |
| Manufactured Aluminum | 28.30 each | | 146.40 each | 174.70 each |

SWIMMING POOLS & SPAS

The following fees are included in the permit: plumbing, mechanical and electrical

| | | | | |
|---|-------------|--|-------------|-------------|
| Swimming pool & Spa | 141.70 each | | 292.80 each | 434.50 each |
| Swimming pool & Spa with heater or gas line | 141.70 each | | 395.20 each | 536.90 each |
| Above-ground pool | 56.70 each | | 73.20 each | 129.90 each |

RE-ROOFING

| | | | | |
|--|-------------|--|-------------|-------------|
| Residential | | | | |
| Simple roof overlay | | | 112.60 each | 112.60 each |
| Re-roof with sheathing | | | 149.22 each | 149.22 each |
| Structural with calculations | 56.70 each | | 149.22 each | 205.92 each |
| Commercial | | | | |
| Simple roof overlay up to 7,500 sq. ft. | | | 146.40 each | 146.40 each |
| Simple roof overlay 7,501 to 15,000 sq. ft. | | | 292.77 each | 292.77 each |
| Simple roof overlay 15,001 to 150,000 sq. ft. | | | 439.16 each | 439.16 each |
| Re-roof with sheathing up to 7,500 sq. ft. | | | 292.77 each | 292.77 each |
| Re-roof with sheathing 7,501 to 15,000 sq. ft. | | | 439.16 each | 439.16 each |
| Re-roof with sheathing 15,001 to 150,000 sq. ft. | | | 658.69 each | 658.69 each |
| Structural with calculations up to 15,000 sq. ft. | 56.70 each | | 439.16 each | 495.86 each |
| Structural with calculations 15,001 to 150,000 sq. ft. | 113.40 each | | 658.69 each | 772.09 each |

FIRE SAFETY DAY-CARE INSPECTION

| | | | | |
|--|--|--|-------------|-------------|
| Residential Day-Care (9 to 14 children) | | | 219.53 each | 219.53 each |
|--|--|--|-------------|-------------|

RELOCATION / MOVING OF BUILDING

| | | | | |
|----------------------------------|------------------|--|------------------|------------------|
| Application for permit | | | 390.40 each | 390.40 each |
| Residential or Commercial permit | 0.28 per sq./ft. | | 0.87 per sq./ft. | 1.15 per sq./ft. |

City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009
Resolution No. 2012-33; Effective 7-01-2012

| Description | Plan Check Fee | Fire Plan Check Fee | Inspection Fee | Total Fee |
|-------------|----------------|---------------------|----------------|-----------|
|-------------|----------------|---------------------|----------------|-----------|

RETENTION OF PLANS

| | | | | |
|--|---------------|--|--|--|
| Document Scanning for all Triplex, Fourplex, Apartments, Condos and Commercial Permits | 1.20 per page | | | |
|--|---------------|--|--|--|

NEW APARTMENTS / CONDOS

The following fees are included in the permit: plumbing, mechanical, electrical and fire sprinkler

| | | | | |
|---|------------------|------------------|------------------|------------------|
| Duplex - Production Dwellings | 0.12 per sq./ft. | | 0.99 per sq./ft. | 1.11 per sq./ft. |
| Duplex / Triplex / Fourplex | 0.65 per sq./ft. | 0.10 per sq./ft. | 1.20 per sq./ft. | 1.95 per sq./ft. |
| Apartments / Mobile Hm - 0 to 5,000 sq. ft. | 0.55 per sq./ft. | 0.10 per sq./ft. | 0.72 per sq./ft. | 1.37 per sq./ft. |
| Apartments / Mobile Hm - 5,001 and over | 0.44 per sq./ft. | 0.08 per sq./ft. | 0.55 per sq./ft. | 1.07 per sq./ft. |
| The fees listed above are cumulative | | | | |

NEW COMMERCIAL --- Without Interior Improvements

The following fees are cumulative and includes in the permit: plumbing, mechanical and electrical

| | | | | |
|------------------------------------|------------------|------------------|------------------|------------------|
| Minimum plan checking fee required | 113.40 each | | | 113.40 each |
| 0 to 5,000 sq. ft. | 0.35 per sq./ft. | 0.10 per sq./ft. | 0.49 per sq./ft. | 0.94 per sq./ft. |
| 5,001 to 10,000 sq. ft. | 0.21 per sq./ft. | 0.10 per sq./ft. | 0.28 per sq./ft. | 0.59 per sq./ft. |
| 10,001 to 50,000 sq. ft. | 0.12 per sq./ft. | 0.10 per sq./ft. | 0.20 per sq./ft. | 0.42 per sq./ft. |
| 50,001 to 100,000 sq. ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.12 per sq./ft. | 0.32 per sq./ft. |
| Over 100,001 sq. ft. | 0.05 per sq./ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.25 per sq./ft. |

NEW COMMERCIAL (including Hotels/Motels) --- With Interior Improvements

The following fees are cumulative and includes in the permit: plumbing, mechanical and electrical

| | | | | |
|------------------------------------|------------------|------------------|------------------|------------------|
| Minimum plan checking fee required | 113.40 each | | | 113.40 each |
| 0 to 5,000 sq. ft. | 0.53 per sq./ft. | 0.12 per sq./ft. | 0.83 per sq./ft. | 1.48 per sq./ft. |
| 5,001 to 10,000 sq. ft. | 0.35 per sq./ft. | 0.12 per sq./ft. | 0.52 per sq./ft. | 0.99 per sq./ft. |
| 10,001 to 50,000 sq. ft. | 0.20 per sq./ft. | 0.10 per sq./ft. | 0.27 per sq./ft. | 0.57 per sq./ft. |
| 50,001 to 100,000 sq. ft. | 0.14 per sq./ft. | 0.10 per sq./ft. | 0.20 per sq./ft. | 0.44 per sq./ft. |
| Over 100,001 sq. ft. | 0.12 per sq./ft. | 0.10 per sq./ft. | 0.16 per sq./ft. | 0.38 per sq./ft. |

TENANT IMPROVEMENTS / RETAIL

The following fees are cumulative and includes in the permit: plumbing, mechanical and electrical

| | | | | |
|---------------------------|------------------|------------------|------------------|------------------|
| 0 to 5,000 sq. ft. | 0.35 per sq./ft. | 0.10 per sq./ft. | 0.61 per sq./ft. | 1.06 per sq./ft. |
| 5,001 to 10,000 sq. ft. | 0.18 per sq./ft. | 0.10 per sq./ft. | 0.29 per sq./ft. | 0.57 per sq./ft. |
| 10,001 to 50,000 sq. ft. | 0.05 per sq./ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.25 per sq./ft. |
| 50,001 to 100,000 sq. ft. | 0.04 per sq./ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.24 per sq./ft. |
| Over 100,001 sq. ft. | 0.04 per sq./ft. | 0.10 per sq./ft. | 0.05 per sq./ft. | 0.19 per sq./ft. |

RACKING SYSTEMS

The following fees are cumulative

| | | | | |
|---------------------------|------------------|------------------|------------------|------------------|
| 0 to 5,000 sq. ft. | 0.22 per sq./ft. | 0.10 per sq./ft. | 0.27 per sq./ft. | 0.59 per sq./ft. |
| 5,001 to 10,000 sq. ft. | 0.11 per sq./ft. | 0.10 per sq./ft. | 0.16 per sq./ft. | 0.37 per sq./ft. |
| 10,001 to 50,000 sq. ft. | 0.05 per sq./ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.25 per sq./ft. |
| 50,001 to 100,000 sq. ft. | 0.04 per sq./ft. | 0.10 per sq./ft. | 0.10 per sq./ft. | 0.24 per sq./ft. |
| Over 100,001 sq. ft. | 0.04 per sq./ft. | 0.10 per sq./ft. | 0.05 per sq./ft. | 0.19 per sq./ft. |

MISCELLANEOUS COMMERCIAL / INDUSTRIAL STRUCTURES

| | | | | |
|---|------------------|--|------------------|------------------|
| Minimum fees required | 56.70 each | | 146.40 each | 203.10 each |
| Misc. Commercial / Industrial Structures Includes Com.Coach...permanent or temporary | 0.47 per sq./ft. | | 0.87 per sq./ft. | 1.34 per sq./ft. |

FIRE & HOOD SUPPRESSION / ALARM SYSTEM / DETECTION SYSTEM

| | | | | |
|---|--|------------------|------------------|------------------|
| New Sprinkler Systems (min.fee required \$259.80) | | 0.10 per sq./ft. | 0.16 per sq./ft. | 0.26 per sq./ft. |
| Sprinkler System Expansion - for first 1 to 10 heads | | 113.40 each | 146.40 each | 259.80 each |
| - 11 & over (These fees are cumulative) | | 10.00 per head | 16.00 per head | 26.00 per head |
| Hood Suppression Systems, Fire Alarms, Fire Service Main Systems per hour with one hr. min. | | 113.40 per hour | 146.40 per hour | 259.80 per hour |

City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009

Resolution No. 2012-33; Effective 7-01-2012

| Description | Plan Check Fee | Inspection Fee | Total Fee |
|---|----------------|-------------------|-------------------|
| ELECTRICAL | | | |
| Plan Check fee: 55% of the inspection fee (when applicable) | | | |
| Photovoltaic System --- as set by Senate Bill SB1222 | | | |
| Residential or Commercial 1- 15 kilowatts | 153.00 each | 247.00 each | 400.00 each |
| Residential or Commercial for each kilowatt above 15 kw | | 5.50 per kilowatt | 5.50 per kilowatt |
| Electrical | | | |
| Temporary Power Service | | 146.40 each | 146.40 each |
| Temporary Distribution System or Temporary Lighting | | 146.40 each | 146.40 each |
| Christmas Tree Sales Lots or Firework Stands | | 146.40 each | 146.40 each |
| Circus and Carnivals | | 219.60 each | 219.60 each |
| Receptacle, Switch, and Light Outlets | | | |
| Residential first 20 fixtures | | 73.20 each | 73.20 each |
| Residential over 20 fixtures ---each additional fixture | | 1.60 each | 1.60 each |
| Commercial first fixtures | | 146.40 each | 146.40 each |
| Commercial over 20 fixtures --- each additional fixture | | 5.90 each | 5.90 each |
| Pole or platform-mounted lighting fixtures | | 146.40 each | 146.40 each |
| Theatrical-type lighting fixtures or assemblies | | 146.40 each | 146.40 each |
| Electrical Equipment | | | |
| Residential Appliances --- Not exceeding one horsepower (HP) (746W) in each rating. Fixed appliances or receptacle outlets, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; console or through-wall air conditioners; space heaters, dishwashers, washing machines; water heaters; clothes dryers, or other motor-operated appliances. For other types; see Power Apparatus. | | 73.20 each | 73.20 each |
| Non-Residential Appliances --- Not exceeding one horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA) in each rating. Nonresidential appliances and self-contained factory-wired including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines or similar types of equipment. For other types; see Power Apparatus. | | 146.40 each | 146.40 each |
| Power Apparatus --- Up to and including one unit. Motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus. | | 292.80 each | 292.80 each |
| Two to ten units | | 73.20 each | 73.20 each |
| Eleven to fifty units | | 146.40 each | 146.40 each |
| Fifty-one to one hundred units | | 219.60 each | 219.60 each |
| Over one hundred units | | 365.90 each | 365.90 each |
| *Note: For equipment or appliances listed above which have more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. | | | |
| Busways | | | |
| 100 feet or fraction thereof | | 146.40 each | 146.40 each |
| Lighting fixtures, motors, or other appliances that are connected to trolley and plug in busways | | 73.20 each | 73.20 each |
| Electrical Services | | | |
| 600 volts or less and not over 200 amperes | | 146.40 each | 146.40 each |
| 600 volts or less and over 200 to 1,000 amperes | | 292.80 each | 292.80 each |
| Over 600 volts or over 1,000 amperes | | 292.80 each | 292.80 each |
| Miscellaneous Electrical | | | |
| For electrical apparatus, conduits, conductors and generators for a which a permit is required but for which no fee is herein set forth, per hour with a two hr. min. | | 146.40 per hour | 146.40 per hour |
| Re-Instatement of Electrical Meter | | 146.40 each | 146.40 each |

City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2007-34; Effective 6-02-2007
 Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009
 Resolution No. 2012-33; Effective 7-01-2012

| Description | Inspection Fee | Total Fee |
|--|-----------------|-----------------|
| MECHANICAL | | |
| Plan Check fee: 55% of the inspection fee (when applicable) | | |
| Furnaces & A/C Units | | |
| Replacement of a forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 BTU's | 146.40 each | 146.40 each |
| Replacement of a forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 BTU's | 219.60 each | 219.60 each |
| Install or Replace Wall Heater | 146.40 each | 146.40 each |
| Repair of Floor or Wall Heater | 73.20 each | 73.20 each |
| Appliance and Vents | | |
| Relocation or Replacement of gas appliance | 73.20 each | 73.20 each |
| Relocation or Replacement of an appliance vent | 73.20 each | 73.20 each |
| Exhaust Ventilation | | |
| Replacement of Residential Hoods and Ventilation Fans | 73.20 each | 73.20 each |
| Boilers, Compressors and Absorption Systems | | |
| Replace of each boiler or compressor to and including 3 horsepower (10.6kw) | 146.40 each | 146.40 each |
| Replace of each absorption system to and including 100,000 BTU's | 146.40 each | 146.40 each |
| Replace of each boiler or compressor to and including 15 horsepower (52.7kW) | 219.60 each | 219.60 each |
| Replace of each absorption system over 100,000 BTU's and up to 500,000 BTU's | 219.60 each | 219.60 each |
| Repairs or Additions | | |
| Repair or alternation to a heating appliance, refrigeration unit, cooling unit or absorption unit | 73.20 each | 73.20 each |
| Air Handlers | | |
| For each air-handling unit, including ducts attached thereof Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere. | 146.40 each | 146.40 each |
| For each air-handling unit, including ducts attached thereof over 2,000 cfm | 219.60 each | 219.60 each |
| Evaporative Coolers | | |
| Other than a portable type ventilation and exhaust | 73.20 each | 73.20 each |
| Incinerators | | |
| Relocation or Replace of a domestic type | 73.20 each | 73.20 each |
| Relocation or Replace of a commercial or industrial-type incinerator | 146.40 each | 146.40 each |
| Miscellaneous Mechanical | | |
| For mechanical for a which a permit is required but for which no fee is herein set forth, per hour with a two hr. min. | 146.40 per hour | 146.40 per hour |

City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009

Resolution No. 2012-33; Effective 7-01-2012

| Description | Inspection Fee | Total Fee |
|-------------|----------------|-----------|
|-------------|----------------|-----------|

PLUMBING

Plan Check fee: 55% of the inspection fee (when applicable)

| | | |
|--|--------|----------|
| Fixtures and Vents | | |
| For each fixture or trap or set of fixtures on 1 to 4 traps minimum (including water, drainage piping and backflow protection thereof) | 73.20 | each |
| For repair or alteration of drainage or vent piping; each fixture | 73.20 | each |
| Water Heaters and Special Appliances | | |
| Replacement of Water Heater or Special Appliances | 73.20 | each |
| Replacement of Water Heater with new gas piping | 146.40 | each |
| Gas Piping Systems | | |
| One to Five Outlets | 73.20 | each |
| Over Five Outlets; each | 43.90 | each |
| Lawn Sprinklers | | |
| For each lawn sprinkler system on any one meter | 146.40 | each |
| Additional meters for new system listed above | 73.20 | each |
| Repair of existing system | 73.20 | each |
| Protection Devices | | |
| Residential Backflow Preventer or Vacuum Breakers ; one to five devices | 146.40 | each |
| Residential Backflow Preventer or Vacuum Breakers over five devices; each | 73.10 | each |
| Commercial Backflow protection Device Assembly | 292.80 | each |
| Atmospheric type vacuum breakers over 2 inches | 73.20 | each |
| Wells | | |
| Installation of a New Well | 439.2 | each |
| Demolition of a Well | 292.80 | each |
| Monitoring Well | 146.40 | each |
| Miscellaneous Plumbing | | |
| For plumbing for a which a permit is required but for which no fee is herein set forth, per hour with a two hr. min. | 146.40 | per hour |
| Re-Instatement of Gas Meter | 146.40 | each |

Sewers, Disposal Systems and Interceptors

| | | |
|---|--------|------|
| New Septic Tank & Disposal System (included in fees is a plan check fee of \$113.40) | 406.10 | each |
| Replacement of Building Sewer | 73.20 | each |
| Replacement or Repair of building private sewer system | 292.80 | each |
| Replacement or Repair of a industrial waste interceptor; such as carwash or service station | 146.40 | each |
| Replacement or Repair of a kitchen-type interceptor | 146.40 | each |
| Rain Water Systems per drain inside building | 73.20 | each |

OTHER FEES

| | | |
|--|---------------|------|
| * At the discretion of the Bldg. Official, fee rates may be adjusted, when special circumstances are found to exist, to reflect the actual cost of service | | |
| Address Change | 226.70 | each |
| Building Code Variance Application | 453.40 | each |
| Building Appeals Board Application | 566.90 | each |
| Duplicate Inspection Card | 5.50 | each |
| Renewal of Expired Permit | 28.80 | each |
| Special Inspections or Temporary Utilities | 292.80 | each |
| Temporary Gas Application | 175.00 | each |
| Deposit for Residential - - - refunded after final approval. | 1000.00 | each |
| Deposit for Commercial - - - refunded after final approval. | 2000.00 | each |
| Temporary Model Home/Sales Office Deposit - - - refunded after conversion. | 500.00 | each |
| Temporary Certificate of Occupancy | 292.80 | each |
| Work without Permit | 2x Permit Fee | each |

City of Visalia
BUILDING PERMIT FEE SCHEDULE

Resolution No. 2008-32; Effective 7-01-2008 & 7-01-2009
 Ordinance No 2011-01-B; Removal of Subd. Kiosk Signs effec 3-9-11
 Resolution No. 2012-33; Effective 7-01-2012

| Description | Plan Check Fee | Inspection Fee | Total Fee |
|-------------|----------------|----------------|-----------|
|-------------|----------------|----------------|-----------|

DEMOLITION

When not included as part of a tenant improvement

All demolition permits require a \$1,000 deposit. Deposits are refunded after final approval

| | | | |
|------------|-------------|-------------|-------------|
| Demolition | 113.40 each | 146.40 each | 259.80 each |
|------------|-------------|-------------|-------------|

FENCE / MASONRY / RETAINING WALLS

| | | | |
|---|------------|-------------|-------------|
| Wood Fence 0 to 150 linear ft | | 73.20 each | 73.20 each |
| Wood Fence over 150 linear ft - each add'l 150 ft | | 18.30 each | 18.30 each |
| Masonry or Retaining Walls 0 to 50 linear ft. | 56.70 each | 146.40 each | 203.10 each |
| Masonry or Retaining Walls over 50 linear ft. -each add'l 50 ft. | 11.30 each | 73.20 each | 84.50 each |

AWNINGS

| | | | |
|---------|------------|------------|-------------|
| Awnings | 28.30 each | 73.20 each | 101.50 each |
|---------|------------|------------|-------------|

SIGNS

| | | | |
|------------------------------------|------------|-------------|-------------|
| Reface or Repaint | 28.30 each | 44.90 each | 73.20 each |
| Non-illuminated monument/pole/wall | 28.30 each | 146.40 each | 174.70 each |
| Illuminated | 28.30 each | 219.60 each | 247.90 each |
| Each additional branch circuit | 0.00 each | 109.80 each | 109.80 each |

ADDITIONAL PLAN CHECK FEE

| | | | |
|--|-----------------|--|-----------------|
| Plan Check Reviews in excess of submittal and two re-check reviews | 340.10 each | | 340.10 each |
| Approving Lost Plans | 113.40 each | | 113.40 each |
| Lost Truss Calcs or Energy Calcs | 113.40 each | | 113.40 each |
| Changes or Deviation from Approved Plans | 113.40 per hour | | 113.40 per hour |

ADDITIONAL INSPECTION FEE

| | | | |
|--|--|-----------------|-----------------|
| Changes or Deviation from Issued Permit | | 146.40 per hour | 146.40 per hour |
| Re-Inspection fee | | 195.20 each | 195.20 each |
| Code Compliance: First Time Home Buyer or Residential Inspection | | 195.20 each | 195.20 each |

STRONG MOTION TABLE as set by State Law

| | | | |
|--|------|--------------------------|--|
| Residential (3 stories or less) | 0.10 | per \$1,000.00 valuation | |
| Commercial and All Other Building Construction | 0.21 | per \$1,000.00 valuation | |

CA BLDG STANDARDS ADMIN FEE (CBSC Fee)

| | | | |
|--|------|---|--|
| | 1.00 | per \$25,000.00 valuation or fraction thereof | |
|--|------|---|--|

PLAN CHECK FEES ARE DUE AT TIME OF PLAN SUBMITTAL

EXAMPLES

SINGLE FAMILY CUSTOM DWELLING - 2,000 SQ. FT. - VALUATION OF \$200,000

\$1,300.00 Plan Ck Fee + \$200.00 Fire Plan Ck Fee + \$2,400.00 Inspection Fee + \$20.00 Strong Motion Fee + \$8.00 CBSC Fee = \$3,928.00 Total Building Permit Fee

NEW COMMERCIAL WITH INTERIOR IMPROVEMENTS- 10,000 SQ. FT. - VALUATION OF \$200,000

$\$2,650.00$ Plan Check Fee (first 5,000 sq. ft.) + $\$1,750.00$ Plan Check Fee (next 5,000 sq. ft.) = $\$4,400.00$ Total Plan Check Fee +
 $\$600.00$ Fire Plan Check Fee (first 5,000 sq. ft.) + $\$600.00$ Fire Plan Check Fee (next 5,000 sq., ft.) = $\$1,200.00$ Total Fire Plan Check Fee +
 $\$4,150.00$ Inspection Fee (first 5,000 sq. ft.) + $\$2,600.00$ Inspection Fee (next 5,000 sq., ft.) = $\$6,750.00$ Total Inspection Fee +
 $\$42.00$ Strong Motion Fee + $\$8.00$ CBSC Fee = $\$12,400.00$ Total Building Permit Fee

Visalia Unified School District
School Facility Fees

Resolution No. 08-09-55; Effective 7-1-2009

Resolution No. 09-10-44; Effective 7-1-2010

Urgency Resolution No. 09-10-45; Effective 5-26-2010 thru 6-24-2010

| | | |
|--|------------------|---------|
| New Residential / New Multi-Family Development | per square foot: | \$ 2.97 |
| New Commercial and Industrial Construction | per square foot: | \$ 0.47 |

CITY OF VISALIA GIS MAP SALES

| | |
|-------------|-------------------|
| DATE: | |
| STAFF NAME: | EXT. 559 713-4358 |
| REQUESTOR: | PHONE |

| DESCRIPTION | PRICE | NO. COPIES | TOTAL |
|---|---|------------|-------|
| COLOR | | | |
| <input type="checkbox"/> 8.5 X 11 | \$ 8.50 each copy | | |
| <input type="checkbox"/> 11 X 17 | \$ 10.00 each copy | | |
| <input type="checkbox"/> 18 X 24 | \$ 20.00 each copy | | |
| <input type="checkbox"/> 24 X 36 | \$ 40.00 each copy | | |
| <input type="checkbox"/> 36 X 60 | \$ 99.00 each copy | | |
| <i>Comments/Instructions/Project #</i> | | | |
| BLACK & WHITE | | | |
| <input type="checkbox"/> 8.5 X 11 | \$ 4.50 each copy | | |
| <input type="checkbox"/> 11 X 17 | \$ 5.00 each copy | | |
| <input type="checkbox"/> 18 X 24 | \$ 10.00 each copy | | |
| <input type="checkbox"/> 24 X 36 | \$ 20.00 each copy | | |
| <input type="checkbox"/> 36 X 60 | \$ 49.50 each copy | | |
| <i>Comments/Instructions/Project #</i> | | | |
| DIGITAL ORTHOPHOTO | | | |
| <input type="checkbox"/> 8.5 X 11 | \$ 8.50 each copy | | |
| <input type="checkbox"/> 11 X 17 | \$ 10.00 each copy | | |
| <input type="checkbox"/> 18 X 24 | \$ 20.00 each copy | | |
| <input type="checkbox"/> 24 X 36 | \$ 40.00 each copy | | |
| <input type="checkbox"/> 36 X 60 | \$ 99.00 each copy | | |
| <i>Comments/Instructions/Project #</i> | | | |
| *Color overlays will be calculated using the Special Projects hourly fee and material costs | | | |
| SPECIAL PROJECTS | | | |
| <input type="checkbox"/> \$109.75 Per Hour | <i>Staff time for requested projects</i> | | |
| <input type="checkbox"/> \$54.88 Half Hour | <i>Staff time for requested projects</i> | | |
| <input type="checkbox"/> Digital Orthophotos | (\$80.00 SQ MI) | | |
| <input type="checkbox"/> Digital Basemap | (\$500.00 SQ MI) | | |
| <input type="checkbox"/> Digital Basemap | (\$.40 Per Feature) | | |
| <input type="checkbox"/> \$5.00 per CD/DVD | | | |
| <input type="checkbox"/> 300 Ft Radius Map | \$50.00 (0-200 labels) \$20.00 additional 100 labels | | |
| <input type="checkbox"/> Miscellaneous Services or Charges | | | |
| <i>Comments/Instructions/Project #</i> | | | |

| | |
|--------------------------|-------------------------|
| 5111-15142-461504 | Total Charges \$ |
|--------------------------|-------------------------|

Cash
 Bill
 Charge
 Check

_____ Date Picked Up
 _____ Date Paid
 _____ Signature

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