

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

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

MONDAY JULY 8, 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.
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2013-20: a request by Adam Hernandez to allow a fitness / personal training center to occupy 1,800 square feet of an existing building in the Office Garden (OG) zone. The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Categorical Exemption No. 2013-45.
6. PUBLIC HEARING – Jose Saenz
Conditional Use Permit No. 2013-21: A request by Michael Murphy to establish a 775 square foot fitness / personal training studio in the Times Place building in the Central Business District (CDT) zone. The site is located at 111 South Court Street, between West Main Street and West Acequia Avenue (APN: 094-325-015). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Categorical Exemption No. 2013-43.
7. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2013-22: A request by PDC Corporation to install a new 89-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Quasi-Public (Q-P) zone. The site is located in the Riverway Sports Park near the former BMX track complex. The site address for the sports park is 3611 North Dinuba Boulevard (APN: 078-120-033). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, Categorical Exemption No. 2013-47.

8. PUBLIC HEARING – Alyssa Netto
 - a. Consideration of Mitigated Negative Declaration No. 2013-31
 - b. Pine River Ranch Estates Tentative Subdivision Map 5546: A request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and three out-lots in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street (APN: 098-020-028).

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS JULY 18, 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, AUGUST 12, 2013



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 8, 2013

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

SUBJECT: Conditional Use Permit No. 2013-20: a request by Adam Hernandez to allow a fitness / personal training center to occupy 1,800 square feet of an existing building in the Office Garden (OG) zone. The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-20, based on the findings and conditions in Resolution No. 2013-28. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-20 based on the findings and conditions in Resolution No. 2013-28.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-20 is a request to establish a personal fitness training studio (UNI Fitness) in approximately 1,800 square feet of an existing office complex shown in Exhibit "A". The building is one of two strip buildings which currently include a teaching service and other offices. As illustrated in the project's floor plan in Exhibit "A", the proposed workout facility consists of a large studio with fitness equipment, office area, break area, and restroom.



The applicant has provided an operational statement (see Exhibit "B") stating the number of employees and the hours of operation. The studio will offer both individual and group training courses. The fitness facility will have operating hours from 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 12:00 p.m. Saturday. The business will be open Monday through Saturday and closed on Sunday. At the peak times between 5:00 p.m. and 7:00 p.m. there will be eight students and two instructors per class.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional / Administrative Office
Zoning:	OG (Office Garden)
Special Districts:	Design District "F"
Surrounding Zoning and Land Use	North: R-1-6 (Single-family Residential) – Single-family residence South: OG (Office Garden) – Parking lot, Hurley Avenue, office East: R-1-6 (Single-family Residential) – Akers Street, vocational training center West: OG (Office Garden) – Offices
Environmental Review:	Categorical Exemption No. 2013-45
Site Plan:	Site Plan Review No. 2013-095

RELATED PROJECTS

There are no related projects to the subject site, however the Planning Commission has previously approved a similar request for CUP by the same applicant.

Conditional Use Permit No. 2011-27, a request by UNI Fitness, was approved by the Planning Commission on October 10, 2011, to allow a tenant improvement for a 1,250 square foot gymnasium and fitness center in the C-N (Neighborhood Commercial) zone. The project site is located at 4337 West Noble Avenue, about 1 mile southeast of the subject site.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2013-20, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Ordinance allows athletic clubs / fitness centers in certain Commercial and Office zones as a conditional use. The project site is zoned Office Garden (OG) which allows fitness centers as a conditional use.

As stipulated in the City's Zoning Ordinance Matrix, athletic clubs are considered a compatible use in this specific zone, subject to the granting of a conditional use permit. The use will not conflict with the established uses within the office complex or the surrounding vicinity.

A research of the property resulted in the site being current with business licensing, and no code enforcement actions pending.

The peak hours of operation for the fitness center per the use's operational statement are during evening hours of the week, although the hours of operation will also occur during the mid-day. Staff has concluded that the business will not adversely impact other surrounding businesses within the complex. Other office uses in the complex would be closed or at low operational levels when the fitness center is operating during their peak hours of business. Based on a site visit and photo reviews, the complex does not appear to have impacted parking from other on-site businesses.

Parking

The parking demand for the fitness center is met based on the available number of parking stalls at the complex, which would not impact parking of other office uses in the complex and based on the differing peak hours of operation between the business and other uses.

The parking requirement for gymnasiums/martial arts studio is one parking space per 500 square feet of floor area. Based on this requirement, a total of four parking spaces are required. General office uses are the typical land use for this site based on the site's zoning (Office Garden). Professional (non-medical) offices have a minimum parking requirement of one space per 250 square feet of floor area. Based on building square footage and the number of parking spaces, the complex appears to have a parking ratio of one space per 250 square feet of floor area. A professional office utilizing the subject tenant space would require seven parking spaces.

Environmental Review

The requested action is considered to be Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the exterior and interior alterations of existing facilities. (Categorical Exemption No. 2013-45).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the Zoning Ordinance. Specifically, the project is consistent with the required findings of the Zoning Ordinance Section 17.38.110:
 - a) 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 the site provides ample parking and is in close proximity to other similar uses.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2013-095.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement may require an amendment to the Conditional Use Permit.
3. That any proposed building signage shall be obtained under a separate permit.
4. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-20.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2013-28
- Exhibit "A" – Site Plan / Floor Plan
- Exhibit "B" – Operational Statement
- Site Plan Review Comments No. 2013-095
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

**Related Plans & Policies
Conditional Use Permits**

Section 17.18.050 List of uses as permitted (P), conditional (C), and temporary conditional (T).
The following matrix represents all of the permitted and conditional uses in the commercial, office and industrial zone districts.

-	-	COMMERCIAL								OFFICE				INDUSTRIAL	
		<u>C- C</u>	<u>C- N</u>	<u>C- SO</u>	<u>C- CM</u>	<u>C- R</u>	<u>C- DT</u>	<u>C- H</u>	<u>C- S</u>	<u>OG</u>	<u>PA</u>	<u>B- R- P</u>	<u>OC</u>	<u>I-L</u>	<u>I-H</u>
288	RECREATION FACILITIES														
289	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs)		C	C	C	C	C	C		C	C	C			
295	Dance & Music Studios	C	P	P		C	P		C						
296	Martial Arts	C	P	P		C	P		C						

CHAPTER 17.20: PLANNED OFFICE ZONES

17.20.010 Purposes.

B. The purpose of the individual office land use zones are as follows:

3. Planned Office-Garden Zone—(P-OG). The purpose and intent of the planned office-garden zone district is to provide for office uses in community centers via master or specific plans and in other locations as designated and as may be determined by the city council. Garden offices are intended to buffer, through site and building design measures, residential areas from high intensity commercial uses while promoting pedestrian access to reduce traffic-related conflicts. (Prior code § 7372)

CHAPTER 17.38: 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)

17.38.030 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)

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.080 Public hearing--Notice

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2013-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-20, A REQUEST BY ADAM HERNANDEZ TO ALLOW A FITNESS / PERSONAL TRAINING CENTER TO OCCUPY 1,800 SQUARE FEET OF AN EXISTING BUILDING IN THE OFFICE GARDEN (OG) ZONE. THE SITE IS LOCATED AT 627 N. AKERS STREET, AT THE NORTHWEST CORNER OF AKERS STREET AND HURLEY AVENUE. (APN: 085-510-015)

WHEREAS, Conditional Use Permit No. 2013-20 is a request by Adam Hernandez to allow a fitness / personal training center to occupy 1,800 square feet of an existing building in the Office Garden (OG) zone. The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 8, 2013; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-45). The project is therefore exempt from further environmental review pursuant to CEQA Section 15301.

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

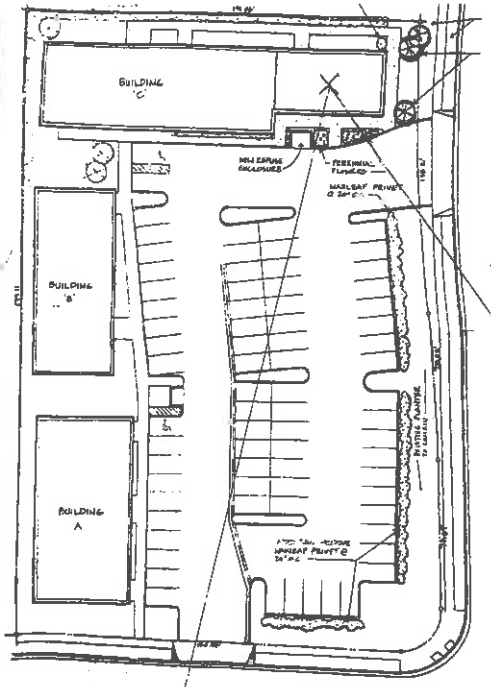
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the Zoning Ordinance. Specifically, the project is consistent with the required findings of the Zoning Ordinance Section 17.38.110:
 - a) 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 the site provides ample parking and is in close proximity to other similar uses.

- b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

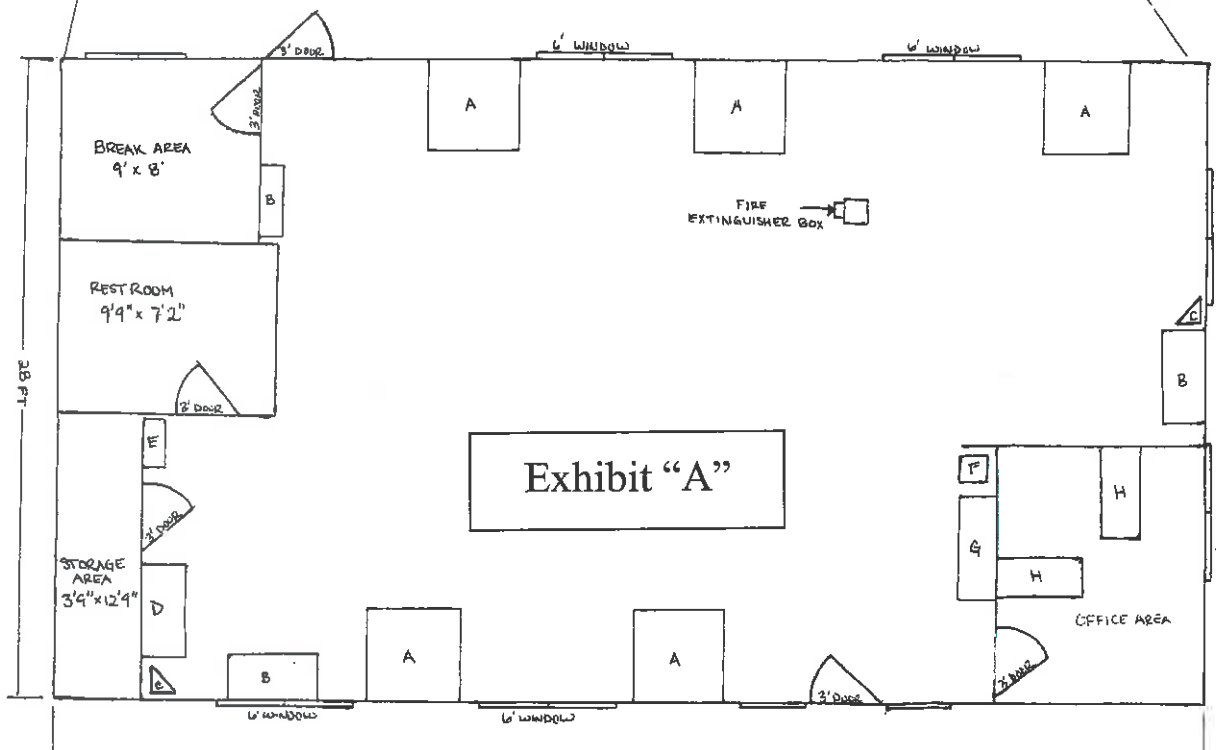
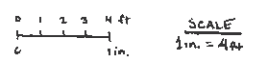
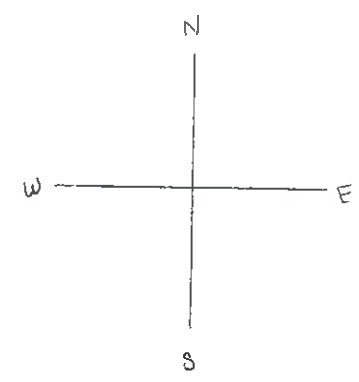
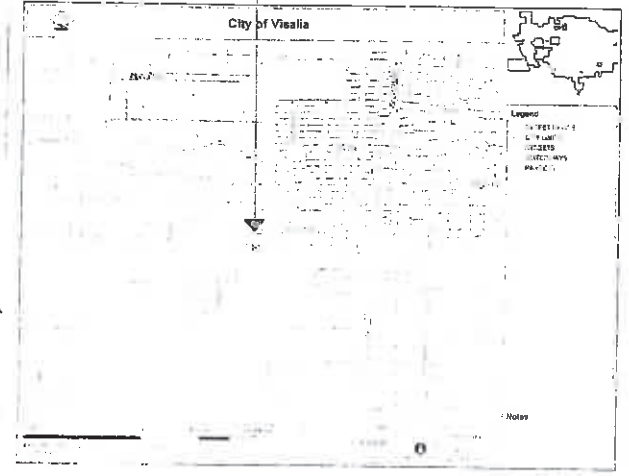
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2013-095.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A" and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement may require an amendment to the Conditional Use Permit.
3. That any proposed building signage shall be obtained under a separate permit.
4. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-20.

(NOT TO SCALE)



UNI FITNESS
 627 N. AKERS ST.
 ±1,800 SQ. FT
 APN: 085-510-015-000



- Ⓐ SQUAT RACK
- Ⓑ WEIGHT RACK
- Ⓒ MEDICINE BALL R
- Ⓓ STABILITY BALL F
- Ⓔ HANGING MATS F
- Ⓕ WATER DISPENSO
- Ⓖ LOCKERS
- Ⓗ DESK

Operational Statement: UNI Fitness

UNI Fitness offers 1-on-1 Personal Training and Small Group Personal Training (no more than 8 per group).

- Hours of operation: between 8am and 8pm, Monday through Friday. Saturday 8am-12pm.
Closed on Sunday.
- There will be no more than 2 employees working a shift
- 90% of consumer interaction will be by appointment
- Busy hours are between 5pm and 7pm. During this time there will be no more than 8 consumers being serviced by 2 employees for a total of 10 people occupying the building at one time.

Exhibit "B"



MEETING DATE 06/05/2013
SITE PLAN NO. 13-095
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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



Site Plan Review Comments For:

Visalia Fire Department
Charlie Norman, Battalion Chief
707 W Acequia
Visalia, CA 93291
559-713-4265 office
559-713-4808 fax

ITEM NO: <u>2</u>	DATE: <u>June 05, 2013</u>
SITE PLAN NO: SPR13095	
PROJECT TITLE: PERSONAL FITNESS TRAINING	
DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING 1,800 SF BUILDING ON 61,268 SF AREA (OG ZONED) (F DISTRICT)	
APPLICANT: U N I FITNESS	
PROP OWNER: DE GRAAF JOHN W & GLADYS W (TRS)	
LOCATION: 627 N AKERS ST	
APN(S): 085-510-015	

The following comments are applicable when checked:

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

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

Charlie Norman, Battalion Chief

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

ITEM NO: 2 DATE: June 05, 2013
SITE PLAN NO: SPR13095
PROJECT TITLE: PERSONAL FITNESS TRAINING
DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING 1,800
 SF BUILDING ON 61,268 SF AREA (OG ZONED) (F
 DISTRICT)
 U N I FITNESS
APPLICANT: DE GRAAF JOHN W & GLADYS W (TRS)
PROP OWNER: 627 N AKERS ST
LOCATION: 085-510-015
APN(S):

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: JUNE 5, 2013

SITE PLAN NO.: 13-095
 PROJECT TITLE: PERSONAL FITNESS TRAINING
 DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING
 1,800 SF BUILDING ON 61,268 SF AREA (OG
 ZONED) (F DISTRICT)
 APPLICANT: U N I FITNESS
 PROP OWNER: DE GRAAF JOHN W & GLADYS W (TRS)
 LOCATION: 627 N AKERS ST
 APN: 085-510-015

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required.

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

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (planning) 488-4088;

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

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

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

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

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

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

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

Traffic indexes per city standards:

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

- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. No comments as submitted.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **13-095**
Date: **6/5/2013**

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:**OFFICE**)

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

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

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 5, 2013

ITEM NO: 2
SITE PLAN NO: SPR13095
PROJECT TITLE: PERSONAL FITNESS TRAINING
DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING 1,800 SF BUILDING ON 61,288 SF AREA (06 ZONED) (F DISTRICT)
APPLICANT: U N I FITNESS
PROP. OWNER: DE GRAAF JOHN W & GLADYS W (TRS)
LOCATION: 627 N AKERS ST
APNS: 085-510-015

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:

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Eric Bons

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: June 05, 2013

SITE PLAN NO: 13-095
PROJECT TITLE: PERSONAL FITNESS TRAINING
DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING 1,800 SF BUILDING ON 61,268 SF AREA (OG ZONED) (F DISTRICT)
APPLICANT TITLE: U N I FITNESS
PROP. OWNER: DE GRAAF JOHN W & GLADYS
LOCATION TITLE: 627 N AKERS ST
APN TITLE: 085-510-015

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 06/05/2013

1. Health Clubs are “conditionally” permitted in the OG zone. The project must obtain a Conditional Use Permit through a public hearing with the Planning Commission.

CITY GENERAL PLAN CONSISTENCY

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

Design District: “F” [17.30.210]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	30 Feet	30 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	25 Feet	25 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 3 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide 4 spaces based on one space per 500 square feet of gross floor area (see Zoning Ordinance Section 17.34.020).
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 1 handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. It is highly recommended that bicycle rack(s) be provided on site plan.
5. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
6. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).



Landscaping:

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

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

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

Signature

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 2 DATE: June 05, 2013
 SITE PLAN NO: SPR13095
 PROJECT TITLE: PERSONAL FITNESS TRAINING
 DESCRIPTION: PERSONAL FITNESS TRAINING IN EXISTING 1,800
 SF BUILDING ON 61,268 SF AREA (OG ZONED) (F
 DISTRICT)
 APPLICANT: U N I FITNESS
 PROP OWNER: DE GRAAF JOHN W & GLADYS W (TRS)
 LOCATION: 627 N AKERS ST
 APN(S): 085-510-015

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.

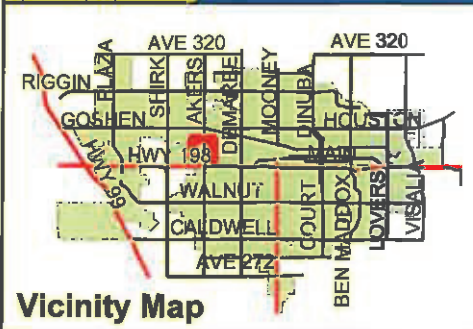
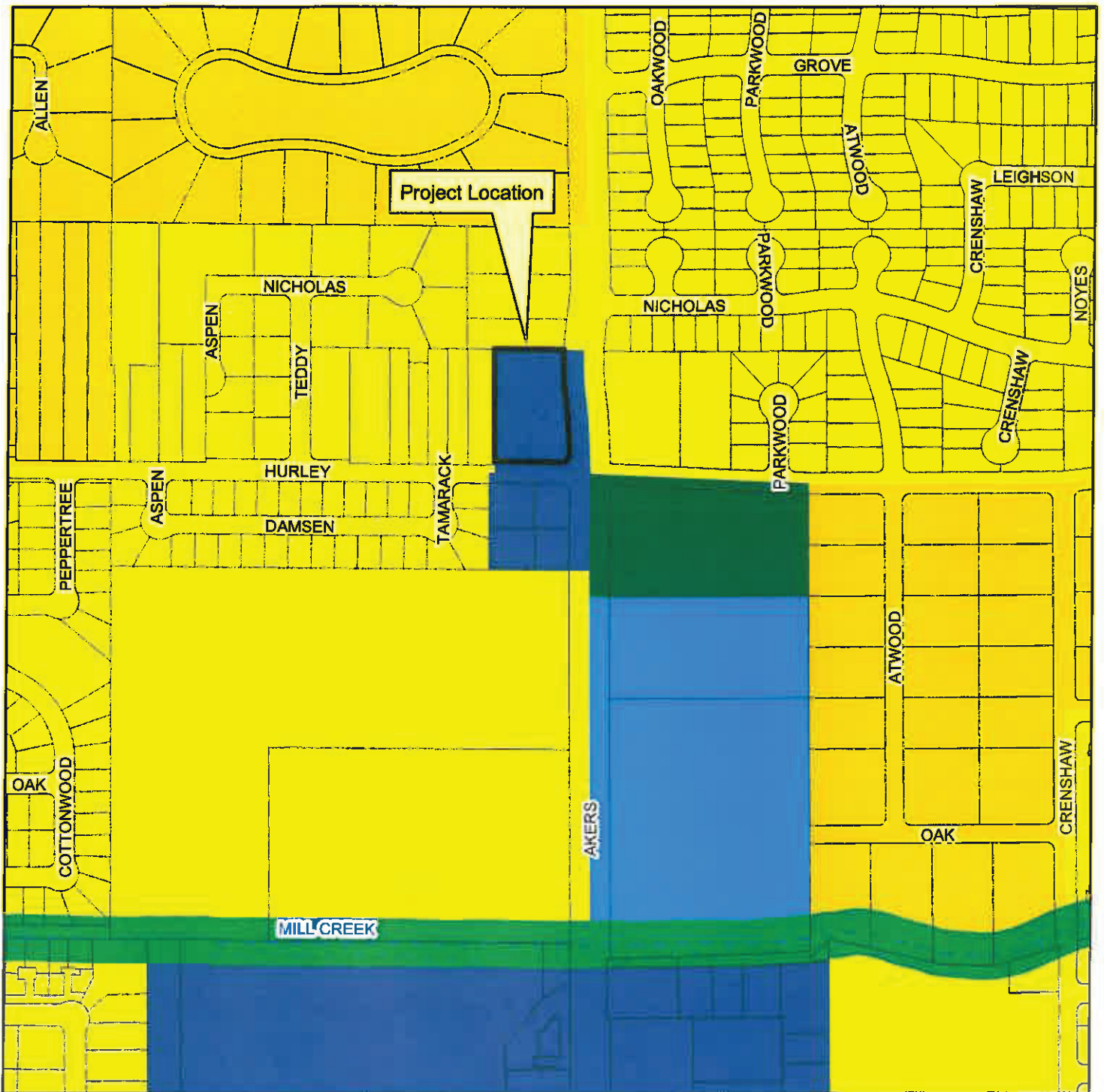
CITY OF VISALIA
 PUBLIC WORKS DEPARTMENT
 QUALITY ASSURANCE DIVISION
 7579 AVENUE 288
 VISALIA, CA 93277

J. N. Pink
 AUTHORIZED SIGNATURE

6-5-13
 DATE

Conditional Use Permit No. 2013-20

The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015)



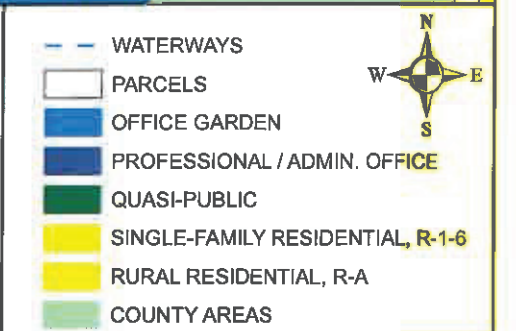
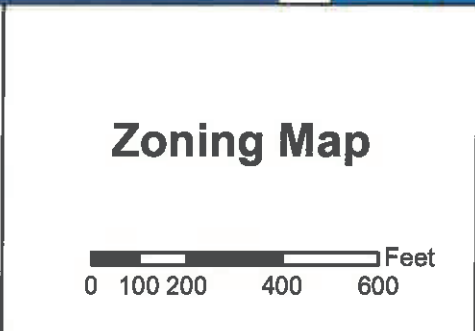
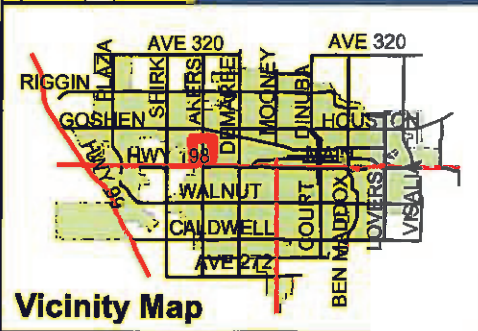
General Plan Land Use Map



- WATERWAYS
 - PARCELS
 - CONSERVATION
 - PROFESSIONAL / ADMIN OFFICE
 - PARK
 - PUBLIC INSTITUTIONAL
 - RURAL RESIDENTIAL
 - RESIDENTIAL LOW DENSITY
- 

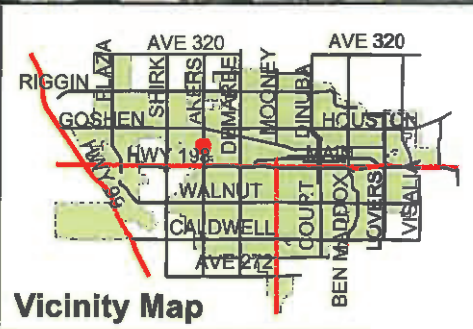
Conditional Use Permit No. 2013-20

The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015)



Conditional Use Permit No. 2013-20

The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015)



Aerial Photo

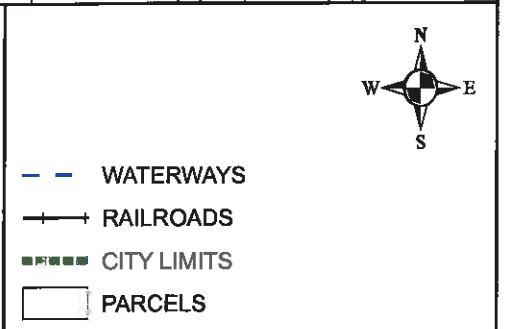
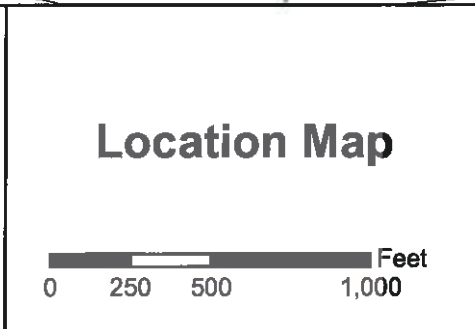
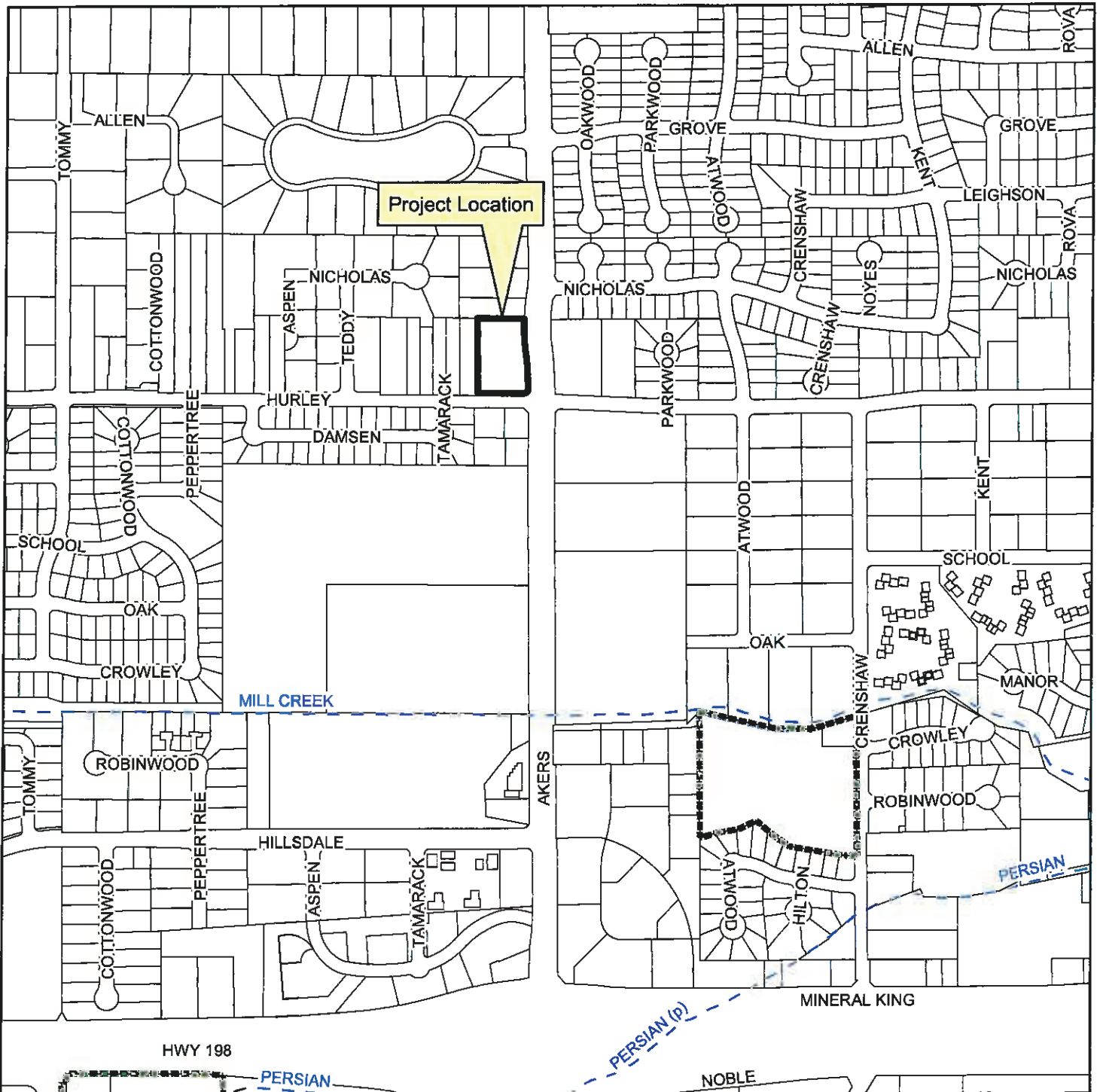
Photo Taken March 2012

0 25 50 100 150 200 Feet

- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Conditional Use Permit No. 2013-20

The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015)



REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: July 8, 2013

PROJECT PLANNER: Jose Saenz, Planning Intern
Phone: (559) 713-4330

SUBJECT: Conditional Use Permit No. 2013-21: A request by Michael Murphy to establish a 775 square foot fitness / personal training studio in the Times Place building in the Central Business District (CDT) zone. The site is located at 111 South Court Street, between West Main Street and West Acequia Avenue. (APN: 085-510-015)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-21, based on the findings and conditions in Resolution No. 2013-29. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-21 is a request to establish a fitness facility in three (3) suites in a section of a multi-use building, with various tenants in the downtown Visalia area. The fitness facility will lease 775 square feet as shown in Exhibit "A".

As depicted on the project floor plan, Exhibit "A", the proposed workout facility consists of a training ropes area, chin up area, medicine ball areas, black rubber flooring, stretching bands area, dumbbells, kettle-bells and the men's and women's restrooms are located on the same floor and are shared with other tenants.

According to the Operational Statement in Exhibit "B", the proposed fitness facility will operate through appointment-only sessions with one instructor. The fitness facility will be opening no earlier than 5:00 am and the last session will take place no later than 8:00 pm.

BACKGROUND INFORMATION

General Plan Land Use Designation: Central Business District

Zoning: C-DT (Central Business District)

Surrounding Land Use and Zoning

North:	C-DT (Central Business District)
South:	C-DT (Central Business District)
East:	C-DT (Central Business District)
West:	C-DT (Central Business District)

Environmental Review: Categorical Exemption No. 2013-43 under Section 15301

Special Districts: Downtown Retail Design District

Site Plan 2013-093

RELATED PROJECTS

Conditional Use Permit (CUP) No. 2012-41, approved by the Planning Commission on December 10, 2012, was a request by Jeremiah Persinger to establish a fitness facility within 4,500 square feet of an existing 7,500 square foot building in the C-DT (Central Business District) zone. The site is located at 219 North Court Street (APN: 094-335-003).

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2013-21, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Due to the proposal's recreational nature, concerns regarding the surrounding Central Business District uses and how the project may affect such uses must be addressed. In the C-DT Zone, permitted uses range from commercial and office to residential and public spaces. The Central Business District seeks to promote the continued vitality of the downtown Visalia area by creating a core of diverse uses while maintaining the zone's historic character. The proposed recreational facility is compatible with this district goal as it attracts new clientele to the downtown and occupies a portion of an existing building, without having an overly intensive impact.

Staff also recommends approval of this project due to compatibility with other surrounding recreational uses. Sawtooth Crossfit, a fitness recreation facility is located within a half mile of the subject site. The fitness facility will operate in small classes that have a limited number of participants and instructors. These operational characteristics make the project similar in nature and intensity to yoga, dance, or martial arts studios, which are permitted uses in the Central Business District.

Staff finds the requested personal fitness facility to be compatible with the proposed location in the Central Business District based upon the limited size of the facility and no apparent conflicts with adjacent land uses.

Parking

Staff calculated the parking requirement for the personal fitness facility at one parking space for every 500 square feet of floor area for a gym, per Section 17.34.020.D.5 of the Visalia Zoning Ordinance. Based on this requirement, two parking spaces are required. The parking requirement for the proposed fitness facility is achieved given that the site is located in the Central Business District Parking Zone "A" and the Parcel Based Improvement District (PBID) (See Exhibit "C").

The Central Business District parking zones were formed to ensure that uses established within the parking zone meet the parking requirements or that owners/applicants pay parking in-lieu fees for future downtown parking facilities. These in-lieu fees are used exclusively for the purpose of acquiring and developing off-street parking facilities to serve businesses in the Central Business District. Furthermore, the PBID entered into an agreement with the City of Visalia suspending the Parking In-lieu Fee program for any project that is considered a "change-in-use" in PBID areas if an annual payment is made by PBID to the City's Central Business District Parking Zones Parking In-lieu Fund. PBID made the annual payment May 2012, to continue this agreement with the City.

Staff concludes the proposed fitness facility will not create an impact on parking because there is substantially more parking provided than required per the Zoning Ordinance through both parking credits and parking that is available on the adjacent parcel. Based upon the operational statement, with classes of up to four participants and one instructor, the available parking would meet demand.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the exterior and interior alterations of existing facilities. (Categorical Exemption No. 2013-43).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the Zoning Ordinance. Specifically, the project is consistent with the required findings 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 Central Business District in which the site is located. The gym operates with lower intensity than a larger health club, the site has ample parking, and is in close proximity to other similar recreational uses.
 - The proposed location of the conditional use in Central Business District and the conditions of lower intensity of clientele and abundant parking under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-43).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2013-093.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A", and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That building signage shall be obtained under a separate permit.
4. That all applicable federal, state and city codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-21.

APPEAL INFORMATION

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

Attachments:

- **Related Plans and Policies**
- **Resolution**
- **Exhibit "A" - Site Plan and Floor Plan**
- **Exhibit "B" – Operational Statement**
- **Exhibit "C" – Parcel Based Improvement District Map**
- **Site Plan Review No. 2013-093**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Photograph**
- **Vicinity Map**

Related Plans & Policies Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of

the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2013-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-21, A REQUEST BY MICHAEL MURPHY TO ESTABLISH A 775 SQUARE FOOT FITNESS / PERSONAL TRAINING STUDIO IN THE TIMES PLACE BUILDING IN THE CENTRAL BUSINESS DISTRICT (CDT) ZONE. THE SITE IS LOCATED AT 111 SOUTH COURT STREET, BETWEEN WEST MAIN STREET AND WEST ACEQUIA AVENUE (APN: 085-510-015)

WHEREAS, Conditional Use Permit No. 2013-21, is a request by Michael Murphy to establish a 775 square foot fitness / personal training studio in the Times Place building in the Central Business District (CDT) zone. The site is located at 111 South Court Street, between West Main Street and West Acequia Avenue. (APN: 085-510-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 8, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2013-21, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and the Zoning Ordinance. Specifically, the project is consistent with the required findings 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 Central Business District in which the site is located. The gym operates with lower intensity than a larger health club, the site has ample parking, and is in close proximity to other similar recreational uses.
 - The proposed location of the conditional use in Central Business District and the conditions of lower intensity of clientele and abundant parking under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-43).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2013-093.
2. That the use be operated in compliance with the site plan and floor plan shown in Exhibit "A", and the operational statement shown in Exhibit "B". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That building signage shall be obtained under a separate permit.
4. That all applicable federal, state and city codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-21.

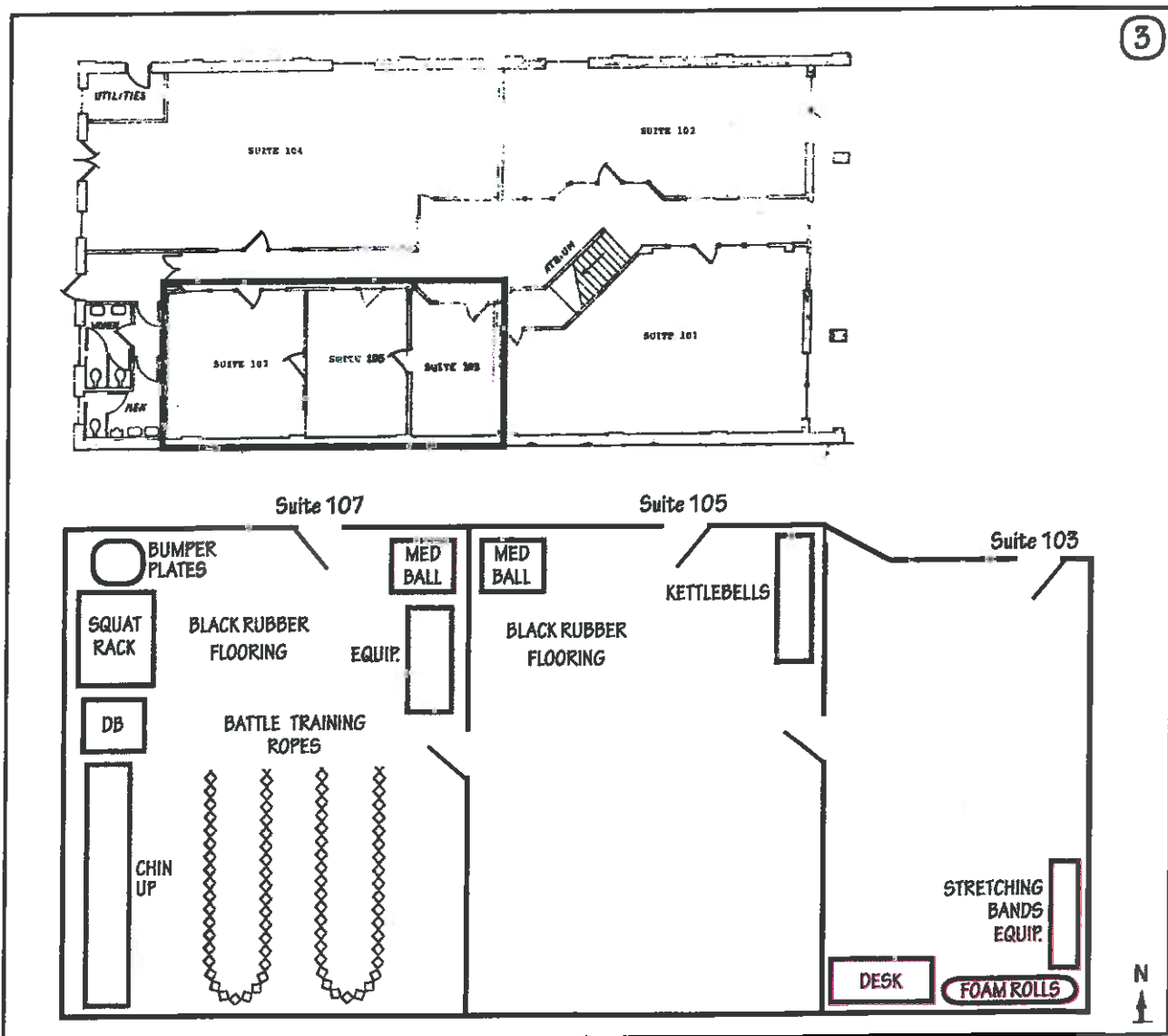


Exhibit "A"

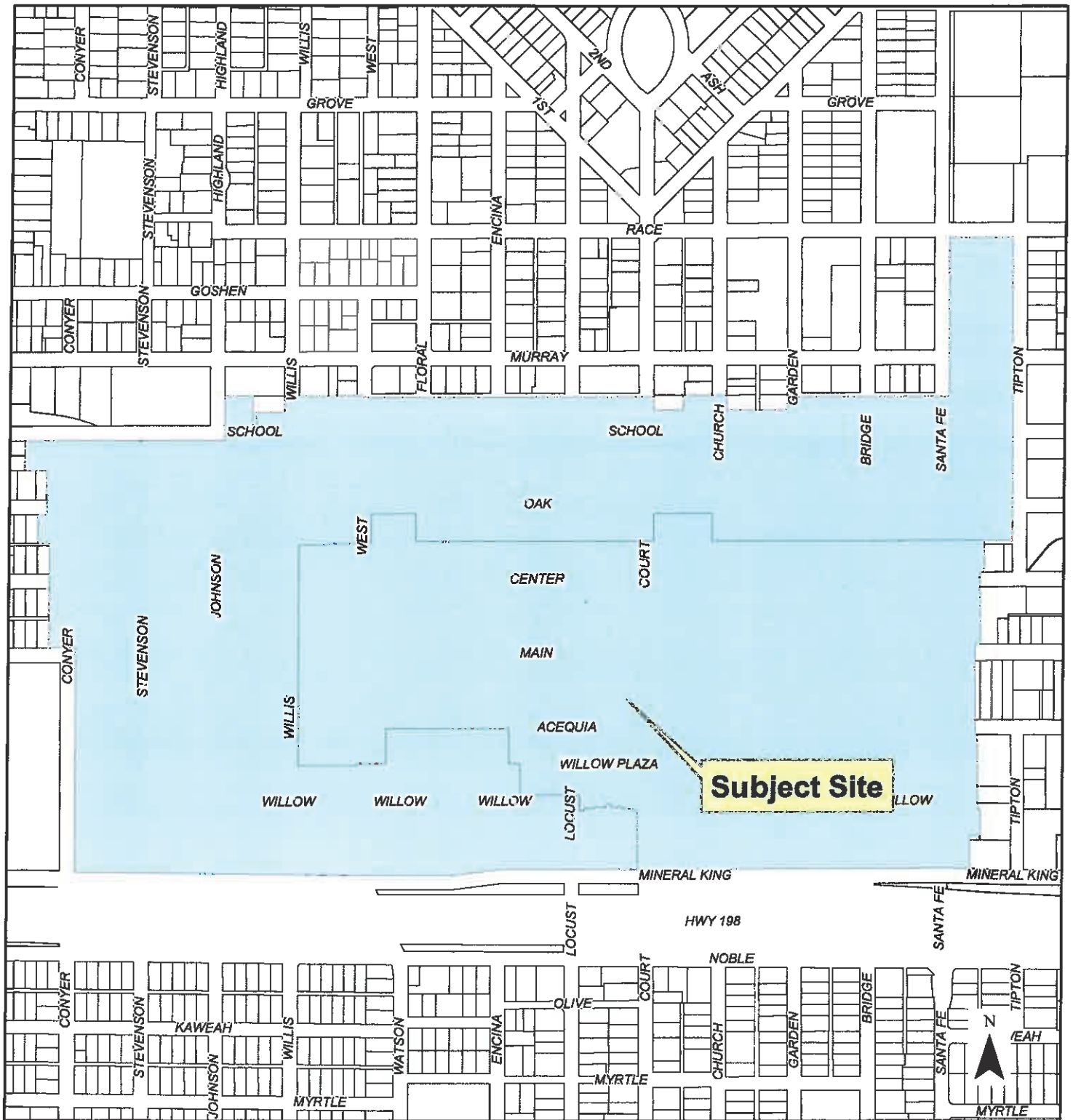
Raise The Bar Fitness
Michael Murphy
1427 N. Stevenson st.
Visalia , CA 93291
(650) 815-5209

June 19, 2013

To whom it may concern;

I are interested in leasing suites 103, 105, and 107 located in the Times Place building at 111 Court St. in Visalia for an appointment only personal training studio. This location will be used as a training facility focused on movement efficiency and attaining an individual's goals and results. There will be one employee (myself) at this location. The operating hours are by appointment only based on individual client needs and my availability. I will be opening no earlier than 5:00 am and the last session will take place no later than 8:00 pm. The property is not expected to have much activity at one time; we anticipate that there will be individual clients (individual personal training) with privately scheduled appointments throughout the day.

City of Visalia



Property Based Improvement District (PBID)

Exhibit C



MEETING DATE 05/29/2013
SITE PLAN NO. 13-093
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS Minor Conditional Use Permit.

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

Site Plan Review Committee



RECYCLED PAPER

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 5 DATE: May 20 2013
SITE PLAN NO: SPR13093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF 6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED) (DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN(S): 094-325-015

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: MIN. FOLLOWUP INSPECTION 1/2

DAVE FERRARO 5-28-13
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: 5 DATE: May 29, 2013
SITE PLAN NO: SPR13093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF
6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED)
(DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN(S): 094-325-015

The following comments are applicable when checked:

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

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


 Kurtis Brown, Assistant Fire Marshal

ITEM NO: 5

DATE: May 29, 2013

SITE PLAN NO:

SPR1309L

PROJECT TITLE:

PERSONAL TRAINING FACILITY

DESCRIPTION:

PERSONAL TRAINING FACILITY IN PORTION OF 6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED) (DISTRICT DRD)

APPLICANT:

GRAHAM MATTHEW

PROP OWNER:

ATKINS FAMILY LTD PARTNERSHIP THE

LOCATION:

111 S COURT ST

APN(S):

094-325-015

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

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:


Lieutenant Steven Phillips
Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA NEIGHBORHOOD PRESERVATION/CODE ENFORCEMENT DIVISION

May 29, 2013

ITEM NO: 5
SITE PLAN NO: SPR13093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF 6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED) (DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP. OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN(S): 094-325-015

No Comments

See Previous Site Plan Comments

Provide Shopping Cart Retrieval Plan For any Retail That Will Require Shopping Carts

Additional Comments:



Tracy Robertshaw

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

SITE PLAN NO: SPR13093
PROJECT TITLE: PERSONAL TRAINING FACI TY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF
6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED)
(DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN(S): 094-325-015

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



QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 5 DATE: May 29, 2013
SITE PLAN NO: SPR13093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF
6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED)
(DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN(S): 094-325-015

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

5-29-13

DATE

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 29, 2013

SITE PLAN NO: 13-093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF 6,300 SF BUILDING
ON 5,250 SF AREA (CDT ZONED) (DISTRICT DRD)
APPLICANT TITLE: GRAHAM MATTHEW
PROP. OWNER: ATKINS FAMILY LTD PARTNERSHIP
LOCATION TITLE: 111 S COURT ST
APN TITLE: 094-325-015

General Plan: CDT – Central Business District

Existing Zoning: CDT – Central Business District

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Minor Conditional Use Permit (CUP)
- Building Permits
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 05/22/2013

1. A Minor CUP is required for the proposed recreational fitness facility.
2. Provide a detailed operational statement with the CUP filing. Include hours of operation, number of employees and number of clientele using the facility.
3. Provide a floor plan with the CUP submittal.

CITY GENERAL PLAN CONSISTENCY

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

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Existing parking provided based on the prior office tenant use for this building.

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



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 5 DATE: MAY 29, 2013

SITE PLAN NO.: 13-093
PROJECT TITLE: PERSONAL TRAINING FACILITY
DESCRIPTION: PERSONAL TRAINING FACILITY IN PORTION OF 6,300 SF BUILDING ON 5,250 SF AREA (CDT ZONED) (DISTRICT DRD)
APPLICANT: GRAHAM MATTHEW
PROP OWNER: ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION: 111 S COURT ST
APN: 094-325-015

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required.

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

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (planning) 488-4088;

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

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

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

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

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

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

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

Traffic indexes per city standards:

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

Additional Comments:

1. No comments as submitted.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-093
Date: 5/29/2013

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.)

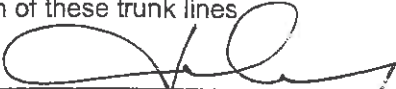
(Fee Schedule Date: 5/3/2013)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

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



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 29, 2013

ITEM NO:	5
SITE PLAN NO:	SPP13093
PROJECT TITLE:	PERSONAL TRAINING FACILITY
DESCRIPTION:	PERSONAL TRAINING FACILITY IN PORTION OF 6,800 SF BUILDING ON 5,250 SF AREA (COT ZONED) (DISTRICT DRP)
APPLICANT:	GRAHAM MATTHEW
PROP. OWNER:	ATKINS FAMILY LTD PARTNERSHIP THE
LOCATION:	111 S COURT ST
APN(S):	094-325-015

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

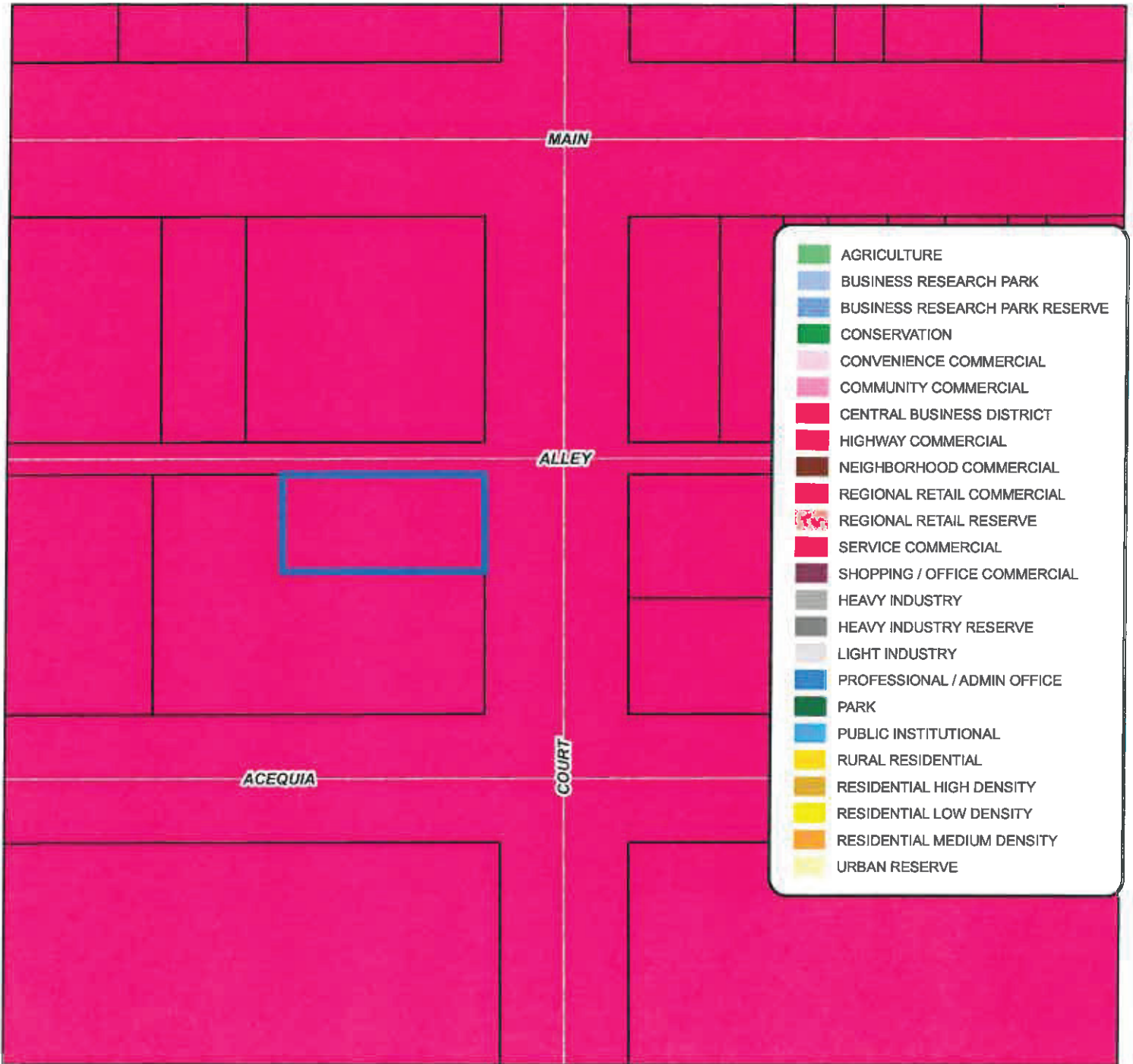
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

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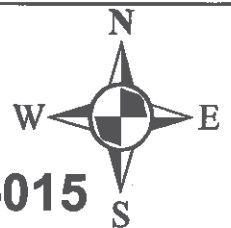

Eric Bons

General Plan Land Use Map

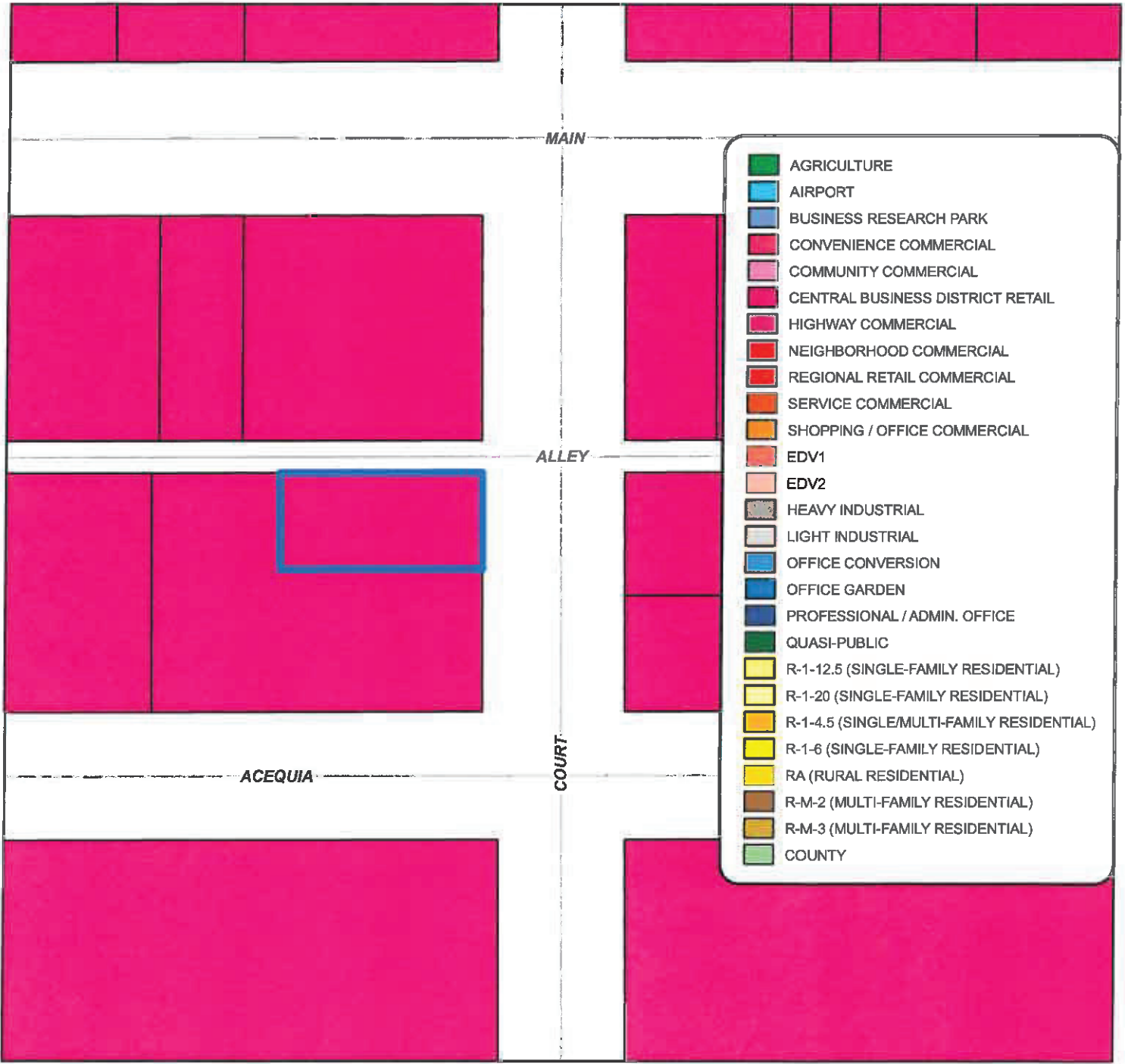


Conditional Use Permit No. 2013-21

APN: 094-325-015



Zoning Map



- AGRICULTURE
- AIRPORT
- BUSINESS RESEARCH PARK
- CONVENIENCE COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT RETAIL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL RETAIL COMMERCIAL
- SERVICE COMMERCIAL
- SHOPPING / OFFICE COMMERCIAL
- EDV1
- EDV2
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- OFFICE CONVERSION
- OFFICE GARDEN
- PROFESSIONAL / ADMIN. OFFICE
- QUASI-PUBLIC
- R-1-12.5 (SINGLE-FAMILY RESIDENTIAL)
- R-1-20 (SINGLE-FAMILY RESIDENTIAL)
- R-1-4.5 (SINGLE/MULTI-FAMILY RESIDENTIAL)
- R-1-6 (SINGLE-FAMILY RESIDENTIAL)
- RA (RURAL RESIDENTIAL)
- R-M-2 (MULTI-FAMILY RESIDENTIAL)
- R-M-3 (MULTI-FAMILY RESIDENTIAL)
- COUNTY

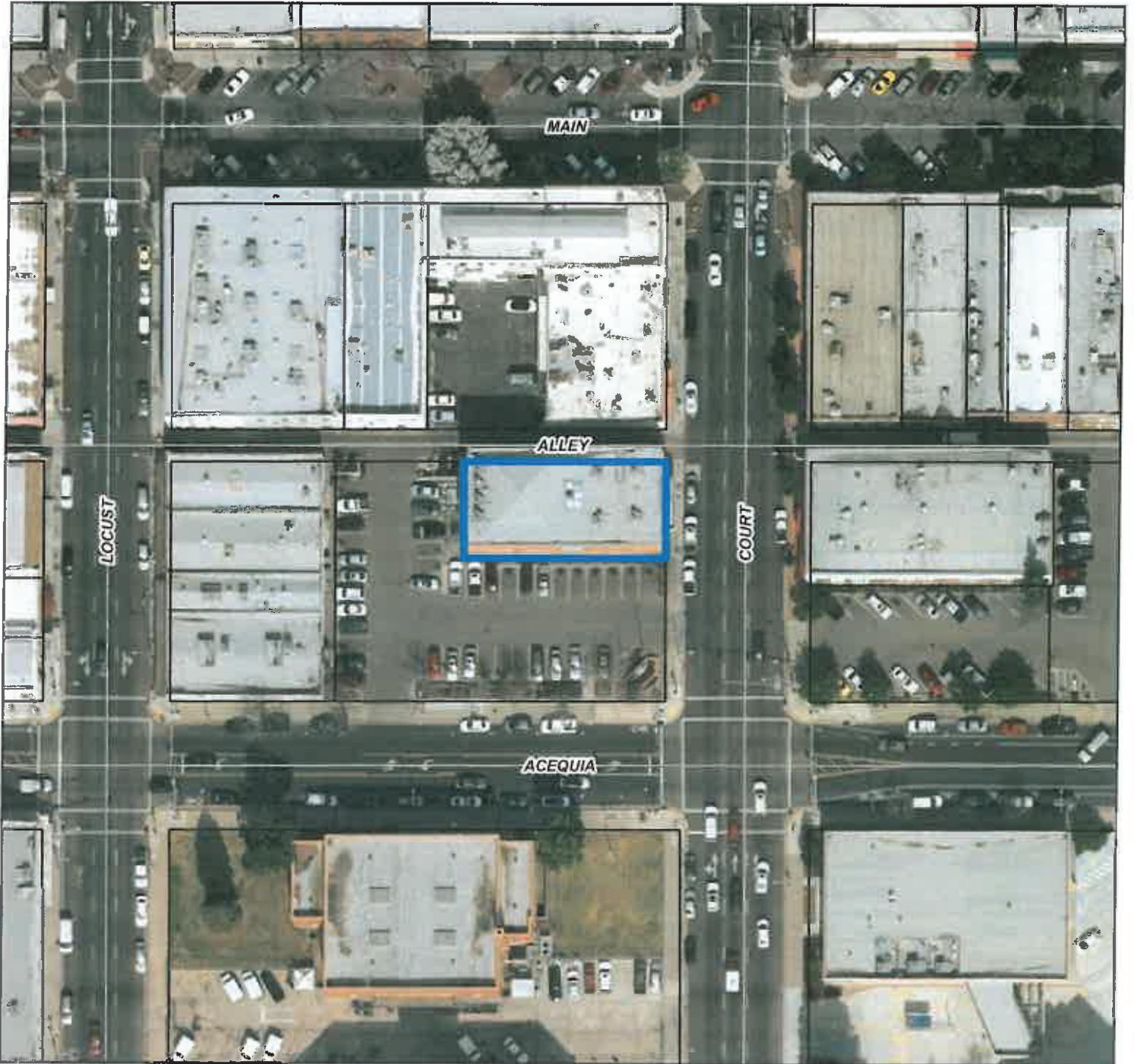


Conditional Use Permit No. 2013-21

APN: 094-325-015

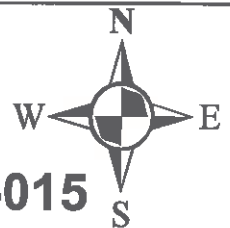


Aerial Photo

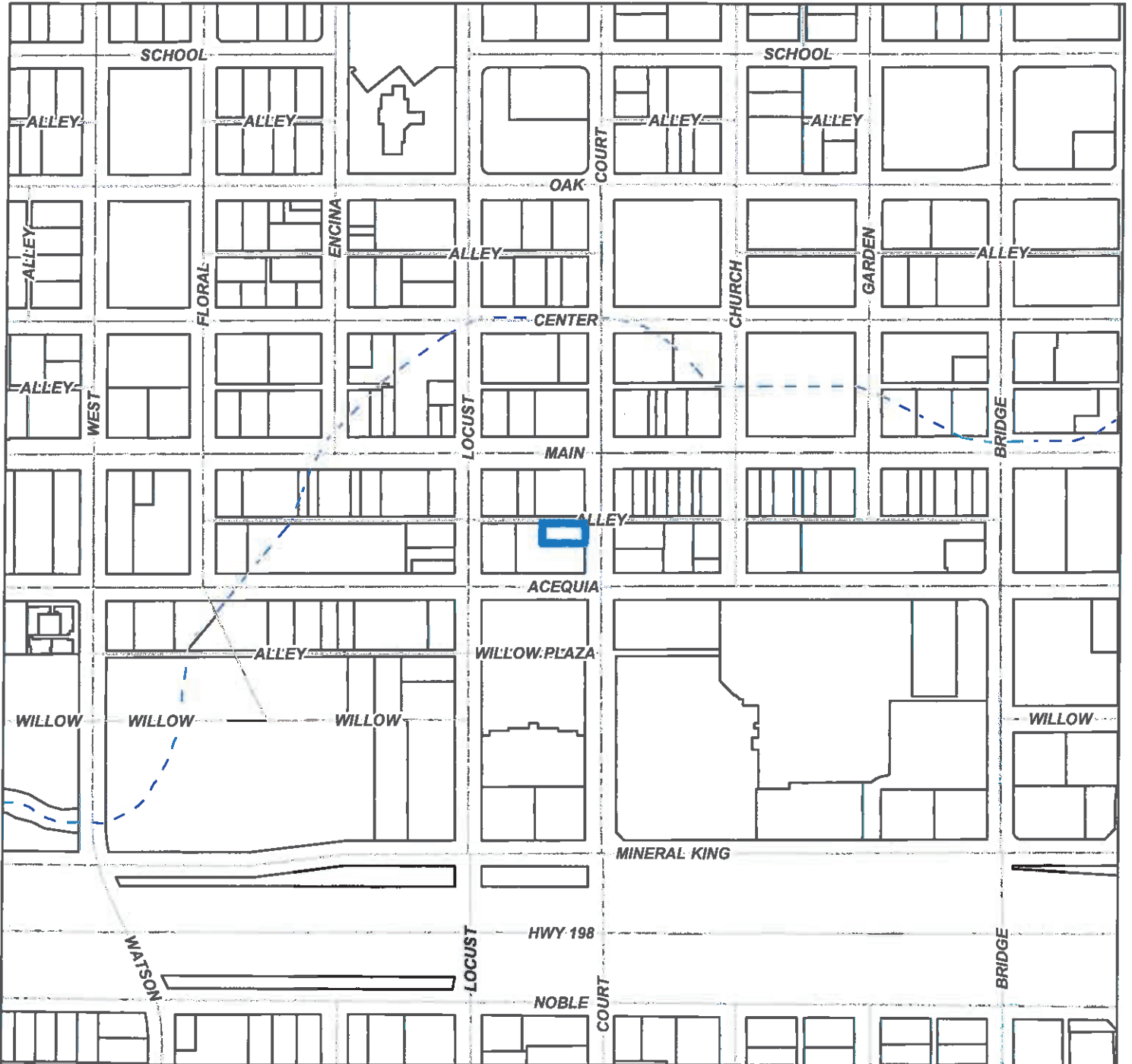


Conditional Use Permit No. 2013-21

APN: 094-325-015



Vicinity Map



Conditional Use Permit No. 2013-21



APN: 094-325-015



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 8, 2013

PROJECT PLANNER: Paul Bernal, Senior Planner
Phone No.: (559) 713-4025

SUBJECT: Conditional Use Permit No. 2013-22: A request by AT&T to install a new 89-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Quasi-Public (Q-P) zone. The site is located in the Riverway Sports Park near the former BMX track complex. The site address for the sports park is 3611 North Dinuba Boulevard. (APN: 078-120-033)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-22, as conditioned, based on the findings and conditions in Resolution No. 2013-30. Staff's recommendation is based on the conclusion that the project is consistent with the Land Use Element of the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-22, as conditioned and modified, based on the findings and conditions in Resolution No. 2013-30.

PROJECT DESCRIPTION

Conditional Use Permit No. 2013-22 is a request to construct an 89-foot tall telecommunications tower and associated ground equipment as depicted in Exhibits "A", "B" and "D". The telecommunication tower will be a multi-use tower and consist of a monopole with 12 unconcealed panel antennas mounted on a three-sided sector as well as recreational field lights (see Exhibit "D").

At the base of the telecommunications facility will be an outdoor equipment shelter located within a 1,200 square foot ground lease area. The location of the telecommunication facility is within Visalia's Riverway Sports Park in the area formally developed with the BMX track. The BMX track is no longer in use and the Parks Department is in the process of re-programming the area for new recreational uses.



The Parks and Recreational Department supports the use of the telecommunication tower as a dual use facility. If approved, the telecommunication tower would also be used for field lighting. The field lighting element is proposed to be located below the antenna array (see Exhibit "D") at a height of 75-feet which is consistent with the other existing light towers found throughout the sports park.

The Parks and Recreation Department has reviewed AT&T's plans and will require that the lease space area comply with the Parks Department's development standards, which include using black vinyl chain link fencing with black vertical privacy slats included around the lease space. The vinyl slats are used to visually obscure the telecommunication equipment from surrounding public streets and the sports park fields. The telecommunication tower is proposed to be located approximately 250 feet south of the closest residential dwelling.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Park
Zoning:	Q-P (Quasi-Public)
Surrounding Zoning and Land Use:	North: Q-P (Quasi-Public), C (Conservation) & County / Future park area, St. Johns River Trail and County residential South: Q-P / Riverway Sports Park soccer fields East: Q-P / Riverway Sports Park soccer fields West: Q-P / Riverway Sports Park baseball fields
Environmental Review:	Categorical Exemption No. 2013-47
Special Districts:	None
Site Plan Review:	Site Plan Review No. 2012-235

RELATED PLANS & POLICIES

See attachment.

RELATED PROJECTS

There are no related projects for this item. Other telecommunications / cellular towers that have been approved Citywide include:

- Conditional Use Permit No. 2013-01, a request by Visalia Number One, L.P. to install a new 75-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Regional Retail Commercial (C-R) zone. The telecommunication tower was approved by the Planning Commission on January 14, 2013.
- Conditional Use Permit No. 2011-13, a request by AT&T Mobility to install a new 72-ft. "stealth" telecommunication tower to architecturally match the Key West Shopping Center. The telecommunication tower will have 12 antennas, outdoor equipment cabinets and a back-up generator located at the base of the tower. The site is zoned C-N (Neighborhood Commercial) and the telecommunication tower is proposed to be located behind the shopping center. The Planning Commission approved the stealth telecommunication tower on July 11, 2011.
- Conditional Use Permit No. 2010-09 and Variance No. 2010-04, a request by Verizon Wireless to install a new 80-ft. telecommunications tower located on the north side of East Caldwell between South Stover Street and South Pinkham Street. The CUP and Variance were denied by the City Council on October 18, 2010.
- Conditional Use Permit No. 2010-10 and Variance No. 2010-05, a request by Verizon Wireless to install a new 75-ft. stealth mono-pine telecommunication tower was approved by the Planning Commission on July 25, 2010.

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

PROJECT EVALUATION

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

Recommendation

Staff recommends that the 89-foot telecommunication tower be approved as proposed by the applicant. Staff's recommendation is based on the conclusion that the 89-foot maximum height is allowed under the City's development standards. The use of the traditional tower, as opposed to a stealth tower, allows for the tower to be fitted with field lights that will be used for activities related to the sports park.

The location of the proposed tower also addresses the City's goal of "steering" telecommunication facilities to areas that allow a facility to blend into the surrounding area. In addition, facilities located in the park areas may generate revenue that can be used on related park maintenance and upgrades. The location of this telecommunication tower in the Riverway Sports Park will provide the Parks and Recreation Department with revenue generated by the lease agreement. The money generated by the lease agreement will be used towards maintenance and upgrades to the sports park.

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

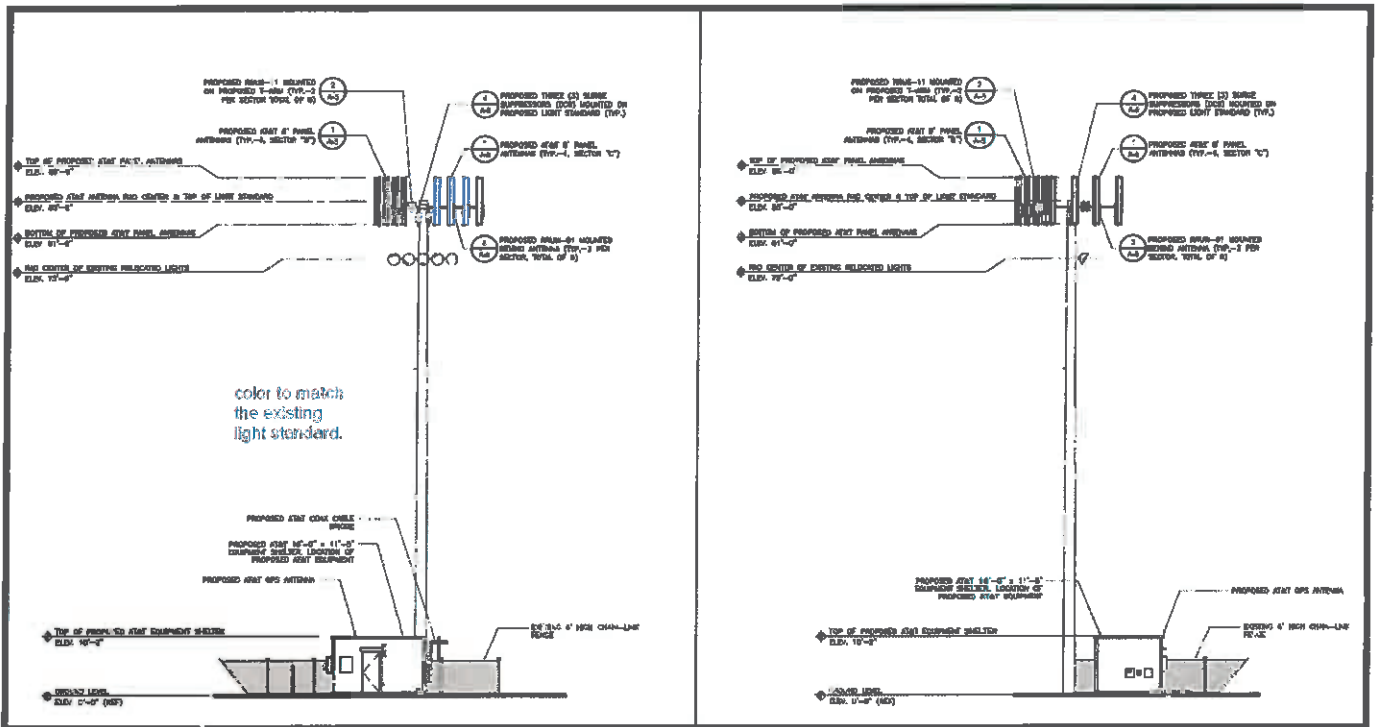
Staff is recommending a condition of approval that the proposed tower be constructed in a manner that can accommodate both the field lights and cellular antennas.

Land Use Compatibility

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

Development Standards

The project site is in the Q-P zone, which does not have a Design District that imposes maximum building heights. Telecommunications or cellular towers are given an exception to the height limit in accordance with Section 17.32.020 of the Zoning Ordinance. This provision states that transmission towers and similar structures may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. In this instance, staff recommended that the telecommunication tower height be substantially consistent in height with the existing field lights found throughout the sports park. The applicant, working with the Parks and Recreation Department identified a pole height of 85-feet to meet the needs for both the cellular operator (AT&T) and the Parks and Recreation Department. The 85-foot pole will accommodate field lights at 75-feet with the antenna array mounted at a height of 89-feet (see exhibit below).



In addition, the Parks and Recreation Department is requiring that the equipment building located at the base of the tower be architecturally consistent with the park buildings found throughout the sports park area. The Parks and Recreation Department is also requesting that the lease area be screened with a six-foot black vinyl chain link fencing with black vertical privacy slats. The Parks and Recreation Department comments/conditions are included in Site Plan Review No. 2012-235 comments and are included per Condition No. 1 of the "Recommended Conditions of Approval".

Visual Impact

Staff endorses the proposed telecommunications tower as proposed. The characteristics of the tower would not constitute a substantial visual impact to the surrounding area which is largely open but has existing 75-foot field lights throughout the sports park. More substantial visual impacts would be endured if such a tower was located in an area with less urban activity and closer proximity to residential or institutional uses.

The proposed tower would be located approximately 1,500 feet from Dinuba Boulevard, measured from the tower to the closest point of the street right-of-way. This distance provides enough depth so that the tower is not in plain view sight to vehicles travelling up and down Dinuba Boulevard, nor would the tower be uncharacteristically tall from a far distance. The closest residential houses from the proposed tower are located 250 feet to the north of Riverway Avenue.

City Ordinances Regulating Communications Facilities

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

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

Staff is in the process of conducting background research and will be proceeding in the next few months with a Zone Text Amendment amending portions of the Zoning Ordinance that are currently used to regulate cellular telecommunication towers. The items amended in the ordinance would be restricted to those items of concern noted by the Planning Commission and City Council at their work session. Although the telecommunication ordinance amendment has not been officially adopted, staff's recommendation to support an overall 89-foot tall telecommunication tower within the City's sports park is consistent with the direction the City Council authorized with regards to future telecommunication towers.

Environmental Review

The requested action is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-47).

Staff determined this project meets the criteria identified in this Categorical Exemption because the project is a request to install a telecommunications tower and create a 1,200 square foot lease area on property that already has existing structures of similar height located within the immediate vicinity of the proposed tower. In addition, this exemption allows projects determined to meet this classification consisting of construction of new small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior the structure.

RECOMMENDED FINDINGS

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.

4. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-47).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2012-235, including the Parks and Recreation Department e-mail comments (dated June 10, 21 and 22, 2013) which have been made a part of the Site Plan Review file.
2. That the telecommunication tower be developed at a height not to exceed an overall height of 89-feet.
3. That the telecommunication tower be developed in substantial compliance with the site plans depicted in Exhibits "A" and "B" and the layouts and elevations depicted in Exhibits "C" and "D".
4. That the telecommunications tower be constructed in a manner that can accommodate co-location of additional antenna panels. Any addition to height and/or a significant change in the appearance of the tower through the addition of antenna panels shall require an amendment to the Conditional Use Permit.
5. That the tower / equipment, including fence enclosures, be removed within 180 days of non-operation of the tower.
6. AT&T shall install six-foot black vinyl chain link fencing enclosure with black vertical privacy slats with 1 5/8 top rail and 1 5/8 bottom rail at the bottom.
7. Protect existing six-foot black vinyl chain link fence and install black vertical privacy slats with 1 5/8 top rail and 9 gauge tension wire at bottom.
8. City staff, including the Parks and Recreational Department staff, must approve the building plans and architectural design prior to the construction.
9. Include black plastic slats to the existing black vinyl fence on the entire south side of the sports park maintenance yard approximately 200 feet.
10. That signage shall be prohibited from being located on the telecommunication tower.
11. That all other federal and state laws and city codes and ordinances be complied with.
12. 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. 2013-22, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- **Related Plans and Policies**
- **Resolution No. 2013-30**
- **Exhibit "A" – Site Plan**
- **Exhibit "B" – Enlarged Site Plan**
- **Exhibit "C" – Antenna Information & Layouts**
- **Exhibit "D" – Elevations**
- **Site Plan Review No. 2012-235 comments**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Vicinity Map**

RELATED PLANS AND POLICIES

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

Section 17.30.160 Development standards--Design district A.

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

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

17.32.020 Height limits.

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

RESOLUTION NO. 2013-30

AT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-22, A REQUEST BY AT&T TO INSTALL A NEW 89-FOOT TELECOMMUNICATIONS TOWER WITH 12 ANTENNAS AND AN OUTDOOR EQUIPMENT SHELTER AT THE BASE OF THE TOWER, LOCATED IN THE QUASI-PUBLIC (Q-P) ZONE. THE SITE IS LOCATED IN THE RIVERWAY SPORTS PARK NEAR THE FORMER BMX TRACK COMPLEX. THE SITE ADDRESS FOR THE SPORTS PARK IS 3611 NORTH DINUBA BOULEVARD. (APN: 078-120-033)

WHEREAS, Conditional Use Permit No. 2013-22 is a request by AT&T to install a new 89-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Quasi-Public (Q-P) zone. The site is located in the Riverway Sports Park near the former BMX track complex. The site address for the sports park is 3611 North Dinuba Boulevard. (APN: 078-120-033); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 8, 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 exempt from further environmental review pursuant to CEQA Section 15303.

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

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-47).

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

1. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2012-235, including the Parks and Recreation Department e-mail comments (dated June 10, 21 and 22, 2013) which have been made a part of the Site Plan Review file.
2. That the telecommunication tower be developed at a height not to exceed an overall height of 89-feet.
3. That the telecommunication tower be developed in substantial compliance with the site plans depicted in Exhibits "A" and "B" and the layouts and elevations depicted in Exhibits "C" and "D".
4. That the telecommunications tower be constructed in a manner that can accommodate co-location of additional antenna panels. Any addition to height and/or a significant change in the appearance of the tower through the addition of antenna panels shall require an amendment to the Conditional Use Permit.
5. That the tower / equipment, including fence enclosures, be removed within 180 days of non-operation of the tower.
6. AT&T shall install six-foot black vinyl chain link fencing enclosure with black vertical privacy slats with 1 5/8 top rail and 1 5/8 bottom rail at the bottom.
7. Protect existing six-foot black vinyl chain link fence and install black vertical privacy slats with 1 5/8 top rail and 9 gauge tension wire at bottom.
8. City staff, including the Parks and Recreational Department staff, must approve the building plans and architectural design prior to the construction.
9. Include black plastic slats to the existing black vinyl fence on the entire south side of the sports park maintenance yard approximately 200 feet.
10. That signage shall be prohibited from being located on the telecommunication tower.
11. That all other federal and state laws and city codes and ordinances be complied with.
12. 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. 2013-22, prior to the issuance of any building permit for this project.



BLACK & VEATCH
 3000 DODD DRIVE, SUITE 400
 SAN FRANCISCO, CA 94103

PCD CORPORATION

 2100 S. MARKET AVE
 OAKLAND, CALIF. 94612
 TEL: (415) 740-3028

NO.	DATE	DESCRIPTION
1	07/24/02	ISSUE FOR PERMITS
2	08/01/02	ISSUE FOR PERMITS
3	08/01/02	ISSUE FOR PERMITS
4	08/01/02	ISSUE FOR PERMITS
5	08/01/02	ISSUE FOR PERMITS
6	08/01/02	ISSUE FOR PERMITS
7	08/01/02	ISSUE FOR PERMITS
8	08/01/02	ISSUE FOR PERMITS
9	08/01/02	ISSUE FOR PERMITS
10	08/01/02	ISSUE FOR PERMITS

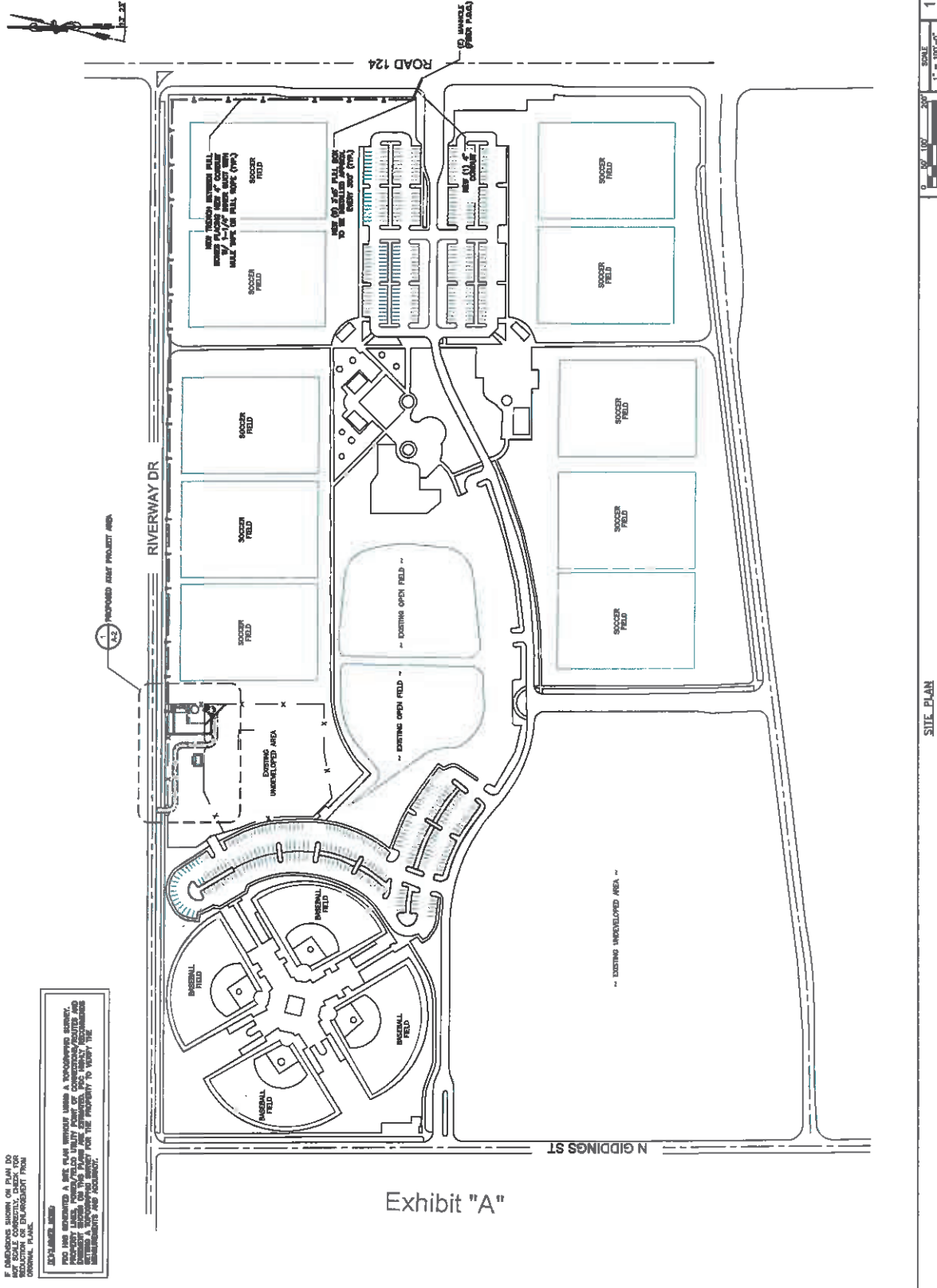
NOT TO BE USED FOR CONSTRUCTION

IT IS A CONDITION OF THE PERMITS AND APPROVALS THAT THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CYBERA
 RIVERWAY SPORTS PARK
 3011 N. BISHOP BLVD
 VANALIA, CA 95071

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



IF DIMENSIONS SHOWN ON PLAN DO NOT CONFLICT WITH DIMENSIONS SHOWN ON SURVEY, DIMENSIONS SHOWN ON SURVEY SHALL CONTROL. DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR RECORDING PURPOSES.

PCD HAS OBTAINED A SITE PLAN REVIEW LETTER A RECOMMENDING SERVICE. THIS LETTER IS NOT A GUARANTEE OF ACCURACY OR COMPLETENESS. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Exhibit "A"

SCALE 1" = 100'-0"
 0 10' 20'
 1
 SITE PLAN



BLACK & VEATCH
 300 BUCKINGHAM SQUARE, SUITE 400
 SAN FRANCISCO, CA 94104

POC CORPORATION

 1000 CALIFORNIA AVENUE, SUITE 100
 COSTA MESA, CA 92626
 TEL: (714) 746-2628

DRAWN BY: JP
 CHECKED BY: HR

NO.	DATE	DESCRIPTION
1	06/24/03	REVISED PER CIVIL ENGINEER
2	06/24/03	REVISED PER CIVIL ENGINEER
3	06/24/03	REVISED PER CIVIL ENGINEER
4	06/24/03	REVISED PER CIVIL ENGINEER
5	06/24/03	REVISED PER CIVIL ENGINEER
6	06/24/03	REVISED PER CIVIL ENGINEER
7	06/24/03	REVISED PER CIVIL ENGINEER
8	06/24/03	REVISED PER CIVIL ENGINEER
9	06/24/03	REVISED PER CIVIL ENGINEER
10	06/24/03	REVISED PER CIVIL ENGINEER

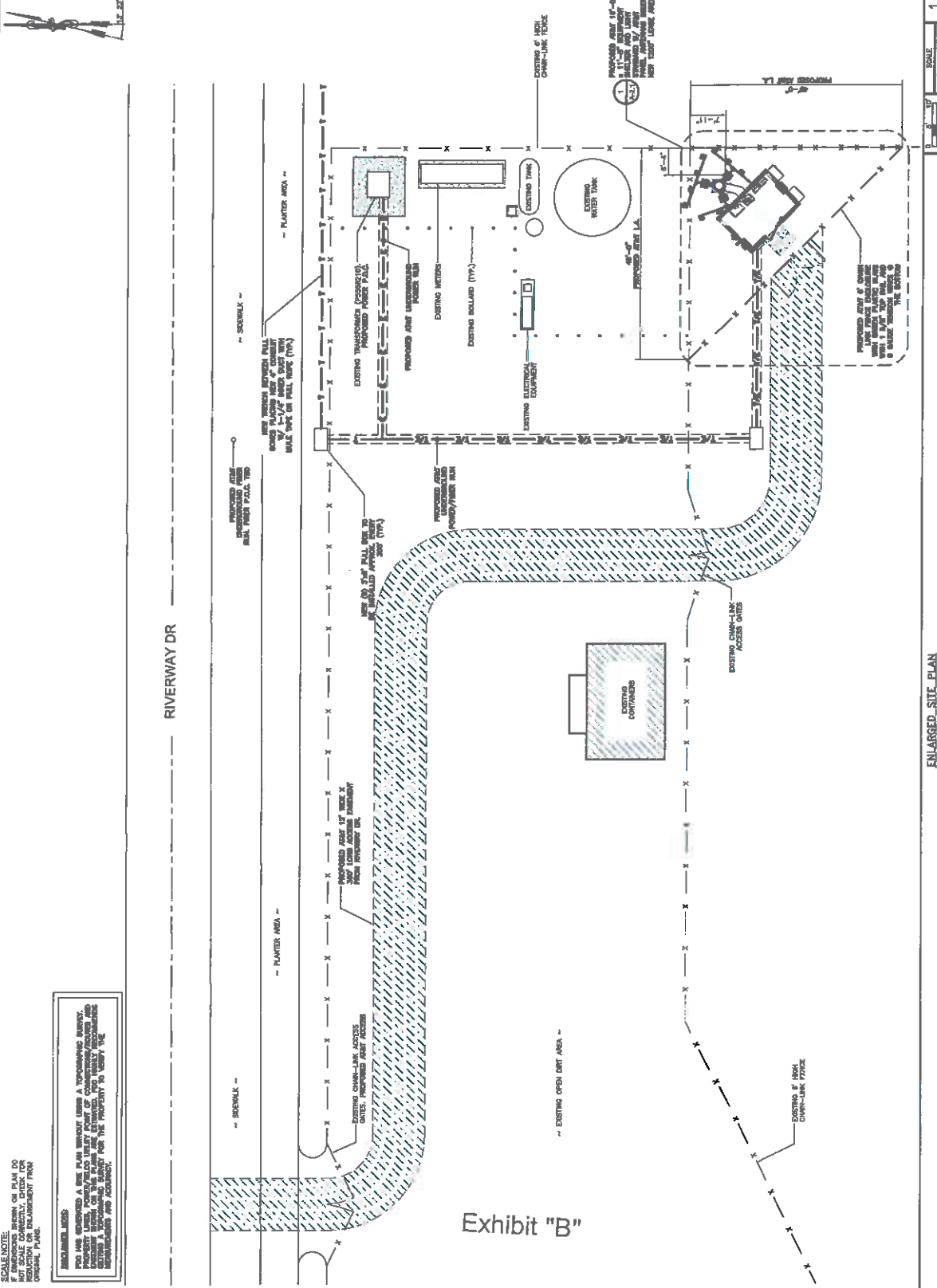
NOT TO BE USED FOR CONSTRUCTION

IF A REVISION OF ANY KIND IS REQUIRED, THE REVISION MUST BE APPROVED BY THE ORIGINAL DESIGNER. NO REVISIONS WILL BE ACCEPTED WITHOUT THE ORIGINAL DESIGNER'S SIGNATURE AND DATE.

CORSA
 RIVERSIDE SPORTS PARK
 3011 EL CAMINO BLVD
 VENTURA, CA 93021

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



SCALE NOTE:
 IF DIMENSIONS ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR ENLARGEMENT FROM ORIGINAL PLANS.

DISCLAIMER:
 POC HAS REVIEWED A SITE PLAN WHICH SHOWS A TOPOGRAPHIC SURVEY, PROPERTY LINES, PROPERTY IDENTIFICATION, AND CONVEYANCE/TRANSFER AND EXISTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY IN VENTURA COUNTY, CALIFORNIA AND HAS FOUND IT TO BE ACCURATE AND COMPLETE FOR THE PURPOSES OF THIS DOCUMENT.

Exhibit "B"

ENLARGED SITE PLAN

SCALE 1" = 10'-0"



6605 180TH AVE.
IRVINE, CA 92717



500 S. GARDEN AVENUE, SUITE 400
SAN ANTONIO, TEXAS 78205



5718 - C, Irvine, CA
COSTA MESA, CA 92626
TEL: (714) 740-2828

DRAWN BY:	JP
CHECKED BY:	HT

NO.	DATE	DESCRIPTION
3	09/16/05	PLAN CHECK COMMENTS
2	08/16/05	CHANGE EXCLUSIVE DEC
1	08/16/05	LINER NOTES REVISED
0	07/25/05	ISSUE FOR PERMITS
1	07/25/05	ISSUE FOR PERMITS

NOT TO BE USED FOR CONSTRUCTION

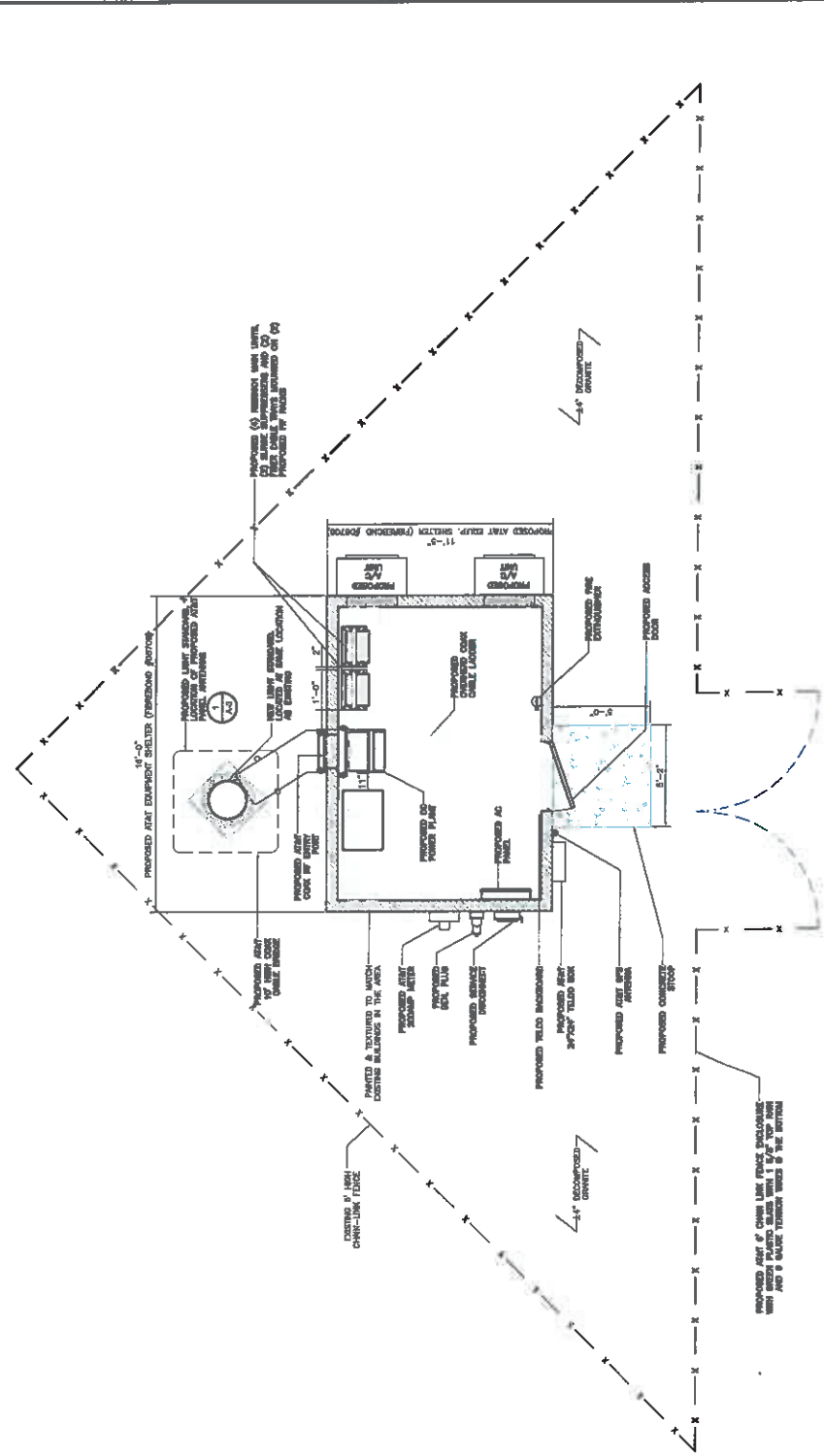
IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE THIS DRAWING WITHOUT WRITTEN PERMISSION FROM THE ORIGINAL DRAWER.

CYREKA GREENWAY SPORTS PAVILION
3011 N. GREENA BLVD
VANALIA, CA 92681

SHEET TITLE
NEW EQUIPMENT LAYOUT

SHEET NUMBER
A-2.1

SCALE NOTE: DRAWING ON PLAN DO NOT SCALE CORRECTLY. CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLAN.



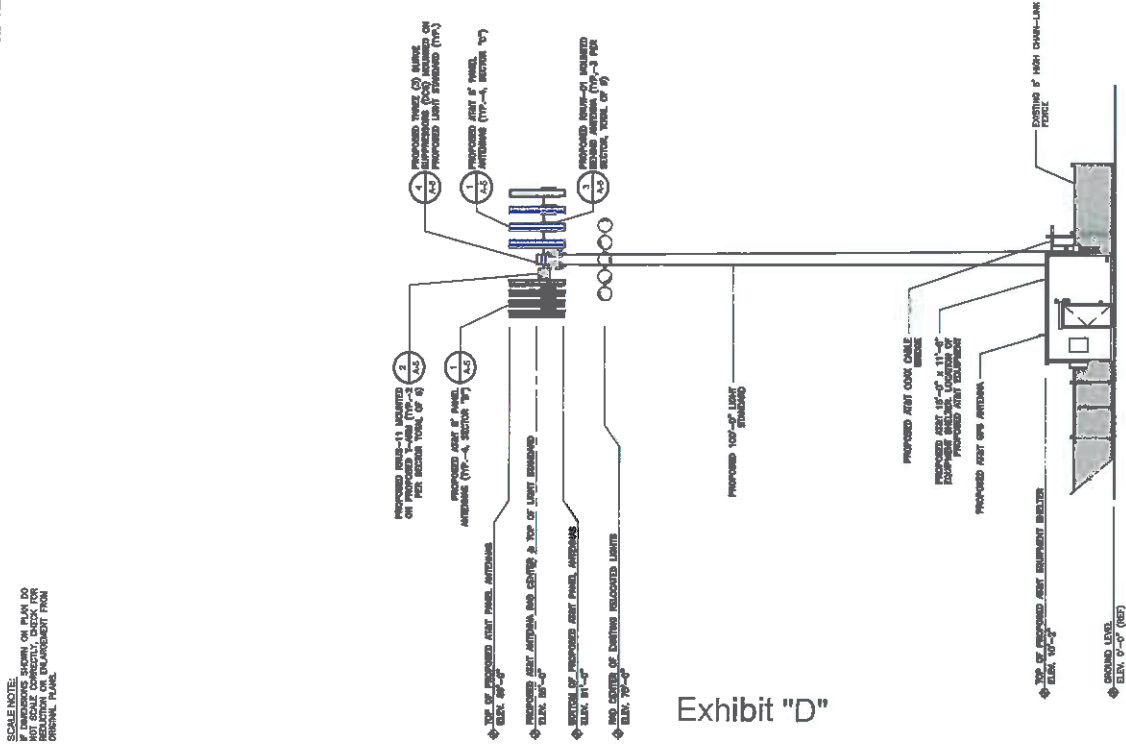
- 1. EXISTING LIGHT SIGNATURE TO BE REMOVED AND REPLACED.
- 2. EXISTING LIGHTS LOCATED ON EXISTING LIGHT SIGNATURE TO BE RELOCATED TO NEW LIGHT SIGNATURE.
- 3. NEW LIGHT SIGNATURE TO BE REMOVED AND RELOCATED TO NEW LIGHT SIGNATURE.

SCALE 3/8" = 1'-0"

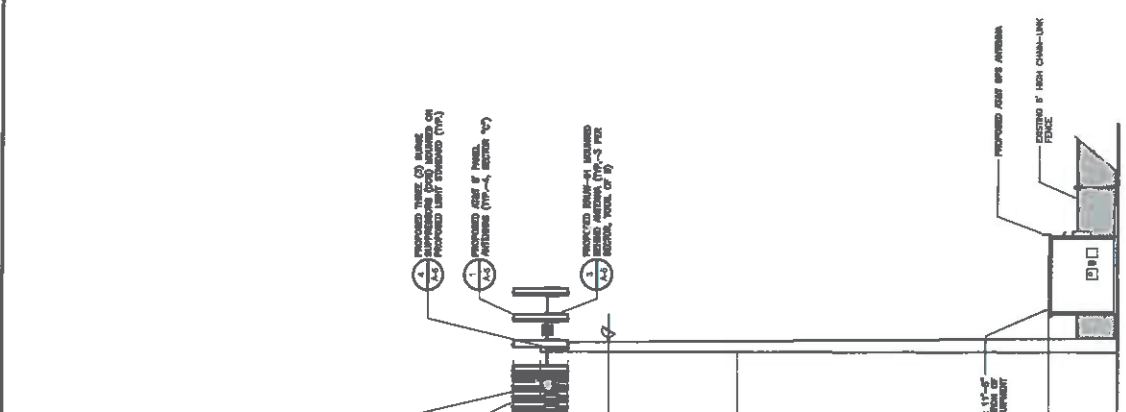
Exhibit "C"

NEW EQUIPMENT LAYOUT

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO
NOT SCALE CORRECTLY, CHECK FOR
MISPLACEMENT FROM
ORIGINAL PLANS.



EXPLANATION: SEE: POC APPROVED THESE ELEVATIONS WITHOUT ISSUING A VOUCHERING SURVEY. POC APPROVED THESE ELEVATIONS WITHOUT ISSUING A VOUCHERING SURVEY. POC APPROVED THESE ELEVATIONS WITHOUT ISSUING A VOUCHERING SURVEY. POC APPROVED THESE ELEVATIONS WITHOUT ISSUING A VOUCHERING SURVEY. POC APPROVED THESE ELEVATIONS WITHOUT ISSUING A VOUCHERING SURVEY.



5050 EAST OLIVE AVE
FRESNO, CA 93727

500 SOFIE DRIVE, SUITE 450
SAN FRANCISCO, CA 94105

1000 W. BROADWAY
COSTA MESA, CA 92626
TEL: (714) 740-1028

DRWING BY: JT
CHECKED BY: HT

NOT TO BE USED FOR CONSTRUCTION

IF A SECTION OF AN SET HAS BEEN DELETED FROM THIS SET, PLEASE CONTACT THE ARCHITECT TO OBTAIN THE CORRECT SET.

CUSUMA
EMPLOYERS BANK
3811 N. SHARON BLVD
VANDERBILT, CA 92081

SHEET TITLE
SOUTH AND WEST ELEVATION

SHEET NUMBER
A-4

Exhibit "D"



MEETING DATE 12-19-2012
SITE PLAN NO. 12-235
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

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

Site Plan Review Committee



MEETING DATE 12-19-12
SITE PLAN NO. 12-235
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)

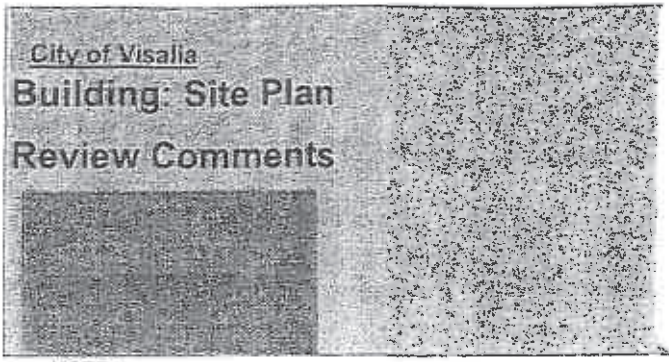
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

- Your plans must be reviewed by:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION <u>CUP</u> | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



ITEM NO: 9 DATE: December 05, 2012
 SITE PLAN NO: SPR12235
 PROJECT TITLE: ANTENNAS
 DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT SHELTER ON 82.4 ACRES
 APPLICANT: PDC CORP - ENNIS KARA
 PROP OWNER: VISALIA CITY OF
 LOCATION: 3611 N DINUBA BLVD
 APN(S): 078-120-033

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

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

Special comments: _____

G. Ferrero Date: 12-5-12
 Signature

Site Plan Review Comments For:

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

ITEM NO: <u>g</u>	DATE: <u>December 05, 2012</u>
SITE PLAN NO: SPR12235	
PROJECT TITLE: ANTENNAS	
DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT SHELTER ON 82.4 ACRES	
APPLICANT: PDC CORP - ENNIS KARA	
PROP OWNER: VISALIA CITY OF	
LOCATION: 3611 N DINUBA BLVD	
APN(S): 078-120-033	

The following comments are applicable when checked:

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

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


Kurtis Brown, Assistant Fire Marshal

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR12235
PROJECT TITLE: ANTENNAS
DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT SHELTER ON 82.4 ACRES
APPLICANT: PDC CORP - ENNIS KARA
PROP OWNER: VISALIA CITY OF
LOCATION: 3611 N DINUBA BLVD
APN(S): 078-120-033

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 before disposing of in recycle containers.

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

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

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

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

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

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

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

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

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

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

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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

ITEM NO: 9 DATE: December 05, 2012
 SITE PLAN NO: SPR12235
 PROJECT TITLE: ANTENNAS
 DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION
 OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT
 SHELTER ON 82.4 ACRES
 APPLICANT: PDC CORP - ENNIS KARA
 PROP OWNER: VISALIA CITY OF
 LOCATION: 3611 N DINUBA BLVD
 APN(S): 078-120-033

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

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

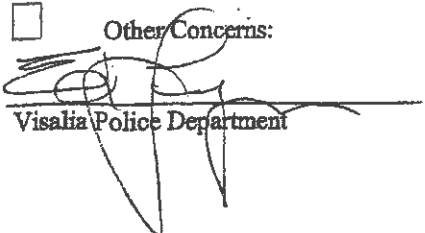
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



 Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 5, 2012

ITEM NO:	9
SITE PLAN NO:	SPR12235
PROJECT TITLE:	ANTENNAS
DESCRIPTION:	EXISTING LIGHT STANDARD WITH INSTALLATION OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT SHELTER ON 82.4 ACRES
APPLICANT:	PDC CORP - ENNIS KARA
PROP. OWNER:	VISALIA CITY OF
LOCATION:	3611 N DINUBA BLVD
APN(S):	078-120-033

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

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

Additional Comments:


Eric Bons

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 9 DATE: December 05, 2012
SITE PLAN NO: SPR12235
PROJECT TITLE: ANTENNAS
DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION
 OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT
 SHELTER ON 82.4 ACRES
APPLICANT: PDC CORP - ENNIS KARA
PROP OWNER: VISALIA CITY OF
LOCATION: 3611 N DINUBA BLVD
APN(S): 078-120-033

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

12-3-12

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 8 DATE: DECEMBER 19, 2012

SITE PLAN NO.: 12-235
 PROJECT TITLE: ANTENNAS
 DESCRIPTION: EXISTING LIGHT STANDARD WITH
 INSTALLATION OF 12 PANEL ANTENNAS WITH
 220 SF EQUIPMENT SHLETER ON 82.4 ACRE
 AREA

APPLICANT: PDC CORP - KARA ENNIS
 PROP OWNER: CITY OF VISALIA
 LOCATION: 3611 N DINUBA BLVD
 APN: 078-120-033

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. **For any work within Riverway Ave (utility connections)**
 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 Dee, (planning) 488-4088,
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

1. No additional comments.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 12-235
Date: 12/19/2012

**Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

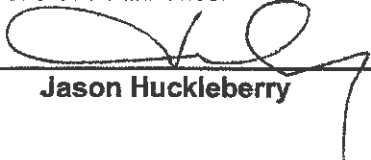
(Fee Schedule Date:)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

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.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 19, 2012

SITE PLAN NO: 12-235
PROJECT TITLE: ANTENNAS
DESCRIPTION: EXISTING LIGHT STANDARD WITH INSTALLATION OF 12 PANEL ANTENNAS WITH 220 SF EQUIPMENT SHELTER ON 82.4 ACRES
APPLICANT TITLE: PDC CORP – ENNIS KARA
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 3611 N DINUBA BLVD
APN TITLE: 078-120-033

General Plan: Park – Park
Existing Zoning: QP – Quasi Public

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permits
- Conditional Use Permit

PROJECT SPECIFIC INFORMATION: 12/0192012/.

1. A CUP is required for the proposed Telecommunication Cell Tower. Staff will not support a tower at a proposed height of 130-feet. Based on existing soccer field lighting staff may support a tower height of 100-feet with colocation capabilities.
2. Standard pole with lights for Parks purposes is desired design (i.e., no monopine).
3. Facility to be as far as reasonable from street, towards interior of park Co-location for other carriers will be required.

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.

Fencing and Screening:

1. Provide screening for equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

Lighting:

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

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

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

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

Signature

A handwritten signature in black ink, appearing to be 'T. B. B.', written over a horizontal line.

Paul Bernal

From: Jim Bean
Sent: Monday, June 10, 2013 9:41 AM
To: 'John Pappas' (john@pdccorp.net); ChejarlaS@bv.com
Cc: Vince Elizondo; Jeff Fultz; Paul Bernal; 'Steven Canada'
Subject: FW: CV2954 - Sports Park cell site - light pole color requirements

Good morning John,

Comments attached for the attached sheets you sent me last week. Please call me if you have any questions. Thanks
Jim

Sheet A-1 and A-2,

1. All existing conditions damaged to accommodate construction for the AT&T facilities shall be repaired, to the satisfaction of the City of Visalia, at no cost to the City.
2. The contractor shall be solely and completely responsible for furnishing, installing and maintaining the required materials, equipment and manpower necessary for public safety and traffic controls within the project limits and on the construction access approaches to the project during the construction of the AT&T facilities. The contractor shall be aware that the construction of the AT&T facilities is within a public park that will be open for public use. The park is used from 5:00 am to 10:00 pm at night.
3. The contractor or design engineer shall review the VRSP Phase I and Phase II construction plans so they can identify the best route for utility trenches. There are several irrigation laterals, mainline and electrical lines in the ground at this park where currently utility trenches are located on the plans. The trench locations and timing of all trenching for this project shall be approved by COV Park Department staff.
4. It is vital that the park irrigation and electrical systems always remain in operation during this project.
5. All safety pre-cautions must be followed during construction. Safety fencing, trenches covered etc.
6. The contractor will be responsible for all damages that are caused during this project to the existing irrigation, sidewalks, concrete, electrical, fencing, etc.
7. One year warranty on materials and workmanship shall be required.
8. All trenches must be filled in properly. All trenches must be checked for settling and back filled at 45 and 90 days intervals after the project has been completed.
9. It appears that you will be trenching through planters, shrubs and the roses beds along Highway 63. This is not acceptable.
10. On drawing A-2, along Riverway Drive, the area labeled "sidewalk" is a future planting strip. The area labeled "planter area" is the existing sidewalk. The area between the back of the existing sidewalk and the maintenance yard fence is an established shrub screen planting area. The trench heading east, along Riverway Drive, is located in the existing shrub planting area. Damage to the existing shrubs and irrigation system would be extensive.
11. If any plants or tree are damaged during construction they must be replaced with the same size plant that was damaged.

A-2.1

1. It has been decided that the existing chain link fencing along the north and east sides of the AT&T facility will remain to keep the fencing in the area consistent.

2. All fencing surrounding the AT&T facility shall be 6-foot high black vinyl chain link fencing with black vertical privacy slats. In addition, the COV is requiring that black vertical privacy slats be installed in the entire length of existing fence between the BMX area and the maintenance yard.
3. All new fencing construction must be commercial grade, black vinyl chain link fencing to match existing fencing at the park.
4. Install drop down post in the center of the two six foot gates so they can be locked and secured.
5. On the diagonal side , install 6 foot vinyl coated black chain link fencing with black vinyl slats, which will match the existing east and north fences. Install 12 inch wide by 6 inch deep mowing curb under new diagonal 6 foot chain link fencing.
6. The materials, colors and architectural design of the AT&T proposed equipment structure shall match the materials, colors and architectural design of the Phase I Restroom/Concessions Building.

Thanks, Jim

-----Original Message-----

From: John Pappas [mailto:john@pdccorp.net]
Sent: Wednesday, June 05, 2013 2:12 PM
To: Vince Elizondo
Cc: Jim Bean
Subject: RE: CV2954 - Sports Park cell site - light pole color requirements

Vince,

Please review the attached plans and let me know if the fenced compound looks okay to you.

Best Regards,

John Pappas
PDC Corporation
Site Acquisition Division
3185-C1 Airway Ave
Costa Mesa, CA 92626
Mobile (949) 291-4513
john@pdccorp.net

-----Original Message-----

From: Vince Elizondo [mailto:VELizondo@ci.visalia.ca.us]
Sent: Tuesday, June 04, 2013 4:48 PM
To: John Pappas
Subject: Re: CV2954 - Sports Park cell site - light pole color requirements

Project still subject to CUP approval by the Planning Commission. One more step to go. Ball is in your court. Vince

Sent from my Verizon Wireless 4G LTE DROID

Paul Bernal

From: Jim Bean
Sent: Friday, June 21, 2013 3:24 PM
To: Paul Bernal; Vince Elizondo
Cc: 'John Pappas' (john@pdccorp.net); ChejarlaS@bv.com; Jeff Fultz
Subject: RE: CV2954 - Sports Park AT&T cell site - Payment direction form

Good morning Paul,

Here are my comments.

- On page A-2 they are trenching through an existing planter. The trench must be on the north side of the sidewalk.
- They need to provide their own power for their facility. It appears they're using city services.
- Add to item #13, page A-2. City Staff must approve the building plans and architectural design prior to the construction.
- Add black plastic slats to the existing black vinyl fence on the entire south side of the sports park maintenance yard. Approximately 200 feet.
- On sheet A-2, Change note that states: Proposed AT&T 6' chain link fence enclosure with black vertical privacy slats with 1-5/8 top rail and 9 gauge tension wires @ the bottom.
Change note to say: Proposed AT&T 6' black vinyl chain link fencing enclosure with black vertical privacy slats with 1 5/8 top rail and 1 5/8 bottom rail @ the bottom.
- On sheet A-2.1 Change note that states: Proposed AT&T 6' chain link fencing enclosure with black vertical privacy slats with 1-5/8 top rail and 9 gauge tension wires @ the bottom.
Change note to say: Protect existing six foot black vinyl chain link fence and install black vertical privacy slats with 1 5/8 top rail and 9 gauge tension wire at bottom.

From: Paul Bernal
Sent: Tuesday, June 18, 2013 8:21 AM
To: Vince Elizondo; Jim Bean
Subject: FW: CV2954 - Sports Park AT&T cell site - Payment direction form

Gentlemen,

I am forwarding the revised AT&T plans that I received from Mr. Pappas. I have read Jim's e-mails and I want to make sure Parks Dept. is okay with this cell tower.

Can you please respond to this e-mail letting me know if the cell tower and lease space as depicted in the attached set of drawings is okay to proceed to public hearing.

The item is scheduled for the July 8th PC meeting.

Thanks,

Paul Bernal, Senior Planner

Paul Bernal

From: Vince Elizondo
Sent: Saturday, June 22, 2013 12:43 PM
To: Paul Bernal; Jim Bean
Cc: 'John Pappas' (john@pdccorp.net); ChejarlaS@bv.com; Jeff Fultz
Subject: RE: CV2954 - Sports Park AT&T cell site - Payment direction form

Importance: High

There is one more significant issue that needs to be addressed in the CUP. We could potentially be headed into the perfect storm where I may have two contractors in the same space at the same time. We need some language that mandates the AT & T folks will work cooperatively with any other contractors working in the same area on other projects. A worst case scenario is the Phase III-IV Riverway contractor currently working on the project installs a new irrigation system and spreads new grass seed and soil amenities and the AT & T contractor runs over the area. We can and will all work cooperatively, but we need to make sure AT & T understands there is the potential for an active job site in the area they will be working.

It could turn out the two contractors miss each other based on timing and schedules. I'm just bringing it up so everybody is on notice.

Vince

From: Paul Bernal
Sent: Friday, June 21, 2013 3:29 PM
To: Jim Bean; Vince Elizondo
Cc: 'John Pappas' (john@pdccorp.net); ChejarlaS@bv.com; Jeff Fultz
Subject: RE: CV2954 - Sports Park AT&T cell site - Payment direction form

Thanks Jim,

I will include these comments as "Conditions of Project Approval" into the CUP staff report for the AT&T cell tower. These comments/changes will need to be reflected in the Building Plans that are submitted for a permit after the CUP public hearing.

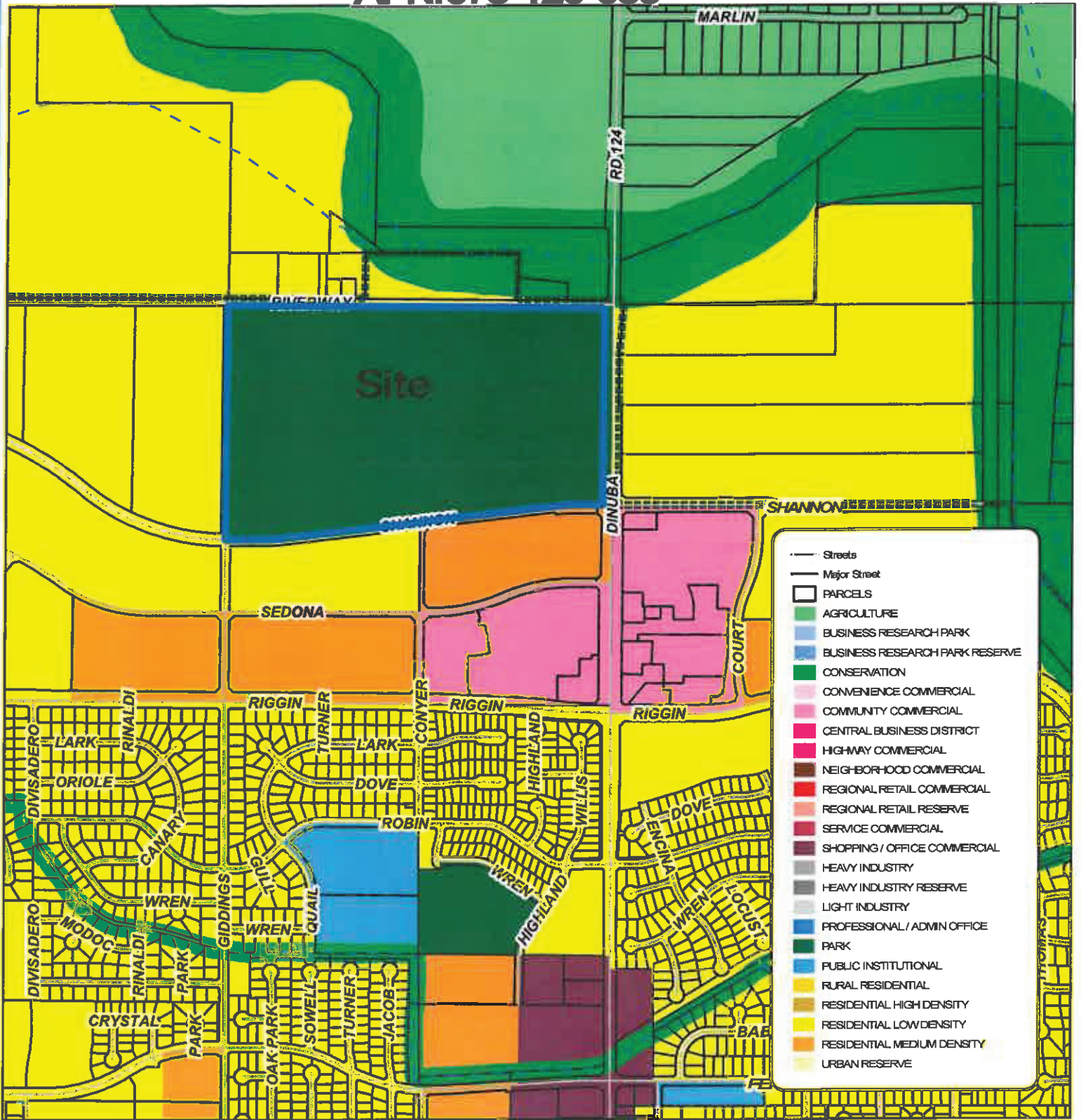
The item is scheduled to go to the Planning Commission on July 8th. Will someone from the Parks Dept. be present at the public hearing?

Paul Bernal, Senior Planner
City of Visalia
Community Development Dept. / Planning Division
Ph: (559) 713-4025
Fax: (559) 713-4814

From: Jim Bean
Sent: Friday, June 21, 2013 3:24 PM
To: Paul Bernal; Vince Elizondo
Cc: 'John Pappas' (john@pdccorp.net); ChejarlaS@bv.com; Jeff Fultz
Subject: RE: CV2954 - Sports Park AT&T cell site - Payment direction form

Conditional Use Permit No. 2013-22

APN:078-120-033



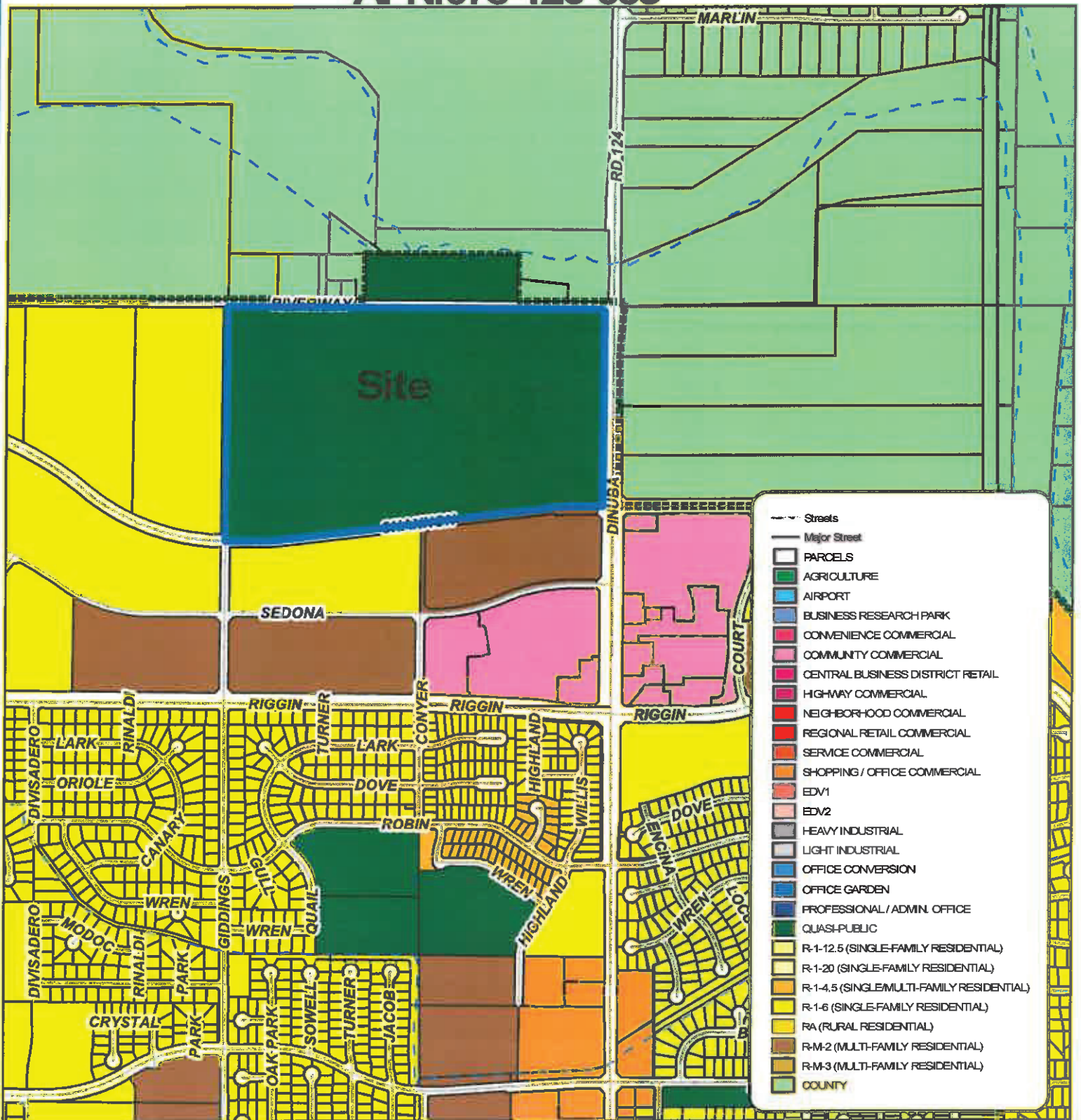
General Plan Land Use Map

500 250 0 500 1,000 Feet



Conditional Use Permit No. 2013-22

APN:078-120-033



- Streets
- Major Street
- PARCELS
- AGRICULTURE
- AIRPORT
- BUSINESS RESEARCH PARK
- CONVENIENCE COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT RETAIL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL RETAIL COMMERCIAL
- SERVICE COMMERCIAL
- SHOPPING / OFFICE COMMERCIAL
- EDV1
- EDV2
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- OFFICE CONVERSION
- OFFICE GARDEN
- PROFESSIONAL / ADMIN. OFFICE
- QUASI-PUBLIC
- R-1-12.5 (SINGLE-FAMILY RESIDENTIAL)
- R-1-20 (SINGLE-FAMILY RESIDENTIAL)
- R-1-4.5 (SINGLE-MULTI-FAMILY RESIDENTIAL)
- R-1-6 (SINGLE-FAMILY RESIDENTIAL)
- RA (RURAL RESIDENTIAL)
- R-M-2 (MULTI-FAMILY RESIDENTIAL)
- R-M-3 (MULTI-FAMILY RESIDENTIAL)
- COUNTY



Zoning Map



Conditional Use Permit No. 2013-22

APN:078-120-033



Aerial Photo

500 250 0 500 1,000 Feet



Conditional Use Permit No. 2013-22

APN:078-120-033



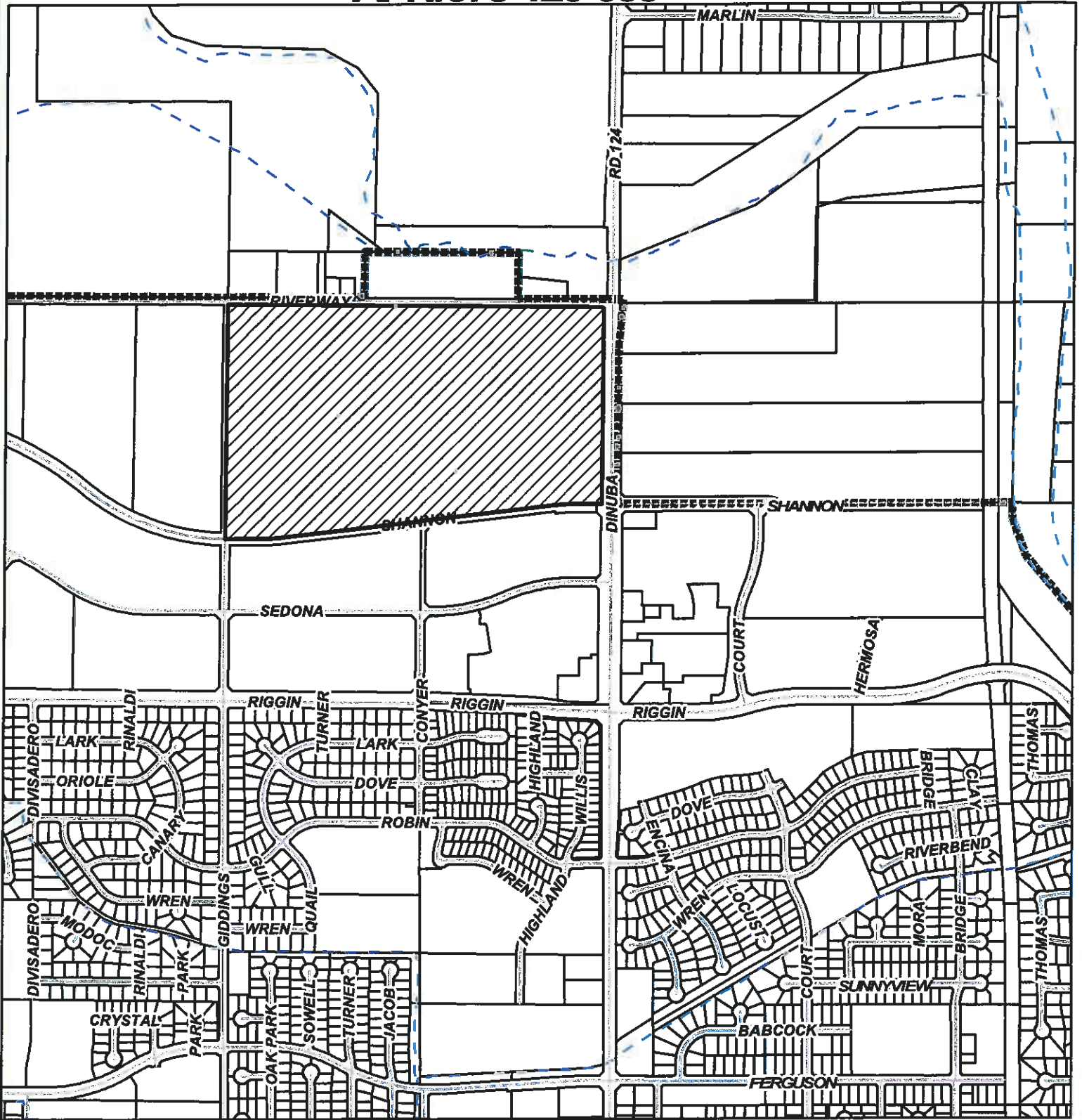
Aerial Photo

80 40 0 80 160 Feet



Conditional Use Permit No. 2013-22

APN:078-120-033



Vicinity Map

500 250 0 500 1,000 Feet





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 8, 2013

PROJECT PLANNER: Alyssa Netto, Assistant Planner
Phone No.: (559) 713-4256

SUBJECT: Pine River Ranch Estates Tentative Subdivision Map 5546: A request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and three numbered out-lots in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street. (APN: 098-020-028).

STAFF RECOMMENDATION

Staff recommends approval of Pine River Ranch Estates Tentative Subdivision Map 5546, as conditioned, based on the findings and conditions in Resolution No. 2013-27. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approved Pine River Ranch Estates Tentative Subdivision Map 5546, based on the findings and conditions in Resolution No. 2013-27.

PROJECT DESCRIPTION

This Tentative Subdivision would subdivide 37 acres into 144 single-family residential lots and three out-lots in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones, as shown in Exhibit "A". The residential lots will meet the R-1-6 standards with a minimum lot size of 6,000 square feet as defined in section 17.12.050 of the Visalia Zoning Ordinance.

The project will create three out-lots in addition to the 144 that are being subdivided, as shown in Exhibit "B". Lot A is a 3,266 square foot section along the northwest side of future Jensen Street that will be used for landscaping and lighting improvements. Lot B is a 14,070 square foot section along the north side of Houston Avenue and northeast side of future Jensen Street that will also be used for landscaping and lighting improvements. Lot C is a 94,500 square foot area that is intended for conservation/open space use and would become part of the St. John's River trail system if acquired by the City of Visalia.

The project will expand Houston Avenue to the north, relocating power lines and removing a Valley Oak tree. St. John's Parkway traverses the north side of the site and a new collector roadway, Jensen Street, will be constructed that provides connectivity between Houston Avenue and St. John's Parkway.

BACKGROUND INFORMATION

General Plan Land Use Designation: Low-Density Residential, Parks, Conservation

Zoning: R-1-6 (Single-Family Residential), Quasi Public

Surrounding Land Use and Zoning: North: St. John's River / Q-P (Quasi-Public) / C

(Conservation)

South: Existing single-family residences, vacant land / R-1-6, R-M-2 / RLD, RMD
East: Existing single-family residences, vacant land / R-1-6 / RLD
West: Existing single-family residences / R-1-6 / RLD

Environmental Review: Negative Declaration No. 2013-31
Special Districts: Northeast Area Specific Plan
Site Plan Review No: 2013-013

RELATED PLANS & POLICIES

Rivers Edge Unit No. 3 Tentative Subdivision Map No. 5496 was a request by California Planning and Engineering to divide 5.33 acres into 23 lots. The site is located at the northwest corner of Goddard Street and Houston Avenue. This project is directly east of the subject site and was approved by Planning Commission with a 4-0 vote on January 23, 2006.

PROJECT EVALUATION

Staff supports the tentative subdivision map, as conditioned, based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinance policies for approval of tentative subdivision maps.

Land Use Compatibility

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northeast quadrant of Visalia among existing residential neighborhoods. The parcel to be subdivided is surrounded by single-family residential neighborhoods to the west, east, and south with small portions to the west and south zoned multiple-family. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and Low Density Residential land use designation.

To the north is the St. John's River with the land abutting the river zoned quasi-public, including one of the out-lots of this project, Lot C. This out-lot is designated as both conversation and parks in the Visalia General Plan, which requires that this section be developed in a manner that would be compatible with the existing riparian area.

Access and Circulation

St. John's Parkway divides the subject site and Houston Avenue traverses the southern border. A new collector roadway, Jensen Street, connecting these two arterial streets will be constructed as part of this project. The project will have two access points on Jensen Street that connect to the local streets within this proposed subdivision. The project will also connect to the existing neighborhoods to the west by extending Four Creeks Avenue and providing potential expansion of Harold Avenue into the project to provide additional access points.

The project will also construct ADA accessible sidewalks throughout the subdivision to promote pedestrian traffic throughout the neighborhood.

St. John's Parkway Realignment

The City of Visalia is planning on realigning the right-of-way lines on the north and south side of St. John's Parkway. The project will dedicate approximately 12,930 square feet of property on north side of the roadway to the City while the City will abandon approximately 6,657 square feet on the south side of St. John's Parkway. This is a realignment of the right-of-way lines and will not affect the existing curb, gutter, and sidewalk, roadway, or any other right of way improvements. This action will be pursued through a separate instrument and is not part of the Tentative Subdivision Map 5546.

Trail

There is an existing Class 1 pedestrian and bike path that traverses north/south along the east side of the Jensen Street Alignment. This trail serves to connect the St. John's Parkway with the sidewalk bikeway along Houston Avenue. This path is to remain and is maintained by the Northeast Area Improvement District.

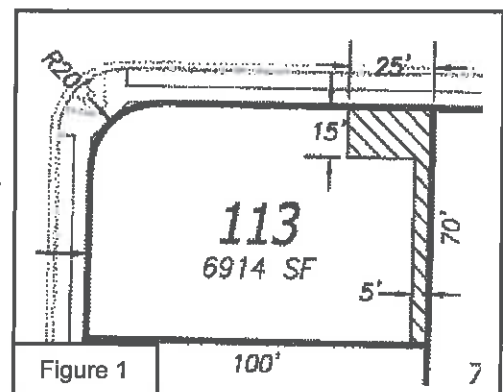
Valley Oak Tree

The City has a municipal ordinance in place to protect Valley Oak trees. All existing Valley Oak trees on the project site are under the jurisdiction of this ordinance. The biotic survey has identified three existing Valley Oak trees on the site, one along the west perimeter, one near the northwest perimeter, and one along the southwest boundary.

The Valley Oak tree along the southwest perimeter of the project interferes with the expansion of Houston Avenue. When Houston is fully developed per the City of Visalia Circulation Element, the oak tree will be 11 feet from the face of curb, well within the right lane of traffic. Meandering the roadway to avoid the tree would then lead the roadway into four other existing Valley Oak trees to the southwest of the project site. Because of these specific circumstances, the Valley Oak tree may be considered for removal. Per the Visalia Oak Tree Ordinance, oak trees may be removed if they interfere with public improvements. Valley Oak tree removal is subject to the mitigation procedures listed in section 12.24.035 of the Visalia Municipal Code.

Proposed Lots

The proposed subdivision will consist of 144 residential lots and three lettered out-lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The largest lot is 9,030 square feet while the smallest lots will be the minimum 6,000 square feet; all of the lots fall within R-1-6 lot size standards. The lots will all be required to meet R-1-6 zone setback standards. This includes a condition that all setbacks be measured from the inside face of the block wall and that a "no build area" be established for the seven reverse corner lots. This "no build area" on the reverse corner lots, as shown in Figure 1 and Exhibit "C", includes a 15 foot by 25 foot section near the outside-rear corner of the lots as well as the five foot setback along the rear property line. Condition 4 requires that no structures are to be within these areas on lots 34, 37, 44, 47, 110, 113, and 122, as shown in the site plan in Exhibit "A", per Zoning Ordinance Section 17.12.100.A.



Lot C

Lot C, the out-lot along the St. John's Parkway, is zoned Quasi Public and is to be used for a parks and/or conservation type use by the City of Visalia. The General Plan Land Use Designation for this lot is split between Parks and Conservation. Due to the compatibility with

the zoning and land use designation, the out-lot is anticipated to be incorporated into the St. John's trail way system.

Northeast Area Specific Plan

Visalia's Northeast Area Specific Plan was originally established in the late-1970s to redirect growth into the northeast of the City. The plan intends to balance community growth patterns, take advantage of existing infrastructure, and better utilize Visalia's natural features. The Specific Plan was amended in the late-1980s to reflect changing market conditions and community values that included factors such as appropriate development densities, levels of public improvement, and development costs.

Staff finds that the Pine River Ranch Estates subdivision is consistent with the Northeast Area Specific Plan and recommends annexation into the Northeast Area Improvement District (per Condition #3 of Resolution No 2013-27). Once annexed, the development must pay fees that go toward improvements in storm drainage, block walls, parkway landscaping, bike paths, medians, and parks within the Specific Plan area.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant. Therefore, staff recommends that Negative Declaration No. 2013-31 be adopted for this project as part of Resolution No. 2013-27.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the Northeast Area Specific Plan.
3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That Negative Declaration No. 2013-31 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2013-013
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", attached herein, including all right-of-way improvements.
3. That the subdivision be annexed into the Northeast Area Improvement District.
4. That no structures are to be within the "no build" areas on lots 34, 37, 44, 47 110, 113, and 122, as shown in the site plan in Exhibit "A".
5. That on lots adjacent to block walls, all setbacks are to be measured from the inside face of the block wall.
6. That corner lots with a block wall along the street side may maintain a five-foot setback from the inside face of the block wall.
7. That all lots shall adhere to the R-1-6 zone development standards as specified in Zoning Ordinance Chapter 17.12.

8. That all areas that are not otherwise included in the Northeast Area Improvement District be subject to the following: that an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
9. That all other city codes and ordinances be met.
10. That the applicant submits 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 Pine River Ranch Estates Tentative Subdivision Map 5546, prior to the issuance of any building permits for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution No. 2013-27
- Exhibit "A" – Site Plan
- Exhibit "B" – Lettered Out-lots
- Exhibit "C" – Reverse Corner Lot Configuration
- Negative Declaration No. 2013-31
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

General Plan Land Use Element:

- 4.1.4 In order to encourage infilling and the use of existing vacant subdivision lots, the City shall develop flexible design standards which meet the intent of the General Plan.
- 4.1.15 Review all development proposals for compatibility with surrounding, established residential areas including land use, circulation, and public facilities and services.
- 4.1.16 Require special site development standards for proposed non-residential or more intensive land uses adjacent to established residential areas to minimize negative impacts on abutting properties.

Zoning Ordinance:

Section 17.12.010 Purpose and intent.

In the R-1 single-family residential zone, the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions which require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use. (Ord. 9717 § 2 (part), 1997: prior code § 7270)

In the R-1 single-family residential zone, the minimum site area shall be as follows:

Zone	Permitted or Conditional Use
R-1-6	6,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-6	60 feet	70 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet. (Ord. 9717 § 2 (part), 1997: prior code § 7274)

In the R-1 single-family residential zone:

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-6	25 feet
R-1-12.5	30 feet
R-1-20	35 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not

exceed the minimum front yard specified above.

C. On cul-de-sac lots where the side lot line is perpendicular to the main axis of the street, the minimum front yard shall be no less than twenty (20) feet along the curved portions of the right-of-way, with an average of twenty-five (25) foot setbacks. (Ord. 9717 § 2 (part), 1997: prior code § 7277)

It is the purpose and intent of this article to provide an opportunity for increased residential densities utilizing techniques such as variable lot frontage, reduced lot size, zero lot line, reduced front and rear setbacks, and duplexes on corner lots (may require a conditional use permit). Allowing for increased densities will require deviation from traditional zoning standards regarding lot size/configuration, setbacks, and coverage. (Ord. 9717 § 2 (part), 1997: prior code § 7283.1(1))

Section 17.12.220 Planned development permit required.

A planned development permit must be obtained for all development requesting increased densities, as set forth in Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7283.1(2))

Section 17.12.230 Development standards.

The following development standards shall apply to all single-family residential lots within subdivisions of mixed lot size for projects in excess of five acres, subject to review of a planned development permit:

A. The following standards apply to all lots within the subdivision that have less than sixty (60) feet frontage and less than six thousand (6,000) square feet in site area:

1. Maximum width for garages is two-car wide;
2. Maximum height of structures is thirty (30) feet;
3. Structures may be one or two story;
4. Front setbacks: twenty-two (22) feet to garage; eighteen (18) feet to living area;
5. Side yard setback: five feet per story;
6. Rear yard setback: twenty (20) feet;
7. Corner lots to meet standard R-1-6 requirements for lot configuration and building setbacks;
8. Every sixth lot to meet standard R-1-6 requirements for lot configuration and building setbacks;
9. Zero lot line (zero foot side yard setback on one side of the lot) is allowed if approved as a part of the tentative map;

10. Corner lots may be duplexes, as provided in Section 17.12.040.

B. Lot Coverage. The percentage of buildable area that may be covered by structures is as follows:

1. Forty (40) percent on lots with five thousand (5,000) to five thousand four hundred ninety-nine (5,499) square feet;
2. Forty-one (41) percent on lots with five thousand five hundred (5,500) to six thousand (6,000) square feet;
3. Forty-two (42) percent on lots with six thousand (6,000) or more square feet.

C. Number/Arrangement of Units in Subdivision. The maximum number of consecutive lots of varying lot frontage or lot size is as follows:

1. Lot frontage of fifty (50) to less than/equal to fifty-five (55) feet equals two;
2. Lot frontage of more than fifty-five (55) feet but with less than five thousand five hundred (5,500) square feet equals two;
3. Lot frontage of more than fifty-five (55) feet and five thousand five hundred (5,500) to five thousand nine hundred ninety-nine (5,999) square feet equals three;
4. No limit on lots with frontage of sixty (60) feet or more and five thousand five hundred (5,500) to five thousand nine hundred ninety-nine (5,999) square feet;
5. No limit on lots with frontage of more than fifty-five (55) feet and six thousand (6,000) or more square feet.

D. The maximum percentage of lots within a subdivision are as follows:

1. Thirty (30) percent of subdivision lots may be five thousand (5,000) square foot lots;
2. An additional ten percent may be added, up to a maximum forty (40) percent if there is a mix of five thousand (5,000) to five thousand five hundred (5,500) square foot lots;
3. Another ten percent may be added, up to a maximum fifty (50) percent if there is a mix of five thousand five hundred (5,500) to six thousand (6,000) square foot lots, or a combination of the above;

4. Fifty (50) percent of the lots in the subdivision shall be standard R-1-6 lots. (Ord. 9717 § 2 (part), 1997: prior code § 7283.1(3))

Section 17.12.240 Development standards matrix.

The following table illustrates development standards cited above.

LOT SIZE	Lot Frontage		
	50 to □ 55 ft.	> 55 to < 60 ft.	□ 60 feet
5000--5499 sq. ft.	a, b, c, d, e, h	a, b, c, d, e, h	a, b, c, d, e, h
5500--5999 sq. ft.	a, b, c, d, f, h	a, b, c, d, f, i	a, b, c, d, f, j
6000+ sq. ft.	a, b, c, d, g, h	a, b, c, d, g, j	R-1-6 standards apply +g

Garages

a. 2-car wide garage, maximum

Number/Arrangement of Units in Subdivision

h = max. consecutive lots - 2
i = max. consecutive lots - 3
j = no limit re: number of consecutive units

Height

b. max. height 30 feet

max. % lots w/n subdivision =
30% of subdivision lots may be 5,000 sq. ft. lots
+10% more up to max. 40% if mix of 5,000--5,500 sq. ft. lots

Stories

c. one or two story

+10% more up to max. 50% if mix of 5,000--5,500 sq. ft. lots, or combination of above
50% of lots in subdivision shall be standard R-1-6 lots

Setbacks

d. 22 foot setback to garage/18 to living area

General Conditions

corner lots to meet standard R-1-6 requirements
side yard setback - 5 feet per story
rear yard setback - 20 feet
every 6th lot to be standard R-1-6
0 lot line ok if approved at initial subdivision stage
corner lots could be duplexes consistent with LUE Policy 4.1.19 (may require C.U.P.)

Lot Coverage

e = 40%
f = 41%
g = 42%

(Ord. 9717 § 2 (part), 1997: prior code § 7283.1(4))

Subdivision Ordinance:

16.16.030

A. The tentative map shall be prepared by a registered civil engineer or a licensed land surveyor in accord with the provisions of the Subdivision Map Act and this title and shall be filed with the city planner. Such filing shall be prior to the completion of final surveys of streets and lots and before the start of any grading or construction work within the proposed subdivision.

B. A minimum of thirty (30) copies of the tentative map, and accompanying reports and statements shall be submitted to the city planner at the time of filing. Filing of required

documents will be deemed official upon written receipt from the city planner. (Ord. 9605 § 32 (part), 1996: prior code § 9100)

16.16.110

Within fifty (50) days after the tentative map has been filed with the city planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by state law and local ordinances, the commission shall report in writing to the subdivider their decision regarding approval, conditional approval, or disapproval of the map and the conditions on which such action is based. (Ord. 9605 § 32 (part), 1996: prior code § 9145)

16.16.130

A. Expiration. The approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved.

B. Extension. The person filing the tentative map may request an extension of the tentative map approval or conditional approval by written application to the city planner who shall forward it to the planning commission for action. Such application shall be filed before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension.

C. Time Limit on Extensions. An extension or extensions of tentative map approval or conditional approval shall not exceed an aggregate of three years. (Ord. 9605 § 32 (part), 1996: prior code § 9155)

RESOLUTION NO 2013-27

PINE RIVER RANCH ESTATES TENTATIVE SUBDIVISION MAP 5546 IS A REQUEST BY QUAD KNOFF TO SUBDIVIDE 37 ACRES INTO 144 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE OUT-LOTS IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND QP (QUASI PUBLIC) ZONES. THE SITE IS LOCATED ON THE NORTH SIDE OF HOUSTON AVENUE BETWEEN NORTH CAIN STREET AND WEST GODDARD STREET. (APN: 098-020-028, 027).

WHEREAS, Pine River Ranch Estates Tentative Subdivision Map 5546 is a request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and three out-lots in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street. (APN: 098-020-028, 027) and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on July 8, 2013; and,

WHEREAS, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.12.210 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

NOW, THEREFORE, BE IT RESOLVED, that Negative Declaration No. 2013-31 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the Northeast Area Specific Plan.
3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

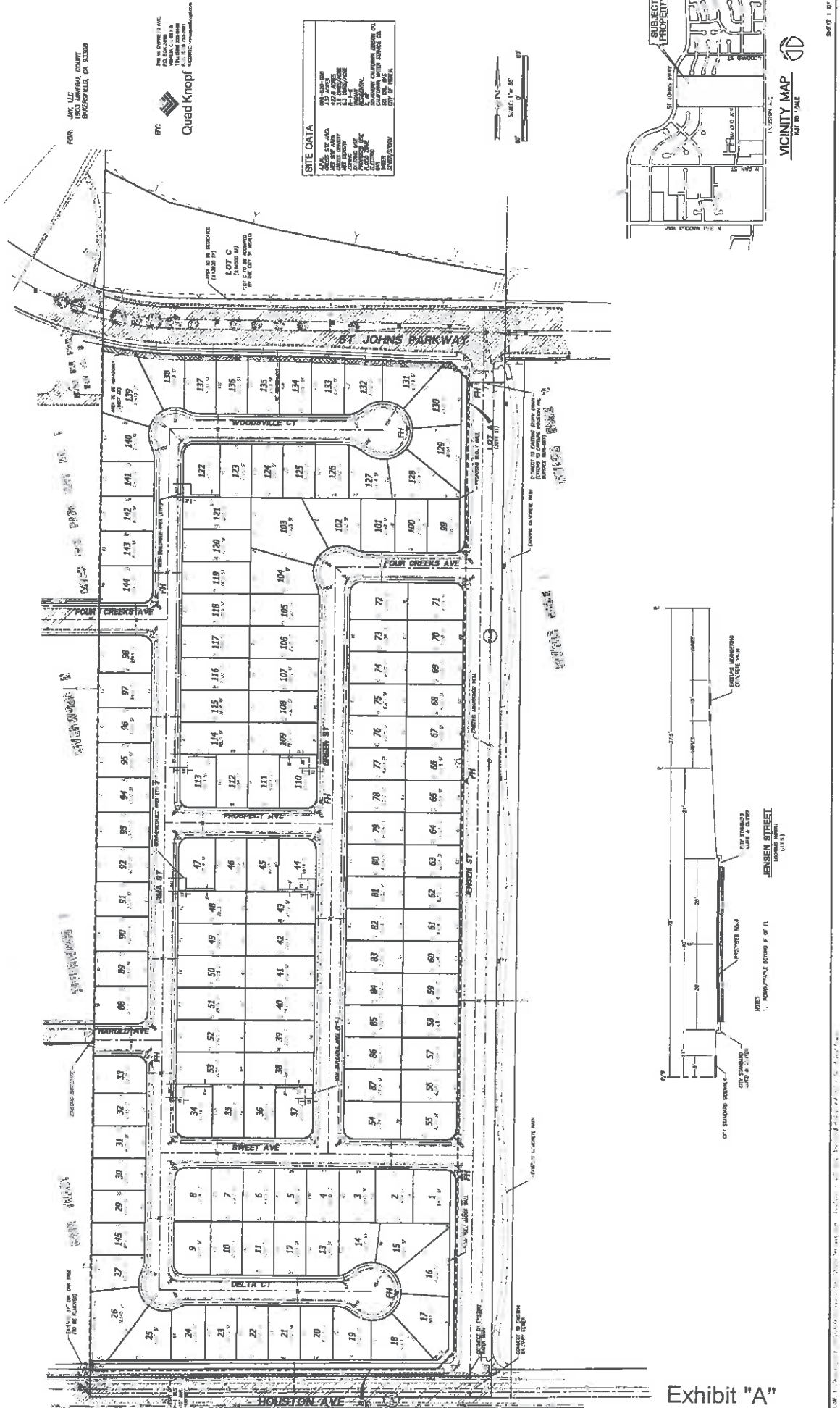
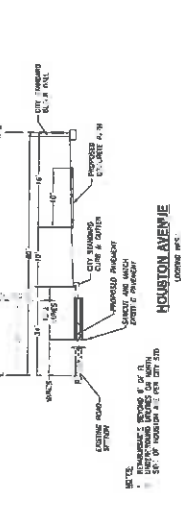
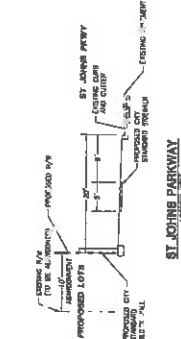
BE IT FURTHER RESOLVED that the Planning Commission approves the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia and subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2013-013
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", attached herein, including all right-of-way improvements.
3. That the subdivision be annexed into the Northeast Area Improvement District.
4. That no structures are to be within the "no build" areas on lots 34, 37, 44, 47 110, 113, and 122, as shown in the site plan in Exhibit "A".
5. That on lots adjacent to block walls, all setbacks are to be measured from the inside face of the block wall.
6. That all lots shall adhere to the R-1-6 zone development standards as specified in Zoning Ordinance Chapter 17.12.
7. That all areas of the project not otherwise included in the Northeast Area Improvement District be subject to the following: that an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
8. That all other city codes and ordinances be met.
9. That the applicant submits 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 Pine River Ranch Estates Tentative Subdivision Map 5546, prior to the issuance of any building permits for this project.

PINE RIVER RANCH ESTATES TENTATIVE SUBDIVISION MAP

SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, MOUNTAIN VIEW SUBDIVISION, IN THE CITY OF HAVANA, COUNTY OF PLACER, STATE OF CALIFORNIA

APRIL 2013



SITE DATA

NET AREA	127 ACRES
NET AREA	3,160,000 SQ. FT.
NET AREA	114.0 ACRES
NET AREA	2,850,000 SQ. FT.
NET AREA	101.0 ACRES
NET AREA	2,550,000 SQ. FT.
NET AREA	88.0 ACRES
NET AREA	2,200,000 SQ. FT.
NET AREA	75.0 ACRES
NET AREA	1,850,000 SQ. FT.
NET AREA	62.0 ACRES
NET AREA	1,550,000 SQ. FT.
NET AREA	49.0 ACRES
NET AREA	1,250,000 SQ. FT.
NET AREA	36.0 ACRES
NET AREA	900,000 SQ. FT.
NET AREA	23.0 ACRES
NET AREA	570,000 SQ. FT.
NET AREA	10.0 ACRES
NET AREA	250,000 SQ. FT.
NET AREA	2.0 ACRES
NET AREA	50,000 SQ. FT.

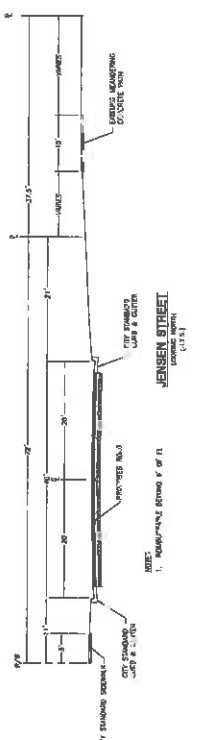
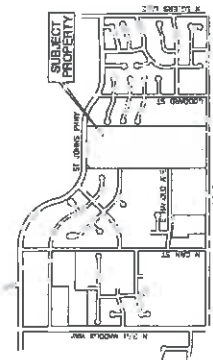


Exhibit "A"

Lettered Out-Lots

PINE RIVER RANCH ESTATES TENTATIVE SUBDIVISION MAP

THIS IS A TENTATIVE MAP OF A PORTION OF THE LANDS OF THE STATE OF TEXAS, TO BE SUBDIVIDED INTO LOTS, TRACTS, BLOCKS AND ALIENS, IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND THE ACTS OF THE CITY OF HOUSTON, COUNTY OF HARRIS, STATE OF TEXAS.

APRIL, 2013

FOR: W.C. LEE
2800 WINDING COURT
HOUSTON, TEXAS 77056

BY:  Quoad Knopff
REGISTERED PROFESSIONAL ENGINEER
NO. 12816
HOUSTON, TEXAS

SITE DATA
 DATE: 04/11/13
 SCALE: AS SHOWN
 PROJECT: PINE RIVER RANCH ESTATES
 SHEET: 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

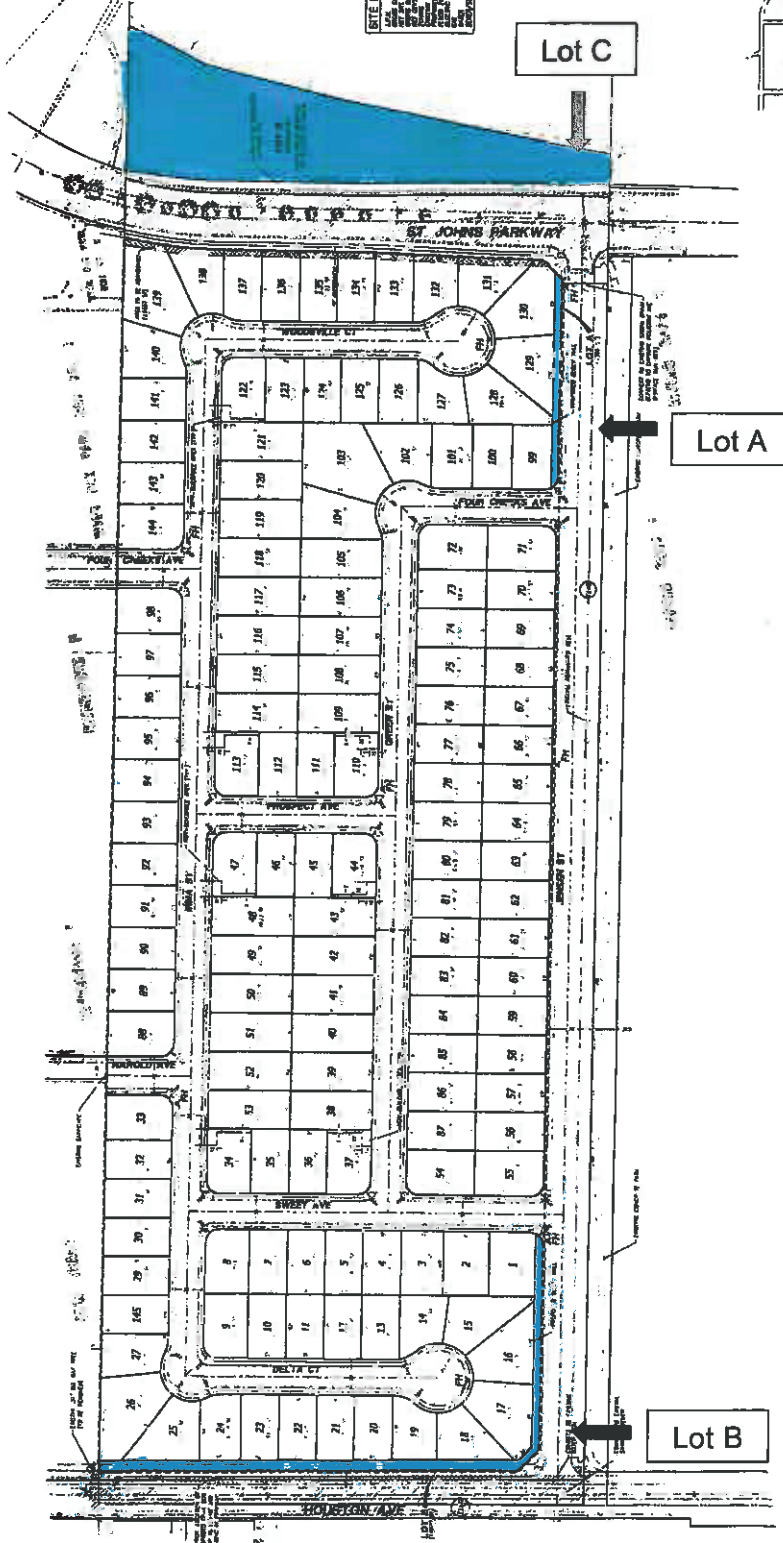
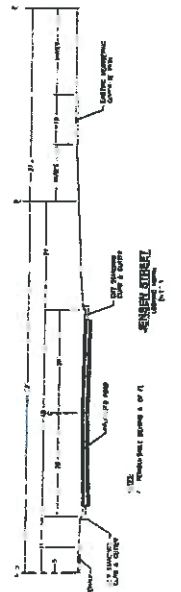
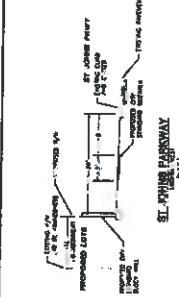
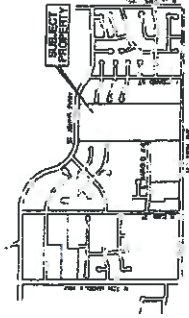
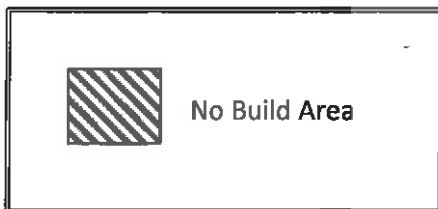
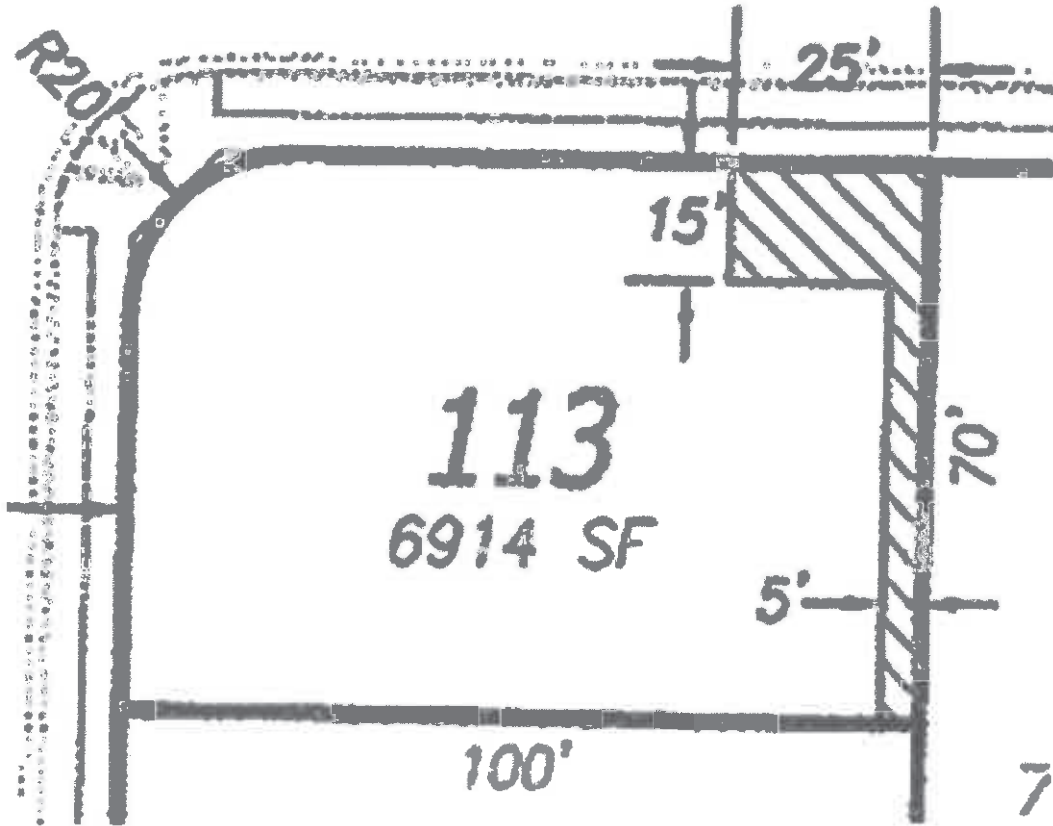


Exhibit "B"

Reverse Corner Lot Configuration



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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: Pine River Ranch Estates Tentative Subdivision Map 5546

Project Description:

Pine River Ranch Estates Tentative Subdivision Map is a request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and one out-lot in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The out-lot is intended for conservation/open space use and would become part of the St. John's River trail system. The project will also expand Houston Avenue, relocate power lines, and create a new collector North-South roadway that connects St. John's Parkway to Houston Avenue.

Project Location: The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street (APN: 098-020-028).

Contact Person: Alyssa Netto, Assistant Planner Phone: (559) 713-4256

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on July 8, 2013 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.


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

Reasons for Negative Declaration: Initial Study No. 2013-31 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Ave., Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from June 13, 2013 to July 5, 2013.

Date: June 6, 2013

Signed: _____


Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: Pine River Ranch Estates Tentative Subdivision Map

Project Description: Pine River Ranch Tentative Subdivision Map is a request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and one out lot in the R-1-6 and QP zone.

Project Location: The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street (APN: 098-020-028).

Project Facts: Refer to Initial Study for project facts, plans and policies, and discussion of environmental effects.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Letters	()
Biotic Survey	(X)
Greenhouse Gas Analysis	(X)

DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: June 5, 2013

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: The Pine River Ranch Estates Tentative Subdivision Map 5546 is a request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and one out-lot in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The out-lot is intended for conservation/open space use and would become part of the St. John's River trail system. The project will also expand Houston Avenue, relocate power lines, and create a new collector North-South roadway that connects St. John's Parkway to Houston Avenue.

B. Identification of the Environmental Setting:

The project is located on a vacant lot in the North end of Visalia within the City Limits. No agriculture operations are currently taking place on the site. The St. John's River, traverses east/west along the out-lot at the Northern border of the site. The surrounding zoning and land uses are as follows:

The surrounding uses, Zoning, and General Plan are as follows:

North:	St. John's River / Q-P (Quasi-Public) / C (Conservation)
South:	Existing single-family residences, vacant land / R-1-6, R-M-2 / RLD, RMD
East:	Existing single-family residences, vacant land / R-1-6 / RLD
West:	Existing single-family residences / R-1-6 / RLD

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

C. Plans and Policies: The General Plan Land Use Element (LUE) designates the site as Residential Low Density. The site is zoned R-1-6 (Single-family Residential, 6,000 square foot lot size). The proposed project is consistent with the Land Use Element of the General Plan 4.1.3 for residential subdivisions and the standards for single-family residential subdivisions pursuant to the Visalia Municipal Code 17.12.230.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES

There are no mitigation measures for this project. The City of Visalia Zoning Ordinance contains guidelines, criteria, and requirements for the mitigation of potential impacts related to light/glare, visibility screening, noise, and traffic/parking to eliminate and/or reduce potential impacts to a level of non-significance.

V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

VI. SUPPORTING DOCUMENTATION

The following documents are hereby incorporated into this Negative Declaration and Initial Study by reference. These documents, along with copies of the initial study and materials relating to the proposed project may be

examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Ave., Visalia, California, 93291.

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

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY


Alyssa Netto
Assistant Planner


Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Pine River Ranch Estates Tentative Subdivision Map 5546		
NAME OF PROPONENT:	Quad Knopf	NAME OF AGENT:	Steve Brandt, AICP
Address of Proponent:	5110 W. Cypress Ave Visalia, CA 93277	Address of Agent:	5110 W. Cypress Ave Visalia, CA 93277
Telephone Number:	(559) 733-0440	Telephone Number:	(559) 733-0440
Date of Review	June 6, 2013	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

Would the project:

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

VI GEOLOGY AND SOILS

Would the project:

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

VII GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

IX HYDROLOGY AND WATER QUALITY

Would the project:

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

AVI/M/MA/DA/TORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The proposed project is new subdivided residential construction which will meet City standards for setbacks, landscaping and height restrictions.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista and the view will not be adversely impacted by the project.

- b. There are no scenic resources on the site.
- c. The proposed project includes residences that will be aesthetically consistent with surrounding development and with General Plan policies. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of single-family houses. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties.

II. AGRICULTURAL RESOURCES

- a. The project site is not zoned for agricultural use. The project is bordered by single-family development to the East, West and South, and to the North is the St. John's River. The project does not involve conversion of farmland and therefore will not have an effect on any agricultural resources.
- b. The project will not conflict with an existing zoning for agricultural use, as there are no properties in the project area with an Agriculture zoning. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The property within the project area is currently designated for an urban, rather than agricultural, land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. The project could result in short-term air quality impacts

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

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

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

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

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

- d. Residences located near the proposed project may be exposed to pollutant concentrations due to construction activities. The use of construction equipment will be temporary and is subject to SJVAPCD rules and regulations. The impact is considered as less than significant.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. The project site is undeveloped land that has been left fallow (including weed removal and periodic disking). The site is located between two improved higher ordered roadways. To the east and west, the land is developed as single-family subdivisions. To the north lies the St. John's River just which is a major conservation corridor for the City of Visalia. The out-lot would be developed as either park land or conservation land to expand the St. John's River trail way project.

City-wide biological resources were evaluated in the EIR

for the City of Visalia Land Use Element Update for conversion to urban use. A field study was conducted by Quad Knopf on March 18, 2013 to evaluate the biological resources on site and in the surround areas. Pedestrian transects through the project site and surround area revealed no evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

In conclusion, the site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

- b. The project is adjacent to the St. John's River which is a locally identified riparian area. The field study conducted by Quad Knopf on March 18, 2013 identified that there is minimal transfer of plant and animal species from the riparian area to the proposed residential area of the project site. The project site that is to contain single-family residences is separated from the riparian area by St. John's Parkway. The out-lot that lies directly adjacent to the riparian area would be developed complementary to the existing environment to promote green space and conservation of the riparian corridor. Therefore, there is a less than significant impact on the riparian habitat at the St. John's River.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. While no significant populations of migratory species were found on the site, the biotic survey has identified potential species that could arrive in the area during project development. This development will take preventative measures for the protection of sensitive species that could potentially occur within the project area. This includes protocol-level Swainson's hawk surveys, pre-construction surveys for the San Joaquin kit fox, western burrowing owl, nesting raptors, and other migratory birds. The construction of the project will also be appropriately timed to be outside of migratory bird nesting season. Therefore, the project will have a less than significant impact on any migratory wildlife species.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance. The biotic survey has identified three existing oak trees on the site, one along the west perimeter, one near the northwest perimeter, and one along the southwest boundary.

The valley oak tree that is along the southwest perimeter interferes with the expansion of Houston Avenue. When Houston is fully developed per the City of Visalia Circulation Element, the oak tree will be 11 feet from face of curve, well within the right lane of traffic. Options to meander the roadway to avoid the tree would then lead the roadway into four other existing valley oak trees to the southwest of the project site. Because of this, the valley oak tree must be removed. Per the Visalia Oak Tree, the oak tree may be removed because of its interference with public improvements. The project must adhere to the

mitigation procedures listed in section 12.24.035 of the Visalia Municipal Code.

Because the oak tree removal has been deemed necessary and meets the requirements for valley oak tree removal there is a less than significant impact on the local ordinance protecting the oak trees.

- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term as a result of the construction of residences within the subdivision lot and long-term as a result of day-to-day operation of the

proposed residences. Estimated GHG emissions calculations are contained within the California Emissions Estimator Model (CalEEMod) report prepared for the project by Quad Knopf, in March 2013.

AB 32 outlines a scoping plan which entails reducing the projected GHG emissions by 29% from the business as usual operational emissions. According to the report, the construction of the project would generate a total of 365.24 metric tons of carbon dioxide equivalents (MTCO_{2e}). However, because the construction is taking place prior to the year 2020, when the state is required to reduce its emissions levels to the levels of 1990, the short-term emissions from construction can be deemed as less than significant.

When applying the 29% reduction technique to the operational long-term GHG emissions, the project must operate within regulations as enacted in AB 32 and standard measures required by California Code, the City of Visalia, and the San Joaquin Valley Air Pollution Control District (SJVAPCD). These measures, including green building standards, increased energy efficiency standards, pedestrian infrastructure, wood burning prohibitions, and water conservation can reduce the significance threshold from 3,299.12 MTCO_{2e} with business as usual to 2,357.00 MTCO_{2e}. This constitutes a 29% reduction which is under the threshold of significance for GHG emissions.

A 5.3% reduction from business as usual is achieved through reduction in electricity and natural gas emissions because of compliance with the 2008 Title 24 energy efficiency standards and the implementation of electricity standards with the renewable portfolio standard. The total energy emissions were reduced from 589.08 MTCO_{2e} to 557.92 MTCO_{2e} using regulation and standard measures.

A 50% reduction (included in waste reductions of 94.33 MTCO_{2e} to 47.14 MTCO_{2e}) from business as usual is achieved through wood burning device prohibition and California building standards that require electrical outlets to be provided on the exterior of dwelling units to discourage the use of polluting landscaping equipment.

Mobile emissions were reduced by 42.4% due to close proximity to retail uses and downtown Visalia (reduced vehicle trips), improved walkability design and pedestrian network, and improved transit accessibility (stop located on Houston Avenue on the southeasterly edge of project). Another 27% of reductions occurs due to the Pavely and Low Carbon Fuel Standard. The aggregate mobile reductions went from a projected 2,249.85 MTCO_{2e} under business as usual to 1,535.06 MTCO_{2e} with regulation and standard measures.

When analyzing the project operational greenhouse gases (as shown in the Quad Knopf CalEEMod report, Table 12) the business as usual emissions estimates from area (336.62 MTCO_{2e}), energy (589.08 MTCO_{2e}), mobile (2,249.85 MTCO_{2e}), waste (94.33 MTCO_{2e}) and water (29.24 MTCO_{2e}) add up to a total 3,299.12 MTCO_{2e}. The project operational greenhouse gases including the regulation and standard measures that are applied to this project, reduce impacts in the area (190.09 MTCO_{2e}), energy (557.92 MTCO_{2e}), mobile (1,535.06 MTCO_{2e}), waste (47.17 MTCO_{2e}), and water (26.78 MTCO_{2e})

which adds up to a reduced total of 2,357.00 MTCO_{2e} which accounts for the 29% reduction.

This 29% reduction is within the significance threshold of GHG emissions from business as usual and meets the 29% reduction technique. Therefore the long-term operational GHG emissions of the project are at a less than significant level. These measures are represented in the CalEEMod as mitigation measures; however, they are not considered mitigation under the California Environmental Quality Act because they arise as a result of the projects location and regulation requirements of state, regional, and local governments.

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GAG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There are no school sites located within one-quarter mile from the project site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within 2 miles of a public airport.

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

IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. The site is a proposed commercial development which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.

- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The site is a proposed commercial development which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone AE, which indicates an area that is within a 100-year floodplain. The future homes within the project area will be constructed in accordance with building codes applicable for new construction in flood hazard areas, which require that finished floor elevations be constructed at a minimum base level. Therefore, the project's location within the 100-year floodplain has a less than significant impact.
- h. The project area is located within Zone AE, which indicates an area that is within a 100-year flood hazard area. Any future structures in the project area will be constructed in accordance with building codes applicable for new construction in flood hazard areas, which require that finished floor elevations be constructed at a minimum base level. Based on the project's compliance with these adopted standards, the project itself and any future development in the project area will not involve the placement of structures that would impede or redirect flood flows.
- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The proposed project is located on a vacant lot in between existing subdivisions to the East and West, existing residences to the South, and the St. John's River to the North. The area shares the arterial streets St. John's Parkway and Houston Avenue, but does not contain distinct characteristics that would qualify the area as an established community.
- b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The project seeks to create a single-family residential subdivision in the single-

family residential zone and meets density requirements outlined in the General Plan.

- c. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as it is located on a vacant dirt lot with no significant natural habitat present.

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along St. John's Parkway and Houston Avenue, existing arterial roadways which run along the frontages of the site. The City's standards for setbacks and/or construction of walls along major streets will reduce noise levels to a level that is less than significant. Noise levels will also increase temporarily during the construction of the project but shall remain within the noise limits and restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
 - b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
 - c. Ambient noise levels will increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.
 - d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
 - e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
 - f. There is no private airstrip near the project area.
- #### XIII. POPULATION AND HOUSING
- a. The project will not directly induce substantial population growth that is in excess of that planned in the General

Plan.

- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 54 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts. The project includes residential units that will create a need for park facilities. However, the project will dedicate land to the City of Visalia Parks and Recreation department therefore parks and recreation facilities can adequately serve the site without a need for alteration.
 - iv. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

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

XVI. TRANSPORTATION AND TRAFFIC

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

Quad Knopf provided a Trip Generation Analysis in February, 2013 stating that the proposed subdivision will create 1,371 daily vehicle trips. 108 of the trips would be in the peak morning hours while 144 of the vehicle trips would be in the peak evening hours. Because this parcel

was evaluated under its current Low-Density Residential land use designation during the preparation of the Circulation Element, any vehicle trips associated with this development have been accounted for.

The project will install right-of-way improvements along the north side of Houston Avenue and add a local street that creates a connection between St. John's Parkway and Houston Avenue. The City has determined that the development and operation of the proposed project in itself does not warrant immediate improvements to roads or intersections beyond those adjacent and coincidental to the project.

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

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use

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

- b. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were


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

- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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


Paul Scheibel, AICP
Environmental Coordinator

June 6, 2013
Date



MEETING DATE 2/6/13
SITE PLAN NO. 13-013
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
- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> 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 _____

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

Site Plan Review Committee



MEETING DATE 2/6/13
SITE PLAN NO. 13-013 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



ITEM NO: 1

DATE: February 06, 2013

SITE PLAN NO:

SPR13013

RESUBMIT

PROJECT TITLE:

PINE RIVER RANCH ESTATES

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)

APPLICANT:

QUAD KNOPF - BRANDT STEVE

PROP OWNER:

GREAT WESTERN LAND LLC

LOCATION:

NORTH SIDE OF HOUSTON AT IRMA

APN(S):

098-020-028

NOTE:

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

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

Special comments: No Comments

G. FERRERO

Signature

Date: 2-5-13

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: 1 DATE: February 06, 2013
SITE PLAN NO: SPR13013 RESUBMIT
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOPF - BRANDT STEVE
PROP OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

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 8 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: 13D sprinklers


Kurtis Brown, Assistant Fire Marshal

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

SITE PLAN NO: SPR13013 **RESUBMIT**
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOPF - BRANDT STEVE
PROP OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

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:


Lieutenant Steven Phillips
Visalia Police Department

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: February 06, 2013
SITE PLAN NO: SPR13013 RESUBMIT
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
 31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOFF - BRANDT STEVE
PROP OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

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 -- 3/4 HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED -- NO COMMENTS

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

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



AUTHORIZED SIGNATURE

2-6-13

DATE

SITE PLAN REVIEW COMMENTS

Alyssa Netto, Planning Division (559) 713-4256

Date: February 6, 2013

SITE PLAN NO: 13-013-B
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)
APPLICANT TITLE: QUAD KNOPF – BRANDT STEVE
PROP. OWNER: GREAT WESTERN LAND LLC
LOCATION TITLE: NORTH SIDE OF HOUSTON AT IRMA
APN TITLE: 098-020-028

General Plan: RLD – Residential Low Density
Existing Zoning: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Green House Gas Assessment & Biotic Survey
- Valley Oak Tree Evaluation

PROJECT SPECIFIC INFORMATION: 02/06/2013

1. The project meets the requirements for a tentative subdivision map. To continue with the application process for a public hearing, the project needs: 1) negative declaration of environmental impact; 2) biotic survey and greenhouse gas assessment; 3) if approved, the project will need to pay fees to the Fish and Game Department of Tulare County.
2. The tentative subdivision map submittal must include adjustments to all planning, building, and engineering comments from Site Plan Review.
3. Note Lot C for future public use.
4. The project must have an oak tree evaluation of the valley oak tree on the southwest corner of the property to determine the status of the tree and possible future action.
5. Identify bus stop on site plan.
6. Paint red curb on the south side of Four Creeks Ave on lots 71 and 72 to accommodate 52-foot street width.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 01/16/2013

1. Note on the Tentative Subdivision Map all lots that are less than the standard R-1-6 lots. These lots will be subject to the requirements of the "Single-Family Residential Subdivision with Mixed Lot Size/Frontage", Section 17.12.210 through 17.12.240 of the Zoning Ordinance. Comply with all requirements of the "Single-Family Residential Subdivision with Mixed Lot Size/Frontage, Section 17.12.210 through 17.12.240 of the Zoning Ordinance.
2. Provide a Greenhouse Gas Reduction Plan with the submittal of the Tentative Subdivision map application.
3. Comply with the requirements of the Landscape and Lighting Act Districts.
4. All "Key Lots" shall be subject to Section 17.12.100.B of Zoning Ordinance.
5. Identify Phasing proposed with this subdivision.
6. Lot 145 shall be clearly identified as an Out Lot.

7. Locate bus stop along Houston Avenue. Contact Monty Cox with the Visalia Transit Division to discuss the location.

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.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide two spaces per residential dwelling (see Zoning Ordinance Section 17.34.020).

Fencing and Screening:

1. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
2. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: Houston Avenue and St. Johns Parkway
3. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
4. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

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

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

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

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

Signature

 ARN

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Ken McSheehy 713-4447
 Adrian Rubalcaba 713-4164

ITEM NO: 1 DATE: FEBRUARY 6, 2013

SITE PLAN NO.: 13-013 RESUBMITTAL
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS
ON 31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOPF - BRANDT STEVE
PROP. OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN: 098-020-028

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS: (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
 - Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
 - The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
 - A preconstruction conference is required prior to the start of any construction.
 - Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
 - City Encroachment Permit Required which shall include an approved traffic control plan.
 - CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans 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.
 - Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
 - Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
 - Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
 - Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
 - Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **Sewer main in Houston Ave.**
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

- basin: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **Overhead utility poles existing on Houston Ave.**
 - Provide "R" value tests: each at
 - Traffic indexes per city standards: **Houston T.I. = 11.0, Virmargo T.I. = 8.0**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on **See comments.**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - 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. Connect and extend Storm Drain main from St. John's Parkway to serve development and Houston Ave. drainage.**
- 2. Virmargo Street right-of-way design is inadequate. Right-of-way is required to be 110'(including existing bike path). Full width construction shall be completed with Phase 1 improvements.**
- 3. Houston Ave. improvements to be completed with Phase 1.**
- 4. St. John's Parkway cross section does not match existing. An 8' parkway, 5' sidewalk, and 7' landscape lot to block wall is required. St. John's Parkway frontage improvements to be completed with Phase 1.**
- 5. Restricted access to the following corner lots is required: Lots 8, 9, 33, 34, 37, 44, 47, 54, 55, 71, 72, 88, 98, 110, 113, 122, & 144. Red curb Four Creeks Ave. frontage on Lots 71 & 72.**
- 6. A 12' concrete bus pad is required at the existing bus stop on Houston Ave., refer to City Std detail TR-4. A separate concrete landing, minimum 10' x 10', shall be installed in the parkway at bus stop location and connecting to proposed 10' wide sidewalk.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-013 RESUBMITTAL

Date: 2/6/2013

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

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

(Fee Schedule Date:8/17/2012)

(Project type for fee rates:SFD)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$683/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF (HOUSTON)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,548.10/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.20/UNIT
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	\$1,161/UNIT
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,213.30/AC

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

City Reimbursement:

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



Adrian Rubalcaba

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

COMMERCIAL BIN SERVICE

ITEM NO: **1** DATE: **February 08, 2013**
SITE PLAN NO: **SPR13013 RESUBMIT**
PROJECT TITLE: **PINE RIVER RANCH ESTATES**
DESCRIPTION: **TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)**
APPLICANT: **QUAD KNOFF - BRANDT STEVE**
PROP OWNER: **GREAT WESTERN LAND LLC**
LOCATION: **NORTH SIDE OF HOUSTON AT IRMA**
APN(S): **098-020-028**

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
before 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

RESIDENTIAL CAN SERVICE OK

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 6, 2013

ITEM NO: 1	RESUBMTL
SITE PLAN NO:	SPR13013
PROJECT TITLE:	PINE RIVER RANCH ESTATES
DESCRIPTION:	TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)
APPLICANT:	QUAD KNOPF - BRANDT STEVE
PROP. OWNER:	GREAT WESTERN LAND LLC
LOCATION:	NORTH SIDE OF HOUSTON AT IRMA
APN(S):	098-020-028

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 each intersection. Street names to be modified to the alignment of existing streets and without duplicating names.
- Install Stop Signs at interior roadways intersecting with "Virmargo Street". A stop sign for north bound traffic on Virmargo Street at St. Johns Parkway and a stop sign for traffic on south bound Virmargo Street at Houston Avenue.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

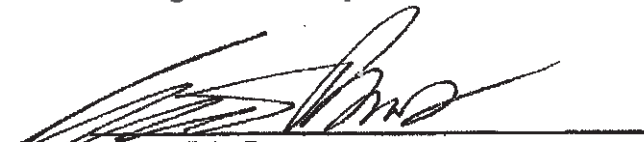
Additional Comments:

Street name changes:

- Change *Varmaro Street* to **Jenson Street**
- Change *Jensen Avenue* to **Green Street**

Modify the street width on Four Creeks Avenue from 52 feet to 56 feet to allow parking on both side of the roadway.

Restrict the parking on the east side of "Virmargo Street" adjacent to the trail.



Eric Bons



MEETING DATE 1/23/2013
SITE PLAN NO. 13-013
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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



Site Plan Review Committee

MEETING DATE 1/23/13
SITE PLAN NO. 13-013
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.

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- Your plans must be reviewed by:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 - HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



ITEM NO: 10

DATE: January 16, 2013

SITE PLAN NO:

SPR13013

PROJECT TITLE:

PINE RIVER RANCH ESTATES

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)

APPLICANT:

QUAD KNOPF - BRANDT STEVE

PROP OWNER:

GREAT WESTERN LAND LLC

LOCATION:

NORTH SIDE OF HOUSTON AT IRMA

APN(S):

098-020-028

NOTE:

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

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

Special comments: No Comments

G. FERRERO

Signature

Date: 1-16-13

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: 10	DATE: <u>January 16, 2013</u>
SITE PLAN NO: SPR13013	
PROJECT TITLE: PINE RIVER RANCH ESTATES	
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)	
APPLICANT: QUAD KNOFF - BRANDT STEVE	
PROP OWNER: GREAT WESTERN LAND LLC	
LOCATION: NORTH SIDE OF HOUSTON AT IRMA	
APN(S): 098-020-028	

The following comments are applicable when checked:

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

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1601.01 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: *13D Fire sprinklers*


Kurtis Brown, Assistant Fire Marshal

ITEM NO: 10 DATE: January 16, 2013
 SITE PLAN NO: SPR13013
 PROJECT TITLE: PINE RIVER RANCH ESTATES
 DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
 31.7 ACRES (R16 ZONED)
 APPLICANT: QUAD KNOFF - BRANDT STEVE
 PROP OWNER: GREAT WESTERN LAND LLC
 LOCATION: NORTH SIDE OF HOUSTON AT IRMA
 APN(S): 098-020-028

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

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

 Visalia Police Department

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 10 DATE: January 16, 2013

SITE PLAN NO.: SPR13013
PINE RIVER RANCH ESTATES
TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7
ACRES (R16 ZONED)
QUAD KNOPF (APPLICANT)
GREAT WESTERN LAND LLC (PROP. OWNER)

LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN: 098-020-028

NOTES

Please be advised that an existing bus stop will need to be re-installed with ADA pad at the following location:

◆ On the North side of Houston Ave, 70' west of Irma St.

This existing bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990.

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



Monty A. Cox
Transit Manager

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR13013
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOFF - BRANDT STEVE
PROP OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

- 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

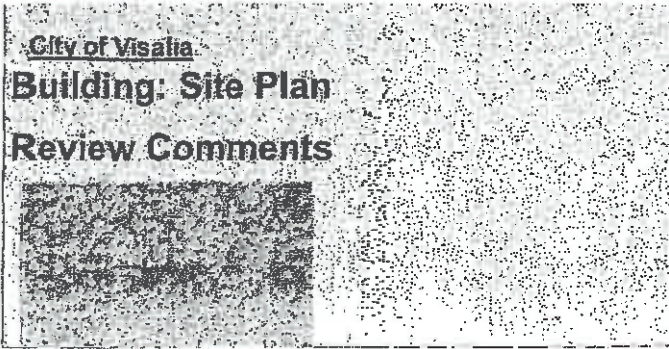
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

RESIDENTIAL CURB CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



ITEM NO: 2 DATE: January 23, 2013

SITE PLAN NO: SPR13013 CONTINUED 1 WEEK

PROJECT TITLE: PINE RIVER RANCH ESTATES (NO MAP)

DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)

APPLICANT: QUAD KNOFF - BRANDT STEVE

PROP OWNER: GREAT WESTERN LAND LLC

LOCATION: NORTH SIDE OF HOUSTON AT IRMA

APN(S): 098-020-028

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

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

Special comments: NO COMMENTS

G. FERRELL Date: 1-22-13
 Signature

**City of Visalia
Police Department**

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

ITEM NO: 2

DATE: January 23, 2013

SITE PLAN NO:

SPR13013

CONTINUED 1 WEEK

PROJECT TITLE:

PINE RIVER RANCH ESTATES (NO MAP)

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)

APPLICANT:

QUAD KNOFF - BRANDT STEVE

PROP OWNER:

GREAT WESTERN LAND LLC

LOCATION:

NORTH SIDE OF HOUSTON AT IRMA

APN(S):

098-020-028

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:


Lieutenant Steven Phillips
Visalia Police Department

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

COMMERCIAL BIN SERVICE

ITEM NO: 2

DATE: January 23, 2013

SITE PLAN NO:

SPR13013

CONTINUED 1 WEEK

PROJECT TITLE:

PINE RIVER RANCH ESTATES (NO MAP)

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)

APPLICANT:

QUAD KNOPF - BRANDT STEVE

PROP OWNER:

GREAT WESTERN LAND LLC

LOCATION:

NORTH SIDE OF HOUSTON AT IRMA

APN(S):

098-020-028

- No comments.
- Same comments as as 01/16/2013
- 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

RESIDENTIAL CURB CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 16, 2013

SITE PLAN NO: 13-013
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TEMPORARY 119 SF OFFICE TRAILER ON 1.6 ACRES (CS ZONED)
APPLICANT TITLE: QUAD KNOPF – BRANDT STEVE
PROP. OWNER: GREAT WESTERN LAND LLC
LOCATION TITLE: NORTH SIDE OF HOUSTON AT IRMA
APN TITLE: 098-020-028

General Plan: RLD – Residential Low Density
Existing Zoning: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permits
- Additional Information As Needed
- Tentative Subdivision Map
- Green House Gas Assessment & Biotic Survey

PROJECT SPECIFIC INFORMATION: 01/16/2013

1. Note on the Tentative Subdivision Map all lots that are less than the standard R-1-6 lots. These lots will be subject to the requirements of the "Single-Family Residential Subdivision with Mixed Lot Size/Frontage", Section 17.12.210 through 17.12.240 of the Zoning Ordinance. Comply with all requirements of the "Single-Family Residential Subdivision with Mixed Lot Size/Frontage, Section 17.12.210 through 17.12.240 of the Zoning Ordinance.
2. Provide a Greenhouse Gas Reduction Plan with the submittal of the Tentative Subdivision map application.
3. Comply with the requirements of the Landscape and Lighting Act Districts.
4. All "Key Lots" shall be subject to Section 17.12.100.B of Zoning Ordinance.
5. Identify Phasing proposed with this subdivision.
6. Lot 145 shall be clearly identified as an Out Lot.
7. Locate bus stop along Houston Avenue. Contact Monty Cox with the Visalia Transit Division to discuss the location.

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.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

Building

Landscaping

➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide two spaces per residential dwelling (see Zoning Ordinance Section 17.34.020).

Fencing and Screening:

1. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
2. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: Houston Avenue and St. Johns Parkway
3. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
4. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

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

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

Signature

A handwritten signature in black ink, appearing to be "J. B. [unclear]", written over a horizontal line.

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2 DATE: January 23, 2013
SITE PLAN NO: SPR13013 CONTINUED 1 WEEK
PROJECT TITLE: PINE RIVER RANCH ESTATES (NO MAP)
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON
31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOPF - BRANDT STEVE
PROP OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

1-23-13

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 25, 2013

ITEM NO: 2

CONTINUED

SITE PLAN NO: SPR13013
PROJECT TITLE: PINE RIVER RANCH ESTATES (NO MAP)
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS ON 31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOPF - BRANDT STEVE
PROP. OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN(S): 098-020-028

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

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

Additional Comments:


Eric Bons

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4164

ITEM NO: 2 DATE: JANUARY 23, 2013

SITE PLAN NO.: 13-013
PROJECT TITLE: PINE RIVER RANCH ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 145 LOTS
ON 31.7 ACRES (R16 ZONED)
APPLICANT: QUAD KNOFF - BRANDT STEVE
PROP. OWNER: GREAT WESTERN LAND LLC
LOCATION: NORTH SIDE OF HOUSTON AT IRMA
APN: 098-020-028

SITE PLAN REVIEW COMMENTS

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

- basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **Overhead utility poles existing on Houston Ave.**
 - Provide "R" value tests: each at
 - Traffic indexes per city standards: **Houston T.I. = 11.0, Virmargo T.I. = 8.0**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on **See comments.**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - 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. **Connect and extend Storm Drain main from St. John's Parkway to serve development and Houston Ave. drainage.**
2. **Virmargo Street right-of-way design is inadequate. Right-of-way is required to be 110'(including existing bike path). Full width construction shall be completed with Phase 1 improvements.**
3. **Houston Ave. improvements to be completed with Phase 1.**
4. **St. John's Parkway cross section does not match existing. An 8' parkway, 5' sidewalk, and 7' landscape lot to block wall is required. St. John's Parkway frontage improvements to be completed with Phase 1.**
5. **Restricted access to the following corner lots is required: Lots 8, 9, 33, 34, 37, 44, 47, 54, 55, 71, 72, 88, 98, 110, 113, 122, & 144.**
6. **A 12' concrete bus pad is required at the existing bus stop on Houston Ave., refer to City Std detail TR-4. A separate concrete landing, minimum 10' x 10', shall be installed in the parkway at bus stop location and connecting to proposed 10' wide sidewalk.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-013
Date: 1/23/2013

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

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

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

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$683/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF (HOUSTON)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,548.10/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.20/UNIT
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	\$1,161/UNIT
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,213.30/AC

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

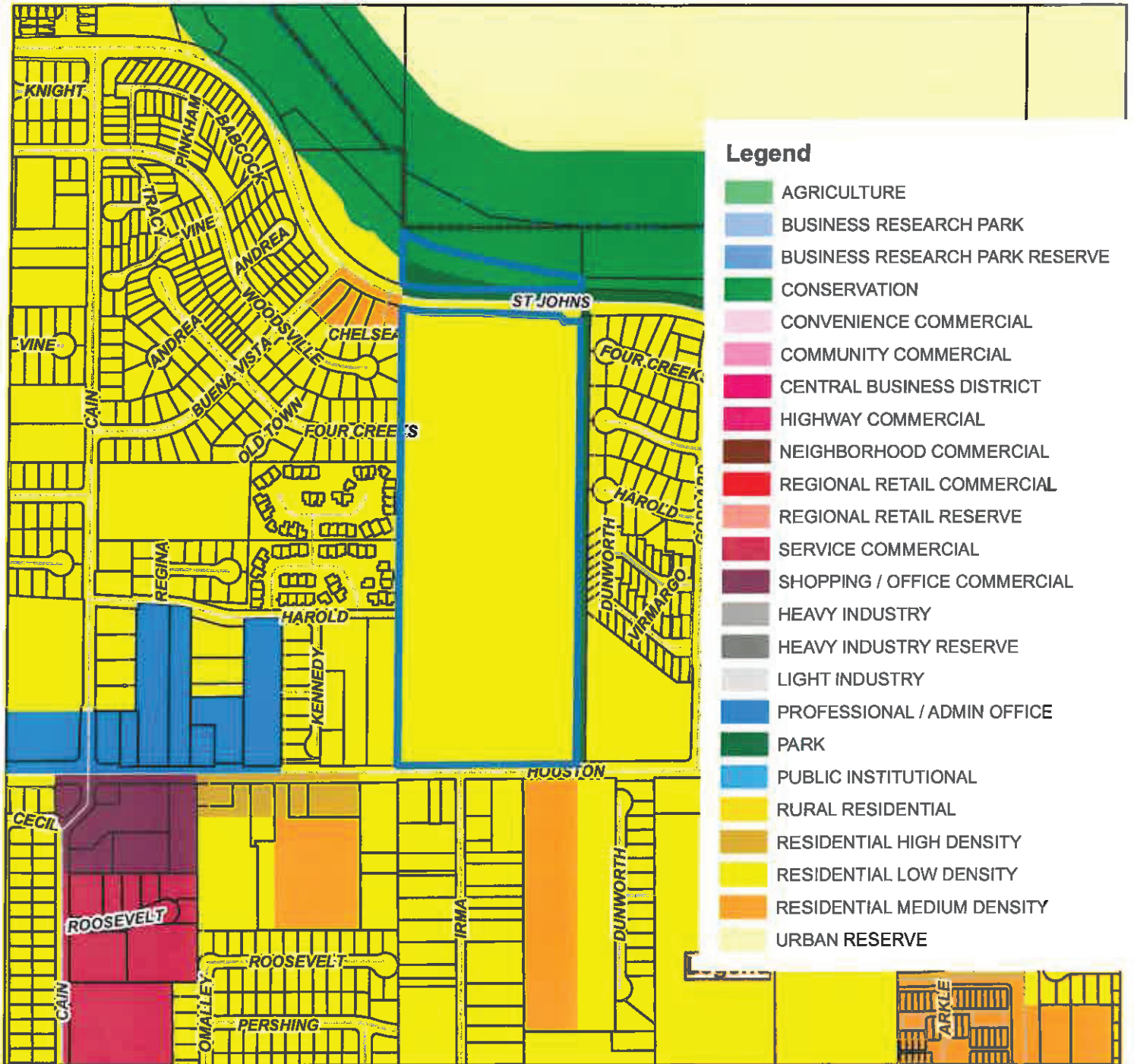
City Reimbursement:

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



Adrian Rubalcaba

General Plan Land Use Map



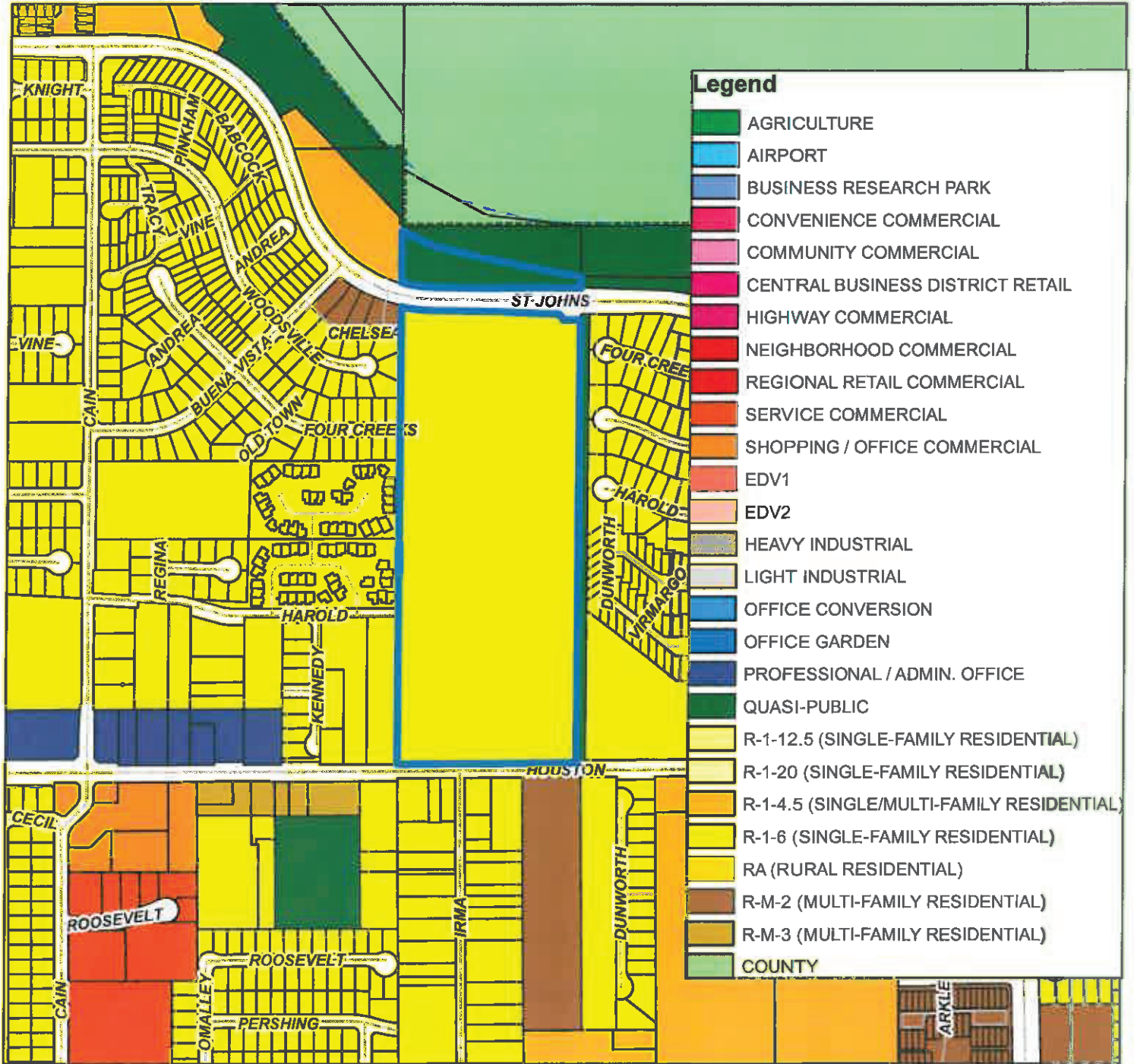
Tentative Subdivision Map 5546



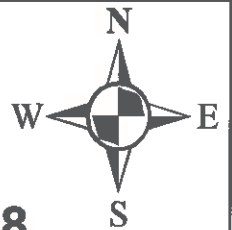
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APN: 098-020-028

Zoning Map



Tentative Subdivision Map 5546



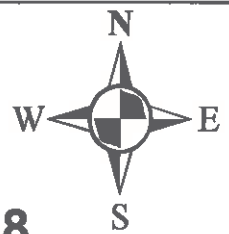
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APN: 098-020-028

Aerial Photo

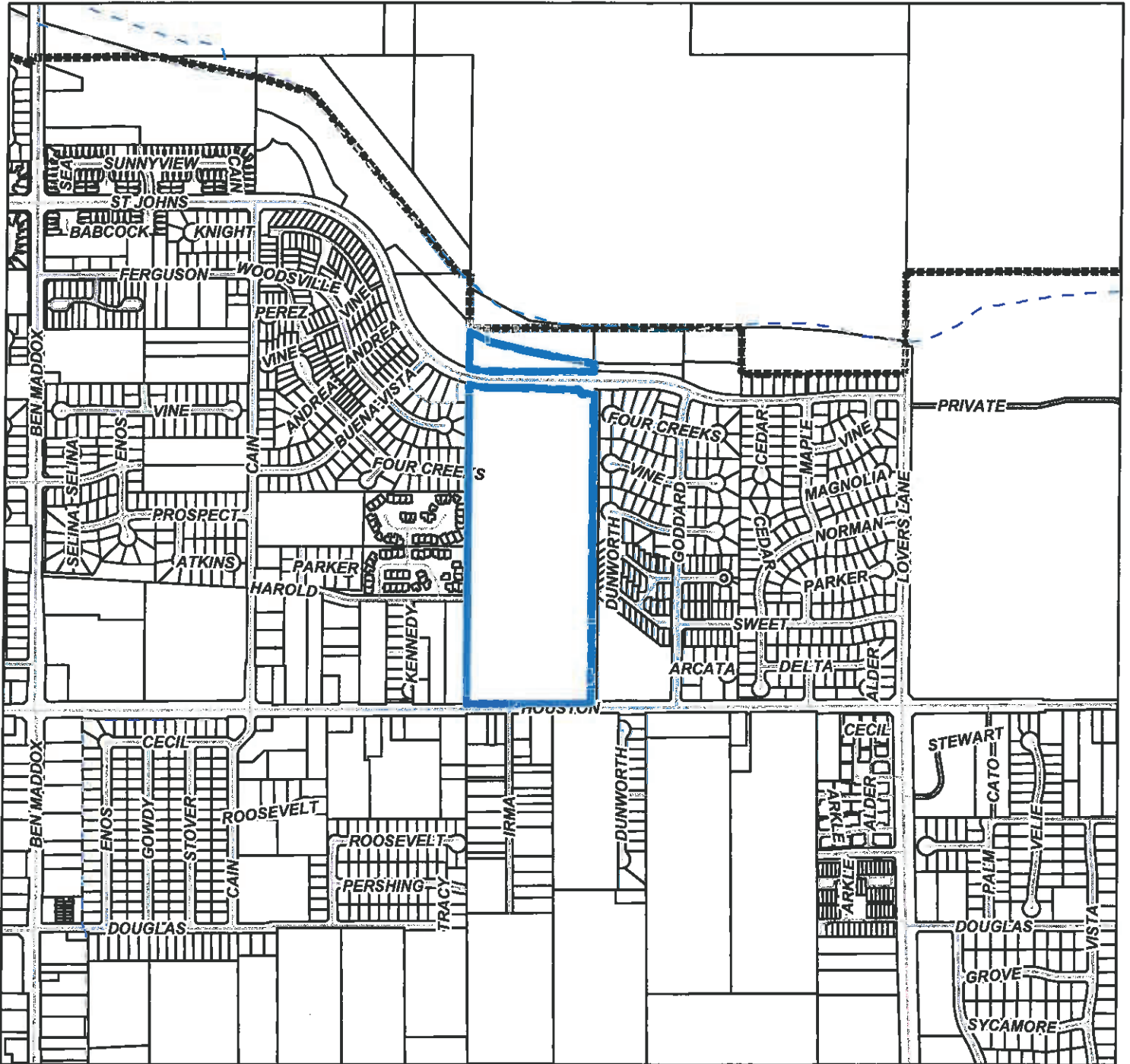


Tentative Subdivision Map 5546



APN: 098-020-028

Vicinity Map



Tentative Subdivision Map 5546



APN: 098-020-028

