

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

TUESDAY, MAY 27, 2014; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments 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.
 - a. Initiation of Annexation 2014-02
5. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2014-16: a request by Vern Phan to construct a 3,720 square foot two-story commercial building with a convenience store and deli on the first floor and offices on the second floor. The site is located on the northeast corner of West Murray Avenue and North Jacob Street in the C-C (Convenience Commercial) zone. (APN: 093-243-009 & 010) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2014-31
6. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2014-15: A request by Visalia Congregation of Jehovah's Witnesses to allow a Religious Facility in two new 4,900 square foot buildings, located in the City of Visalia's Low Density Residential Land Use Designation, the site is in unincorporated Tulare County with a TC AE-20 zoning designation. The site is located at 3943 W. Riggan Avenue, 500 feet west of Demaree Street. (APN: 077-680-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-29

7. PUBLIC HEARING – Paul Scheibel

- a. Conditional Use Permit No. 2014-11: A request by Chandi Group, USA, Inc. to allow the phased development of a shopping center, consisting of six commercial parcels to be developed in four phases with a total of approximately 106,400 square feet of building space, including of a gasoline service station, fast food with drive-thru, four-story hotel, drug store with drive-thru, and general retail space on 12 acres. The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028) A Mitigated Negative Declaration (No. 2014-28) has been prepared for the project
- b. Tentative Parcel Map No. 20114-03: A request by Chandi Group, USA, Inc. to divide 12 acres into six commercial parcels. The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028) A Mitigated Negative Declaration (No. 2014-28) has been prepared for the project

8. 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 FRIDAY, JUNE 6, 2014 BEFORE 5 PM.

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 23, 2014

City of Visalia



Memo

To: Planning Commission
From: Andrew Chamberlain, Senior Planner
Date: May 27, 2014
Re: Annexation No. 2014-02 (Ward)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward Annexation No. 2014-02 to the City Council with a finding that the annexation is consistent with the General Plan.

RECOMMENDED MOTION

I find that Annexation No. 2014-02, consisting of an annexation for 2 acres located at 3943 W. Riggan Avenue, 500 feet west of Demaree Street, is consistent with the General Plan.

BACKGROUND

The site is a two acre portion of an 83.65 acre County island located on the west side of Demaree Street between Riggan and Ferguson Avenues. The annexation of this parcel would not create two county islands, only reduce the existing island.

SITE DESCRIPTION

Annexation No. 2014-02 consists of a 2.04 acre parcel located on the south side of Riggan Avenue approximately 500 feet west of Demaree Street. The site is currently occupied by a single family residence and related structures. The balance of the site has been fallow since 1996 based upon the review of aerial photos. There is a small horse corral and shed structure on the site. The Wutchumna Ditch is piped along the Riggan frontage of the site. There are single family residential units directly adjacent to the site on the west and south sides, and the east side is still in agricultural row crop use.

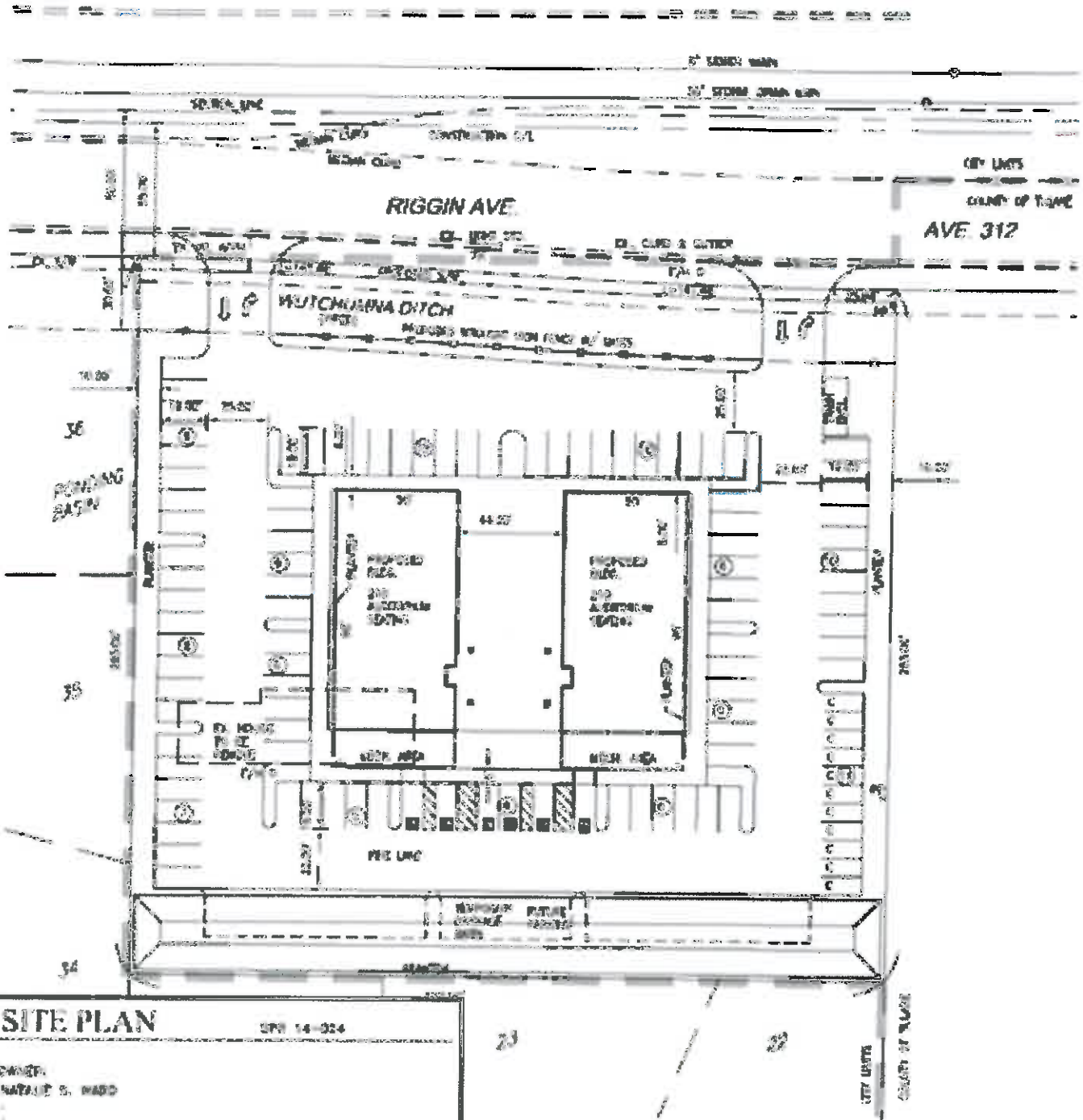
The existing City limits are located on the north, south and west sides of the site. The site is located within the City's 98,700 Population UDB which was adopted in 1991. The site currently has a land use designation of Low Density Residential. Upon annexation, the site would become zoned R-1-6.

ENVIRONMENTAL FINDINGS

An Initial Study and Negative Declaration will be prepared for this proposed annexation as a part of the City Council initiation for this proposed action.

Attachments:

- Exhibit "A" – CUP No. 2014-15 - Site Plan
- City Limits Map
- General Plan Land Use Map
- Aerial Photo



SITE PLAN **SPN 14-024**

OWNER:
NATALIE S. WARD

DEVELOPER:
MILL CREEK CONGREGATION OF JONAH'S WITNESSES
218 3274 N. CONTINUED STREET
VIGALA, CA 95771

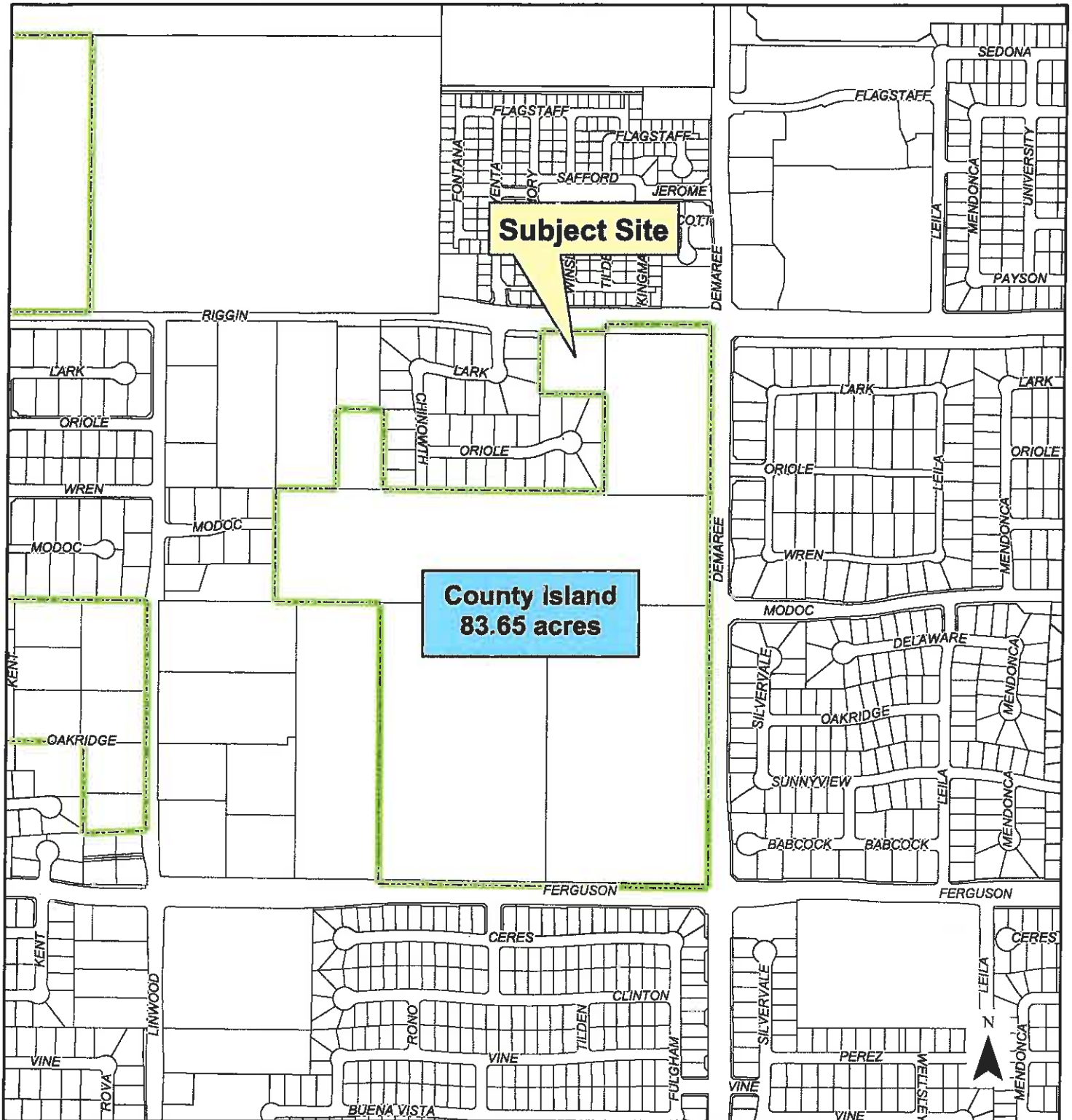
SURVEYOR: FORESTER, WEBER & ASSOCIATES
1610 N. Mineral King Ave., Suite 8
Vigala, California 95771
(916) 732-0102
www.fwa.com

APN: 077-080-013
 Final Plat: "A" 24-0817
 County Plat: 45-26
 CITY OF VIGALA GENERAL PLAN RESIDENTIAL
 SEWER DISPOSAL: CITY OF VIGALA
 WATER SUPPLY: CALIFORNIA WATER SERVICE CO.
 SERVICE: CITY OF VIGALA

PAYMENTS PROVIDED:
 STANDING 00
 PAYMENTS 0
 TOTAL 00



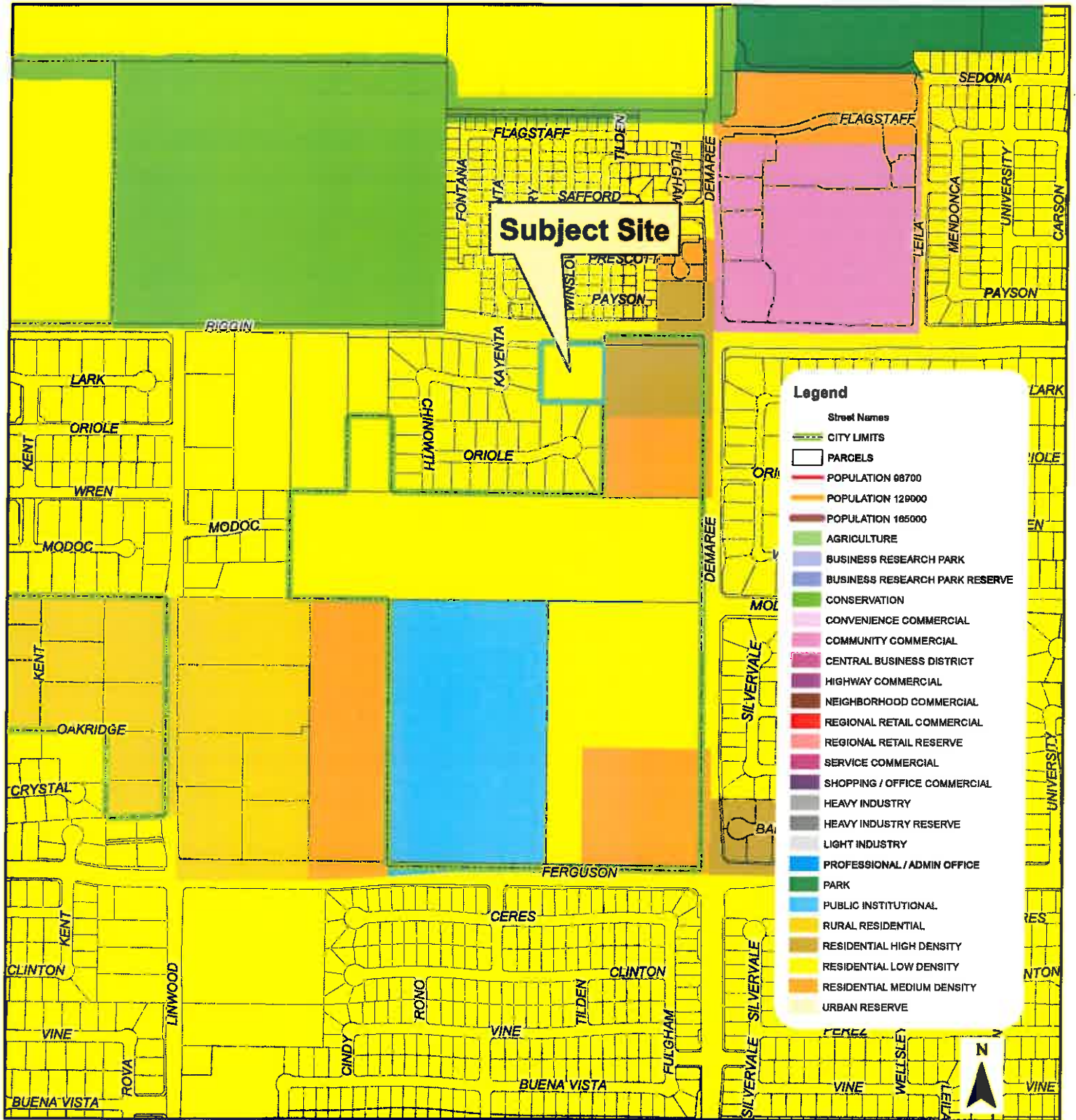
City of Visalia



City Limits

Annexation No. 2014-02

City of Visalia



Land Use Designations

Annexation No. 2014-02

City of Visalia



Aerial Photo

Annexation No. 2014-02



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 27, 2014

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

SUBJECT: **Conditional Use Permit No. 2014-16:** a request by Vern Phan to construct a 3,720 square foot two-story commercial building with a convenience store and deli on the first floor and offices on the second floor. The site is located on the northeast corner of West Murray Avenue and North Jacob Street in the C-C (Convenience Commercial) zone. (APN: 093-243-009 & 010)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2014-25 for Conditional Use Permit No. 2014-16, as conditioned, based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-16, as conditioned, based on the findings and conditions in Resolution No. 2014-25.

PROJECT DESCRIPTION

Conditional Use Permit No. 2014-16 is a request to establish a two-story 3,720 square foot commercial building (see Exhibit "A"). The applicant has identified a convenience store and deli on the first floor (1,840 square feet) while no uses have been identified on the second floor. Stairwell access is provided at the north and south end of the building providing access to the second story. The convenience store will sell perishable and non-perishable items as well as provide a deli with indoor and outdoor seating.

The site will be developed with the building located near the intersection of Jacob Street and Murray Avenue. New landscaping will be installed across both street frontages and along the parking lot as depicted on Exhibit "A". In addition, a new refuse enclosure will be constructed with the convenience store improvements.

The applicant has provided an operational statement (see Exhibit "B"), detailing the daily operations of the convenience store and deli. The hours of operation for the store will be from 7:00 a.m. to 10:00 p.m., seven days per week. The applicant has noted their request to sell alcoholic beverages from the convenience store. The City's position regarding this request is discussed in detail under the Project Evaluation of this report.

A Conditional Use Permit (CUP No. 2009-31) was approved allowing for the development of the site with a convenience store and deli. The development of the site was not pursued within the time limitations of the CUP and the CUP permit expired on July 27, 2011.

BACKGROUND INFORMATION

General Plan Land Use Designation: Convenience Commercial

Zoning: C-C (Convenience Commercial)

Surrounding Zoning and Land Use: North: R-M-3 (Multi-Family Residential 1,500 sq. ft. min. site area per dwelling) – Residential Units

South: C-SO (Shopping / Office Commercial) – Peoples Care Bliss
East: R-M-3 (Multi-Family Residential 1,500 sq. ft. min. site area per dwelling) – Single-Family Dwelling
West: R-M-3 (Multi-Family Residential 1,5000 sq. ft. min. site area per dwelling) – Tri-Counties Bookkeeping

Environmental Document

Categorical Exemption No. 2014-31

Site Plan:

Site Plan Review No. 2014-043

RELATED PROJECTS

General Plan Amendment No. 2005-18 and Change of Zone No. 2005-19 were recommended for approval by the Planning Commission on October 24, 2005 to change the Land Use / Zoning designation from Residential High Density to Convenience Commercial. As indicated in the findings for approval, the site met the location requirements for a convenience store to serve the surrounding development and the use would be consistent with the surrounding uses. On December 5, 2005, the City Council approved General Plan Amendment No. 2005-18 and Change of Zone No. 2005-19.

Conditional Use Permit No. 2009-31, was approved by the Planning Commission on July 27, 2009 (Resolution No. 2009-43). The CUP was a request to construct a two-story commercial building with a convenience store and deli. CUP No. 2009-31 expired on July 27, 2011, because building plans were never submitted for a building permit.

PROJECT EVALUATION

Staff supports the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

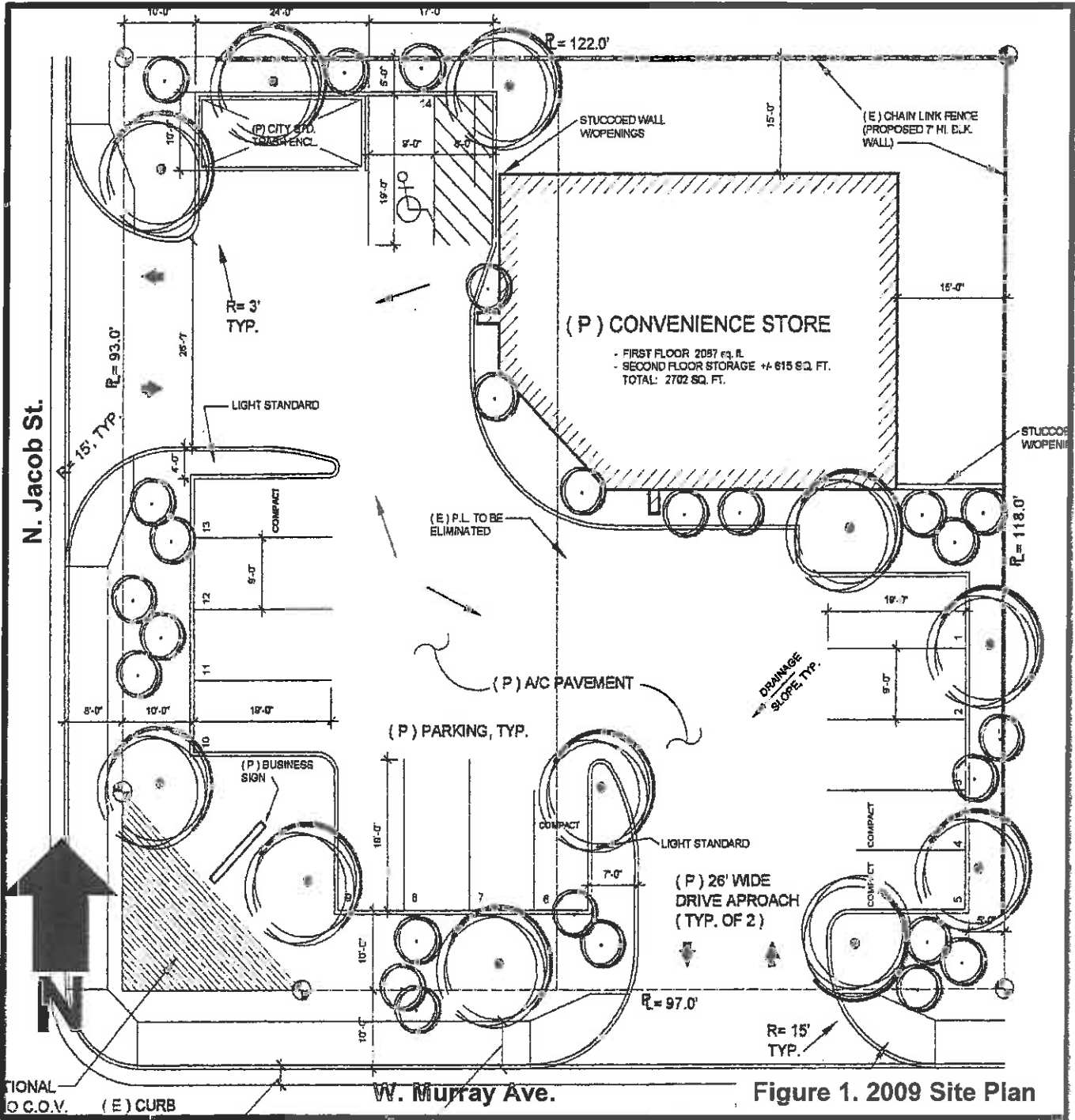
Land Use Compatibility

The area surrounding the project site is developed with a mixture of commercial and office businesses and single and multi-family development. There are two convenience stores within a quarter mile of the proposed convenience store and deli site. The 4 Seasons Handy Market is located southwest corner of Goshen Avenue and Giddings Street and Franks Liquor and Superte is located on the southwest corner of Murray Street and Willis Street (see Exhibit "C"). Both of these sites provide general commercial goods and services to the surrounding neighborhoods.

Convenience Commercial sites are intended to provide personal and convenience goods and services to nearby residential areas. The Zoning Ordinance also requires interface standards between commercial and residential zoned properties to ensure that the commercial development is aesthetically pleasing to the surrounding residential neighborhood.

The operational statement, see Exhibit "B", states the convenience store will provide ethnic groceries and limited retail items in addition to providing an Asian deli take-out food counter with limited indoor/outdoor seating. The convenience store as proposed by the applicant is consistent with the intensity and nature of the C-C zone.

The applicant has opted to reconfigure the 2009 CUP site plan (see Figure 1) by relocating the building from the northeast corner of the property adjacent to residential development to the southwest corner of the property near the intersection (see Exhibit "A"). The building location near the intersection reduces the impact to the residential zoned properties by pushing the building further away from residential homes and eliminates "dead space" between the building and the north and east property lines (see Figure 1).



Alcoholic Beverage Control (ABC) License

During the Site Plan Review process, the applicant was informed that staff would not support the "off-sale" of alcoholic beverages from this location. The City's position opposing an ABC license for off-sale of alcohol beverages is due to the site's close proximity to residential development, proximity to Highland Elementary School, and given that two convenience stores within ±1,000 feet of the project site already provide for the off-sale of alcoholic beverages (see Exhibit "C").

Although licensing requirements are controlled by the California Department of Alcoholic Beverage Control, the City's current position would be to deny the request once the City is notified via ABC's procedural licensing process. Conversely, staff may support a license request restricting sales to onsite consumption of beer and wine in conjunction with the bonafide eating establishment (i.e., Asian Deli). Staff will work with the appropriate City departments when reviewing the ABC license.

Parking

Section 17.34.020.F.3 of the Visalia Zoning Ordinance requires one parking space for every 300 square feet of floor area for retail stores. The applicant has provided a parking analysis on Exhibit "A" detailing the required parking for the entire 3,720 square foot building. Based on the parking requirements as prescribed by the Zoning Ordinance, the 16 parking spaces meet the retail parking demand.

Landscaping

Landscaping and irrigation will be installed to meet the City standards, including new street trees along Jacob Street and Murray Avenue as depicted on Exhibit "A". The landscape and irrigation plans are required to comply with the City adopted Water Efficient Landscape Ordinance standards. The ordinance requires landscaping and irrigation plans to be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. Condition No. 6 requires the landscape plans to be prepared in accordance with WELO (Water Efficiency Landscape Ordinance) standards.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2014-31).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2014-31).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-043.
2. That the site and floor plan shall maintain compliance with the site plan and floor plan provided on Exhibit "A".
3. That the site be developed in substantial compliance with the elevations shown in Exhibits "A".
4. That the applicant complies with their operational statement as stated in Exhibit "B". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
5. A request for an Alcoholic Beverage Control license for the off-site sale of alcohol (i.e., beer, wine and spirits) from this convenience store will not be supported by the City. The City may support a license for the onsite sale and consumption of beer and wine in conjunction with a bonafide restaurant.
6. That landscape and irrigation plans be prepared in accordance with the City of Visalia Water Efficient Landscape Ordinance, and shall be included in the construction document plans submitted for the building permit. The landscape and irrigation plans shall be signed by a licensed landscape architect, or a licensed landscape contractor.
7. That all signs require a separate building permit.
8. That all applicable federal, state and city codes and ordinances be met.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-16.

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. 2014-25
- Exhibit "A" – Site Plan / Floor Plan / Elevations
- Exhibit "B" – Operational Statement
- Exhibit "C" – Convenience Store Locations
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2014-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-16, A REQUEST BY VERN PHAN TO CONSTRUCT A 3,720 SQUARE FOOT TWO-STORY COMMERCIAL BUILDING WITH A CONVENIENCE STORE AND DELI ON THE FIRST FLOOR AND OFFICES ON THE SECOND FLOOR. THE SITE IS LOCATED ON NORTHEAST CORNER OF WEST MURRAY AVENUE AND NORTH JACOB STREET IN THE C-C (CONVENIENCE COMMERCIAL) ZONE.
(APN: 093-243-009 & 010)

WHEREAS, Conditional Use Permit No. 2014-16, is a request by Vern Phan to construct a 3,720 square foot two-story commercial building with a convenience store and deli on the first floor and offices on the second floor. The site is located on northeast corner of West Murray Avenue and North Jacob Street in the C-C (Convenience Commercial) zone (APN: 093-243-009 & 010); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 27, 2014; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2014-16, 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 15332.

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

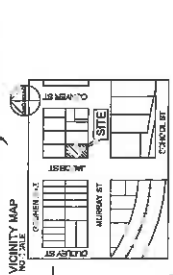
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Convenience Commercial sites are intended to provide personal and convenience goods and services to nearby residential areas. The Zoning Ordinance also requires interface standards between commercial and residential zoned properties to ensure that the commercial development is aesthetically pleasing to the surrounding residential neighborhood.

- 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. The development of the commercial site will also include right-of-way improvements including the construction of sidewalks along both Jacob Street and Murray Avenue providing improved pedestrian walkways.
3. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2014-31).

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 project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-043.
2. That the site and floor plan shall maintain compliance with the site plan and floor plan provided on Exhibit "A".
3. That the site be developed in substantial compliance with the elevations shown in Exhibits "A".
4. That the applicant complies with their operational statement as stated in Exhibit "B". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
5. A request for an Alcoholic Beverage Control license for the off-site sale of alcohol (i.e., beer, wine and spirits) from this convenience store will not be supported by the City. The City may support a license for the onsite sale and consumption of beer and wine in conjunction with a bonafide restaurant.
6. That landscape and irrigation plans be prepared in accordance with the City of Visalia Water Efficient Landscape Ordinance, and shall be included in the construction document plans submitted for the building permit. The landscape and irrigation plans shall be signed by a licensed landscape architect, or a licensed landscape contractor.
7. That all signs require a separate building permit.
8. That all applicable federal, state and city codes and ordinances be met.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-16.

MIXED USE PROJECT FOR THE PHAN FAMILY VISALIA, CA



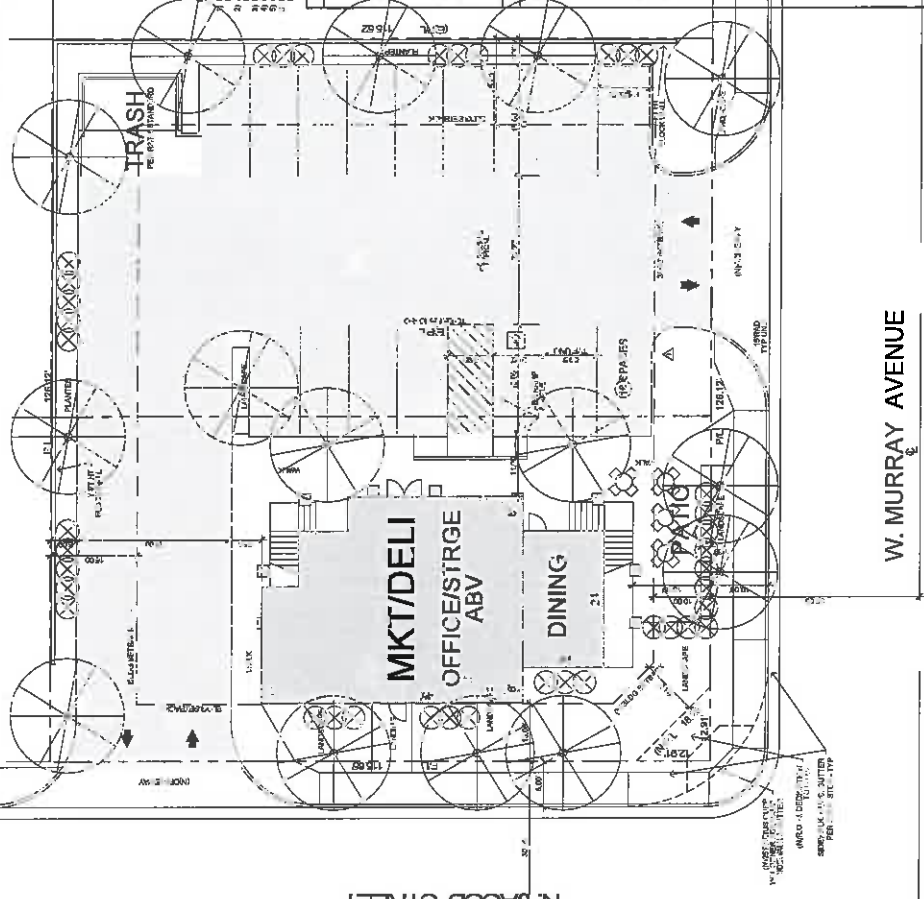
PHAN FAMILY CITY OF VISALIA, CA
 SITE PLAN REVISED COMMENTS
 1. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN FOR CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES AND HAS DETERMINED THAT THE SITE IS IN CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES.
 2. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN FOR CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES AND HAS DETERMINED THAT THE SITE IS IN CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES.
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 10. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN FOR CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES AND HAS DETERMINED THAT THE SITE IS IN CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES.

PURPOSE/DESCRIPTION OF USE
 THE PROJECT IS FOR THE DEVELOPMENT OF A MIXED USE PROJECT INCLUDING A MARKET/Deli, OFFICE/Storage, and Dining. The project is located on the east side of Highway 99, north of Highway 198 and south of Highway 199. The project is in compliance with the Visalia City Zoning Ordinance.

PROJECT DATA
 STREET FRONT: 100.00 FT (N. SIDE)
 STREET FRONT: 100.00 FT (S. SIDE)
 CITY OF VISALIA
 VISALIA, CA 93278
 PROJECT NO. 2019-001
 DATE: 01/15/2019
 DRAWN BY: J. PHAN
 CHECKED BY: J. PHAN
 PROJECT NO. 2019-001
 DATE: 01/15/2019
 DRAWN BY: J. PHAN
 CHECKED BY: J. PHAN

PROJECTIONS
 1. THE CITY ENGINEER HAS REVIEWED THE SITE PLAN FOR CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES AND HAS DETERMINED THAT THE SITE IS IN CONFORMANCE WITH THE VISALIA CITY ZONING ORDINANCES.
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REVISIONS	DATE	BY	DESCRIPTION
1	01/15/2019	J. PHAN	ISSUED FOR PERMITS
2	01/15/2019	J. PHAN	REVISED PERMITS COMMENTS
3	01/15/2019	J. PHAN	REVISED PERMITS COMMENTS
4	01/15/2019	J. PHAN	REVISED PERMITS COMMENTS



CONCEPT DEVELOPMENT PLAN
 CITY OF VISALIA
 VISALIA, CA 93278
 PROJECT NO. 2019-001
 DATE: 01/15/2019
 DRAWN BY: J. PHAN
 CHECKED BY: J. PHAN

UTILITY PROVIDERS
 CITY OF VISALIA
 VISALIA, CA 93278
 PROJECT NO. 2019-001
 DATE: 01/15/2019
 DRAWN BY: J. PHAN
 CHECKED BY: J. PHAN

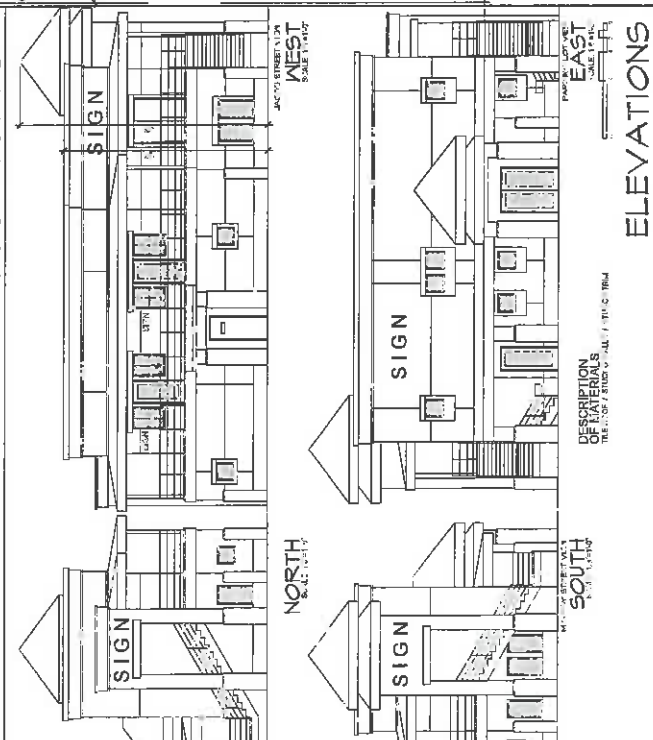
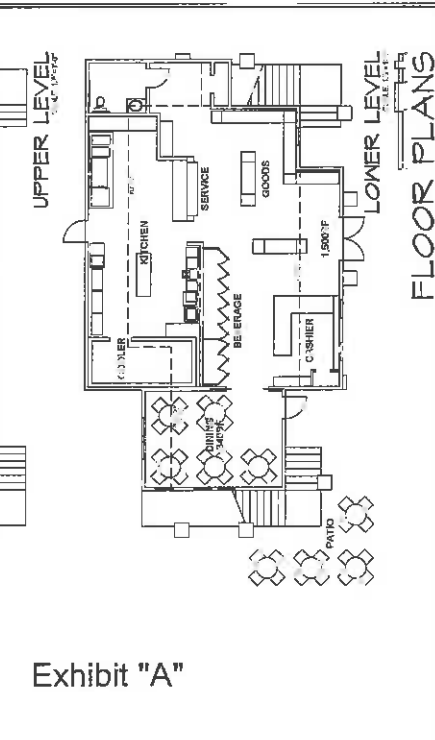
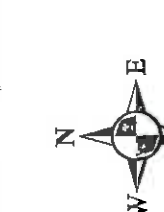


Exhibit "A"

OPERATIONAL STATEMENT

We, the Applicants, request City approval of this request to operate a mixed use building of 3,720 sq ft at 916 W. Murray Avenue, Visalia. We own the property and will build and operate a Market with beer and wine sales, a primarily Asian deli with on-site service of beer and wine, and leasable professional office space.

We intend to provide Laotian foods and groceries, but will also accommodate the foods of other cultures. Our goal is to provide a pleasant environment for our customers by means of our high level of personalized service, attractive building, and enhanced site landscaping. We are residents, business operators, and property owners in Visalia, and our customers and neighbors will report that we are hard-working, honest, and responsible. We and our family have great pride in being a productive part of the community. In our years in the community, we are pleased to report that we have not had incidences of complaints or grievances. We believe that our direct and personal involvement in operations, respect for our customers, and our business awareness will result in a viable and safe environment at our location.

Our intent to include the sale of alcoholic beverages is an added responsibility that we are prepared to take most seriously. The added goods will add convenience to the community, increase our sales appeal and revenue, create local job opportunities for employees needed or servicing our business, increase the economic base of the city, and increase sales taxes. We will conduct the sale of alcohol at our facility in a secure and controlled manner, in accordance with all applicable regulations. The added sales base will provide the added benefit to our customers and neighbors by giving them the choice of locally shopping for a wider range of goods at our location.

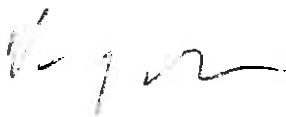
The use of our building will be allocated to a combined market and take-out deli (1,500 sq ft), an interior and area-separated dining area (340 sq ft), an exterior and fenced patio dining area (350 sq ft), a storage area (360 sq ft), and leasable space for professional service offices (830 sq ft). We expect up to a combination of ten employees and tenants and will operate from 7am until 10pm.

In conclusion, we are very much aware of the obligations and responsibilities associated with the operation of a facility of the nature we intend. We take these responsibilities seriously and refer to our past record as evidence of our expected future performance.

Thank you,

Dated: April 24, 2014

Vern F. Phan



Melanie M Turner

Exhibit "C"





MEETING DATE 4/16/2014
SITE PLAN NO. 14-043
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

ADDITIONAL COMMENTS This project requires a Conditional Use Permit

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

Site Plan Review Committee



MEETING DATE April 16, 2014
SITE PLAN NO. 14-043
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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- 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 CUP

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: April 16, 2014
SITE PLAN NO: SPR14043
PROJECT TITLE: NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION: MULTI TENANT COMMERCIAL BUILDING WITH 3,720
 SF BUILDING ON 14,594 SF AREA (CC ZONED)
 (DISTRICT E)
APPLICANT: MUNGIA FRANK
PROP OWNER: PHAN VERN F
LOCATION: 916 W MURRAY AVE
APN(S): 093-243-009 093-243-010

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 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned walls, 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: A-3 * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁴ 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) 713-4220*
- Acceptable as submitted
- No comments at this time.

Additional comments: _____

G. FERBERO

Signature



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown,
Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 1

DATE: April 16, 2014

SITE PLAN NO:

SPR14043

PROJECT TITLE:

NEW MULTI TENANT COMMERCIAL BUILDING

DESCRIPTION:

MULTI TENANT COMMERCIAL BUILDING WITH 3,720 SF BUILDING ON 14,594 SF AREA (CC ZONED) (DISTRICT E)

APPLICANT:

MUNGIA FRANK

PROP OWNER:

PHAN VERN F

LOCATION:

916 W MURRAY AVE

APN(S):

093-243-009 093-243-010

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- 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.)
- Fire hydrant spacing shall comply with the following requirements:
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

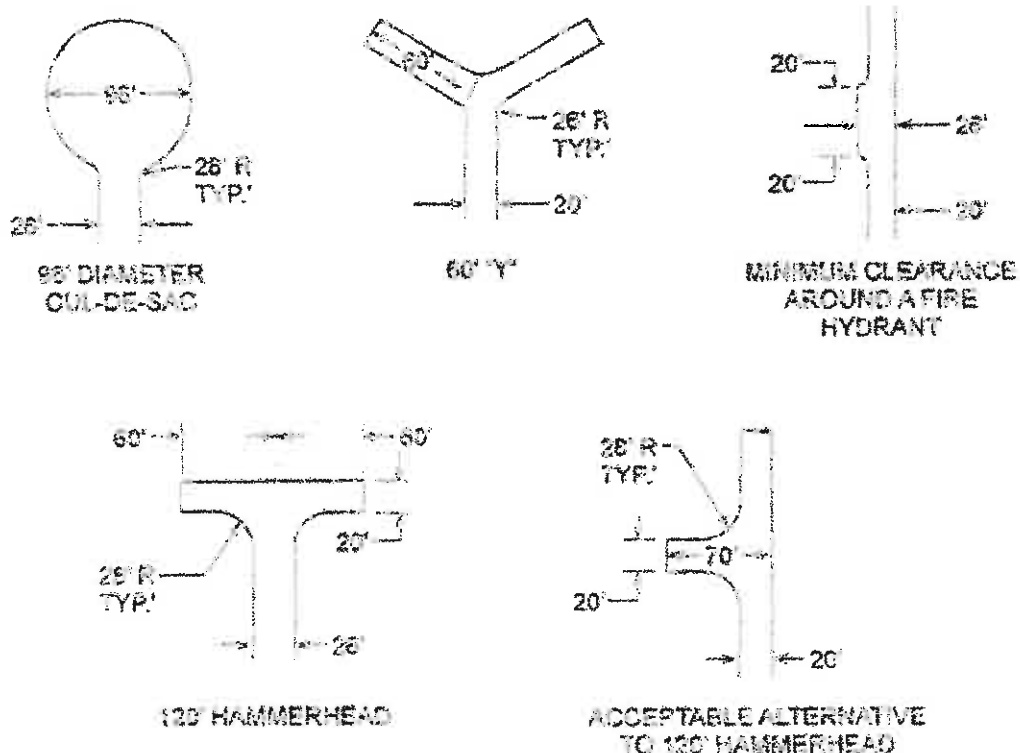


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following: *2013 CFC D103.5*
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet form curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:


Kurtis A. Brown
Assistant Fire Marshal

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

ITEM NO: 1 DATE: April 16, 2014
SITE PLAN NO: SPR14043
PROJECT TITLE: NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION: MULTI TENANT COMMERCIAL BUILDING WITH 3,720 SF BUILDING ON 14,594 SF AREA (CC ZONED) (DISTRICT E)
APPLICANT: MUNGIA FRANK
PROP OWNER: PHAN VERN F
LOCATION: 916 W MURRAY AVE
APN(S): 093-243-009 093-243-010

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: *- FOLLOW APPLICABLE ABC LICENSING LAWS REGARDING POTENTIAL ALCOHOL RETAIL SALES AND ADVERTISING.*

B. WINTER L.P.

Visalia Police Department

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: April 16, 2014

SITE PLAN NO: 2014-043
PROJECT TITLE: NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION: MULTI TENANT COMMERCIAL BUILDING WITH 3,720 SF BUILDING ON 14,594 SF AREA (CC ZONED) (DISTRICT E)
APPLICANT: MUNGIA FRANK
PROP. OWNER: PHAN VERN F
LOCATION TITLE: 916 W MURRAY AVE
APN TITLE: 093-243-009

General Plan: CC -- Convenience Commercial

Existing Zoning: CC -- Convenience Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment or Reciprocal Access Agreements
- Additional Information as needed
- Building Permit

PROJECT SPECIFIC INFORMATION: 04/16/2014

1. A Conditional Use Permit is required for the convenience store. A CUP is also required if the building space located on the second story is proposed for residential units.
2. Provide a detailed operational plan with the CUP application submittal.
3. The block wall along the north and east property line shall be reduced to three feet in height when located in the required 10-foot landscape setback area along both Murray Avenue and Jacob Street.
4. Staff will recommend conditions restricting signage to non-illuminated for those building façades facing residential zoned properties (north and east building façade).
5. Signage is subject to the Convenience Commercial sign requirements of Section 17.48.070.C.
6. Relocate the parking stalls outside the required 10-foot landscape setback along Murray Ave.

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: "E" (See Chapter 17.24 For BRP Zoned Sites) [17.30.200]

Maximum Building Height: 60 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	10 Feet(a)	10 Feet
➤ Side	0 Feet	5 Feet(b)
➤ Street side on corner lot	10 Feet(c)	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet(b)
➤ Rear abutting residential zone	15 Feet	5 Feet

(a) Except sites in the C-DT zone, in which case the structure may be built to property line.
(b) Except where building is on property line.
(c) Except for corner properties fronting Main Street in the C-DT zone.

Minimum Site Area: 6,000 square feet

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide parking based on the following: one space per 300 sq. ft. for the convenience store and one space per 250 square feet for general office spaces (second story). Based on the square footages provided, 11 parking spaces are required. The site plan depicts 18 parking spaces provided on-site (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 handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
10. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: North and East property lines

6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.

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

Lighting:

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

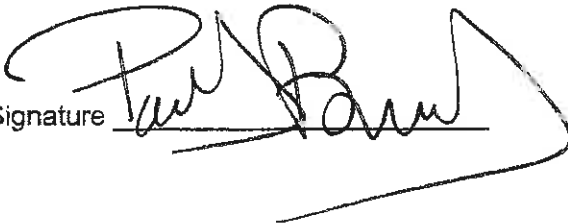
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.
2. Signing in P-C-C and P-C-N Zones (Permit required). Buildings signs are permitted for each commercial use, as follows:
 - Two square feet of sign area is permitted for each foot of linear occupancy frontage to a maximum of fifty (50) square feet;
 - Users may choose which exterior side of the building will be used for the purpose of calculating the permitted sign area. The building signs, however, shall be mounted on the side of the building used to calculate the permitted sign area.
 - Additional signs of a maximum twenty-five (25) percent of the sign area as calculated in Section 17.48.070(C)(1) shall be allowed for each remaining exterior wall; provided, that the sign for any given wall does not exceed two square feet per linear foot of the wall length;
 - Pedestrian Oriented Sign. One double faced sign not exceeding an area of three square feet per face nor a height of twelve (12) feet;
 - The sign area as calculated for the occupancy frontage may be used on the occupancy frontage or may be divided between the occupancy frontage and any other exterior walls; provided, that the total sign area does not exceed that as calculated for the occupancy frontage or that the sign area on any exterior wall does not exceed two square feet per one foot of linear occupancy frontage;
 - Each building may display a reader board of a maximum area of twenty (20) square feet indicating the name, address and type of business of the businesses within the building. If the reader board is located on a part of the building qualifying as an occupancy frontage for which sign area may be calculated, the sign area used for the reader board shall be deducted from the total permitted for that occupancy;
 - Reader boards shall be designed as one with each copy panel consisting of similar materials and design. Permits for reader boards shall not be issued without consent of the property owner.

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.

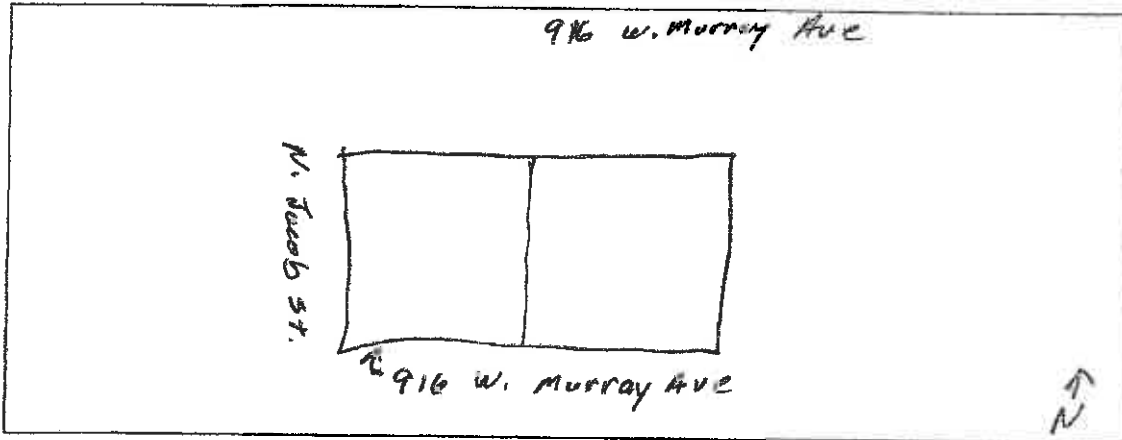
Signature 

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 4-14-14

Site Plan Review # 14-043

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

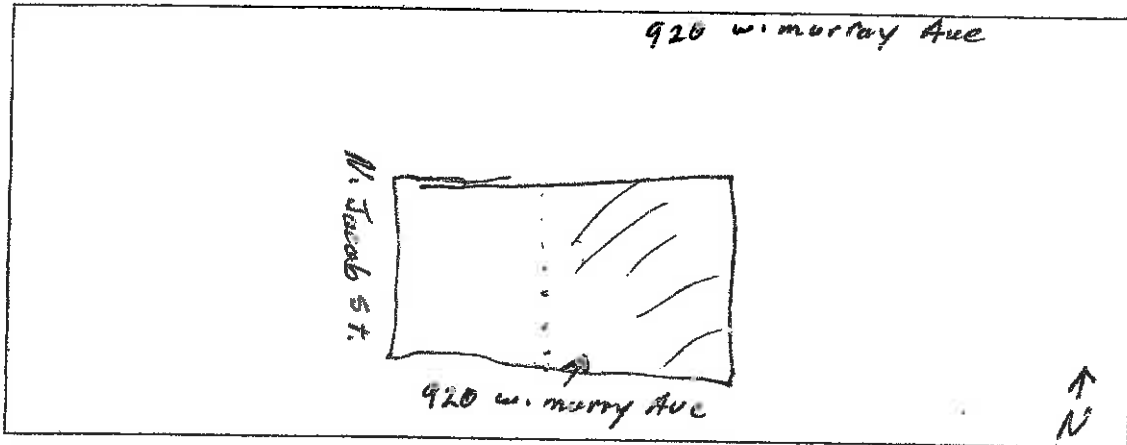
Email: jhooyer@ci.visalia.ca.us

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 4-14-14

Site Plan Review # 14-043

SITE PLAN REVIEW COMMENTS



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Other Comments: _____

Joel Hooyer
Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: April 16, 2014
SITE PLAN NO: SPR14043
PROJECT TITLE: NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION: MULTI TENANT COMMERCIAL BUILDING WITH 3,720
 SF BUILDING ON 14,594 SF AREA (CC ZONED)
 (DISTRICT E)
APPLICANT: MUNGIA FRANK
PROP OWNER: PHAN VERN F
LOCATION: 916 W MURRAY AVE
APN(S): 093-243-009 093-243-010

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 FOR BREAKER/CELL KITCHEN
- GARBAGE GRINDER - ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

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

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



AUTHORIZED SIGNATURE

4-14-14

DATE



**CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION**

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

CITY OF VISALIA
ORDINANCE 13.08

13.08.570 Traps required.

Grease, oil and sand traps shall be provided when, in the opinion of the City, they are necessary for the protection of the sewerage system from liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such traps shall not be required for buildings used solely for residential purposes. Such traps shall be required for example, on discharges from all service stations, automotive repair garages, car washes, restaurants, eating establishments and food preparation establishments, and such other commercial or industrial establishments as the city may designate. (Prior code § 4254)

13.08.580 Construction of traps.

All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including service stations and garages, shall be in accordance with the adopted plan of the city for such traps or shall be the approved equal thereof as determined by the director. (Prior code § 4255)

13.08.590 Maintenance of traps.

When installed, all grease, oil and sand traps shall be maintained by the owner, at owner's expense, in continuously efficient operation at all times. (Prior code § 4256)

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: 4/16/14

SITE PLAN NO.: 14043
PROJECT TITLE: NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION: MULTI TENANT COMMERCIAL BUILDING WITH
3,720 SF BUILDING ON 14594 SF AREA (CC
ZONED) (DISTRICT E)
APPLICANT: MUNGIA FRANK
PROP OWNER: PHAN VERN F
LOCATION: 916 W MURRAY
APN: 093-243-009 093-243-010

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 25' radius; **ADA compliant ramp**
- Install curb; gutter
- Drive approach size: 26' Use radius return;
- Sidewalk: 6' 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. Contact Rafael Magallan, 713-4414.
- 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.
- 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 Joel Hooyer 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. R-3/R-4 trash enclosure shall have city std. refuse apron and gates per Cist Std. R-5 and R-6.**
- 2. It appears that there are existing curb cut downs along Murray that will need to be removed and replaced with city std. curb and gutter. Cold joint per city std. C-34**
- 3. Parking stalls shall be per PK-1 through PK-4.**
- 4. Relocate signs in public R.O.W or show clearances for ADA compliance.**
- 5. Show ADA path of travel for R.O.W into property on building permit plans.**
- 6. Show ADA path of travel from accessible parking stalls into building on building permit plans.**
- 7. New 25' radius curb return will require the relocation of existing drain inlet. Show all work required on Jacob street, including utility relocations.**
- 8. New 25' curb return with ramp at Jacob/Murray per city std meeting ADA requirements.**
- 9. Show location of signals @ Jacob/Murray corner. Signals shall allow for ADA path of travel at curb ramp return.**
- 10. New 25' drive approaches are acceptable with curb returns. New returns shall meet city std. C-24 and all ADA requirements.**
- 11. New sidewalk (6' wide) shall be per city std. C-11 with parkway between curb and front of sidewalk**

- 12. Project located in an AE flood zone. Comply with all FEMA regulations.**
- 13. Project may require LLA if property line is to be removed as noted on the site plan.**
- 14. Design project to drain to street, drainage and grading plan is required with building permit plan set.**
- 15. City sewer map shows laterals to each parcel off of Murray, this project is required to connect to City sewer.**
- 16. There is an existing overhead electrical line along the frontage of Murray not being shown.**
- 17. Impact fees apply to this project for restaurant & general office use.**
- 18. Include detailed seating for restaurant in permit submittal for calculation of sewer impact fees.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14043
Date: 4/16/14

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


(Fee Schedule Date:8/16/13)
(Project type for fee rates:1190 SF GEN. OFFICE AND RESTAURANT(family type w/out bar)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116.00/acre
<input checked="" type="checkbox"/> Transportation Impact Fee	(\$5072.00/1000SF OFF +\$11,337.00/1000SF GEN RET.) - 25% INFILL CREDIT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$84.00/1000SF OFF + \$52.30/SEAT REST. W/OUT BAR
<input checked="" type="checkbox"/> Sewer Front Foot Fee	TREATMENT: \$199.60/1000SF OFF +\$234.00 REST. W/OUT BAR \$37.04/FOOT
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	ACQ: 5,050.30/GROSS ACRE CSO DEV: \$561.1/GROSS ACRE CSO
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4119.14/GROSS ACRE CSO
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$7480.2/GROSS ACRE CSO
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1636.7/GROSS ACRE CSO
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$597.5/1000SF OFF \$479.00/1000SF CSO
<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

April 16, 2014

ITEM NO:	1
SITE PLAN NO:	SPR14043
PROJECT TITLE:	NEW MULTI TENANT COMMERCIAL BUILDING
DESCRIPTION:	MULTI TENANT COMMERCIAL BUILDING WITH 3,720 SF BUILDING ON 14,894 SF AREA (CC ZONED) (DISTRICT E)
APPLICANT:	MUNGIA FRANK
PROP. OWNER:	PHAN VERN F
LOCATION:	915 W MURRAY AVE
APNS:	093-243-009 093-243-010

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 Analysis required.

Additional Comments:

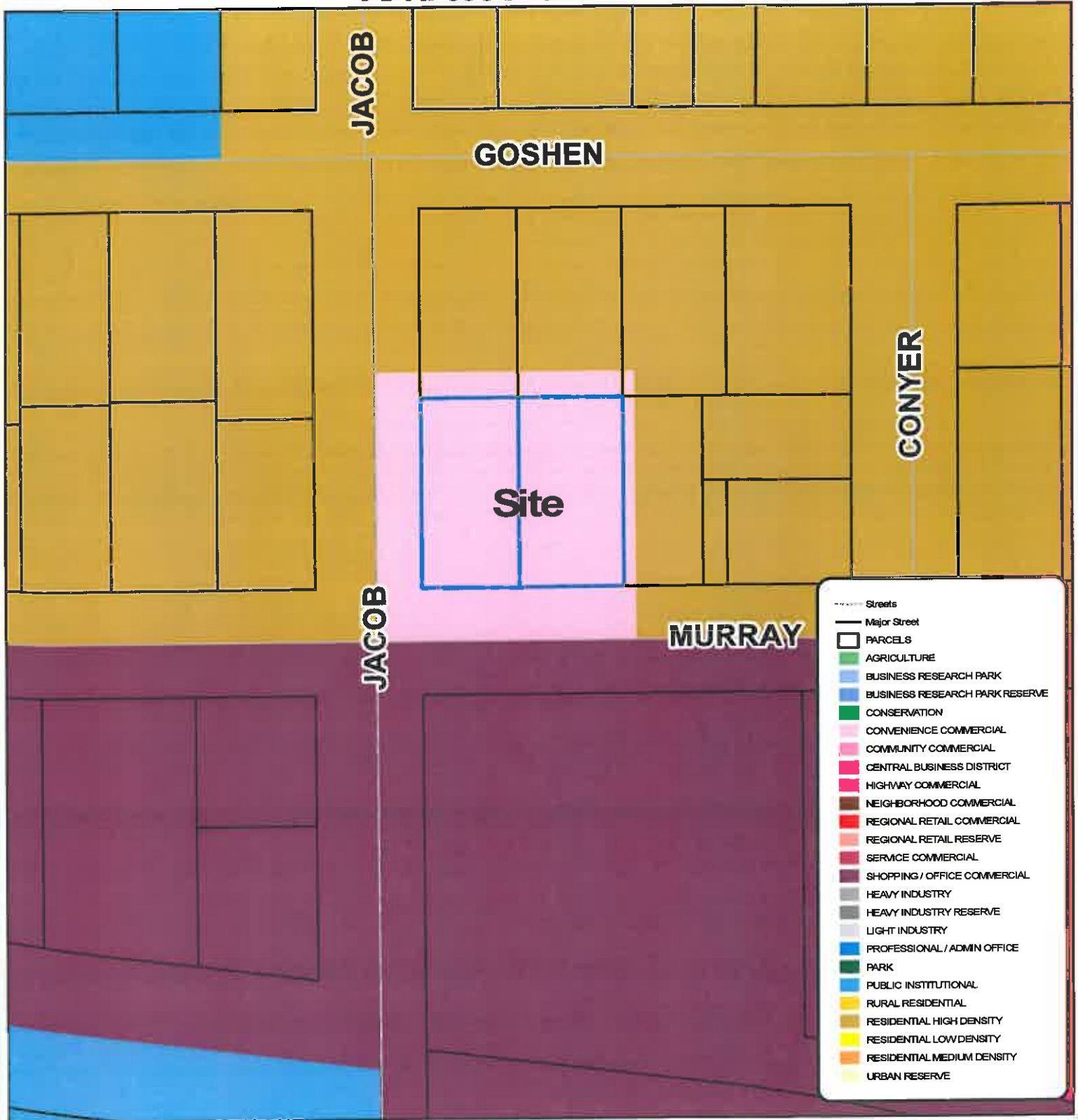
- Drive approach locations shall comply with City Standard C-32. Standard requires 100' from end of curb return to driveway for access onto a collector.



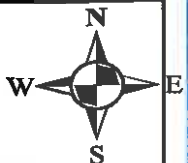
Leslie Blair

Conditional Use Permit No. 2014-16

APN: 093-243-009 & 010

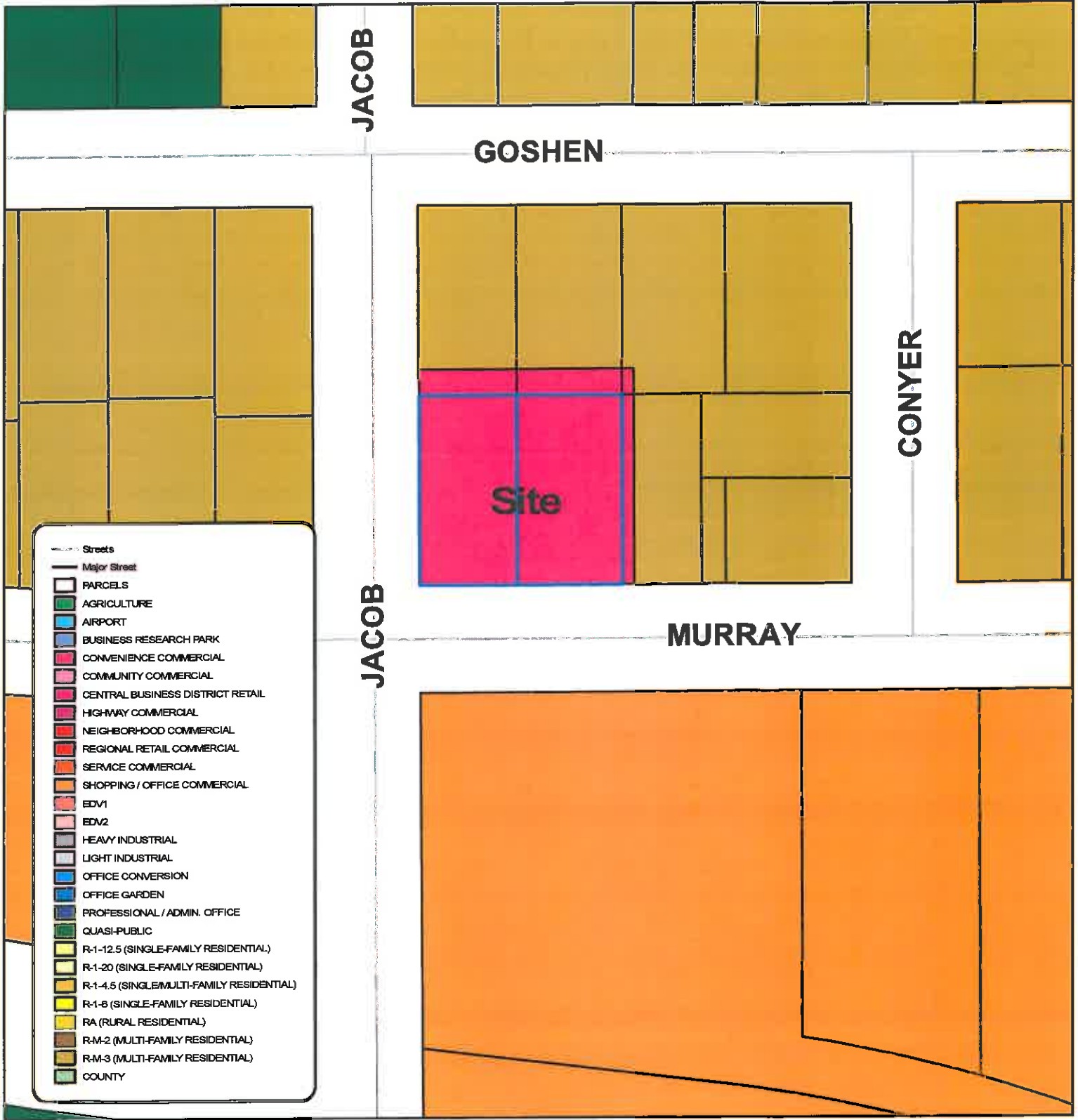


General Plan Land Use Map



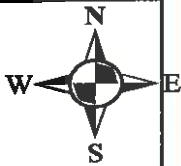
Conditional Use Permit No. 2014-16

APN: 093-243-009 & 010



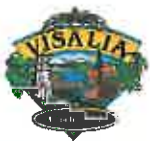
- Streets**
- Major Street
- PARCELS**
- AGRICULTURE
 - AIRPORT
 - BUSINESS RESEARCH PARK
 - CONVENIENCE COMMERCIAL
 - COMMUNITY COMMERCIAL
 - CENTRAL BUSINESS DISTRICT RETAIL
 - HIGHWAY COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - REGIONAL RETAIL COMMERCIAL
 - SERVICE COMMERCIAL
 - SHOPPING / OFFICE COMMERCIAL
 - 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-1-8 (SINGLE-FAMILY RESIDENTIAL)
 - RA (RURAL RESIDENTIAL)
 - R-M-2 (MULTI-FAMILY RESIDENTIAL)
 - R-M-3 (MULTI-FAMILY RESIDENTIAL)
 - COUNTY

Zoning Map

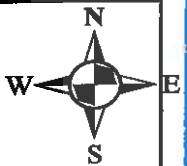


Conditional Use Permit No. 2014-16

APN: 093-243-009 & 010

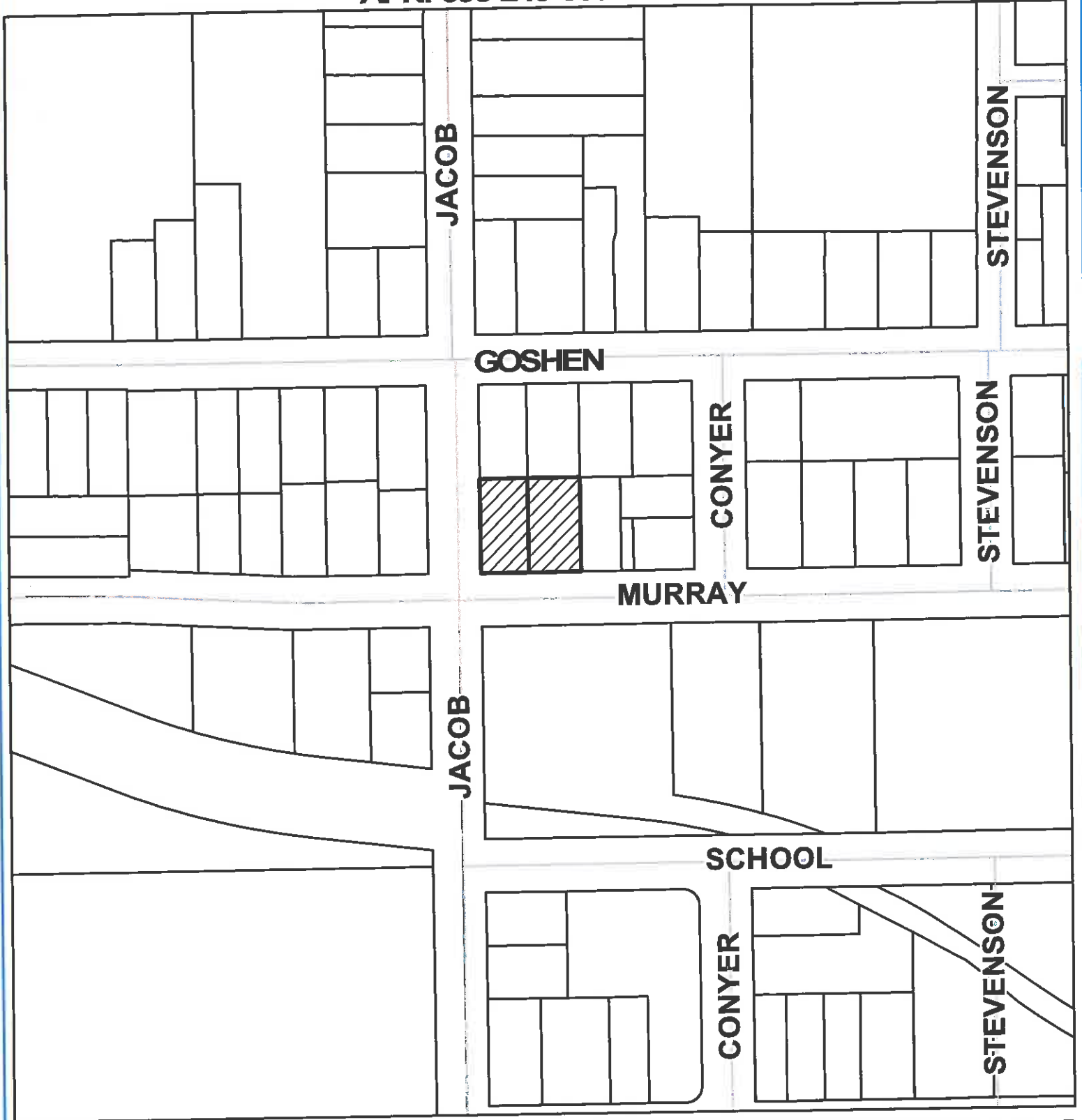


Aerial Map

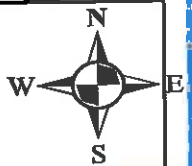


Conditional Use Permit No. 2014-16

APN: 093-243-009 & 010



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 27, 2014

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

SUBJECT: Conditional Use Permit No. 2014-15: A request by Visalia Congregation of Jehovah's Witnesses to allow a Religious Facility in two new 4,900 square foot buildings, located in the City of Visalia's Low Density Residential Land Use Designation, the site is in unincorporated Tulare County with a TC AE-20 zoning designation. The site is located at 3943 W. Riggan Avenue, 500 feet west of Demaree Street. (APN: 077-680-019).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-15 based upon the findings and conditions listed in Resolution No. 2014-23

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2014-15 based on the findings and conditions in Resolution No. 2014-23.

PROJECT DESCRIPTION

This conditional use permit is a request to establish a religious facility for the Visalia Congregation of Jehovah's Witnesses at 3943 W. Riggan Avenue. This site is currently in the County with zoning of AE-20. However an application for annexation into the City is pending. The City's General Plan has a Land Use Designation of "Residential Low Density", which would result in a zoning of R-1-6 upon annexation. The Draft General Plan Land Use Diagram shows the site for "Residential Low Density" which continues the existing Land Use Designation.

The site is two acres of vacant agricultural land and a residential dwelling unit. Surrounding land uses include a single family residential development to the west and south, and agricultural row crops to the west. To the north across Ferguson Avenue is the Avalon Planned Unit Development with single family residential units in a gated neighborhood. The existing residential unit and related improvements on the subject site would be demolished for the project.

The proposed religious facility would consist of two 4,900 sq. ft. buildings with a 105 stall parking area as depicted in Exhibit "A". Two vehicle access points are proposed to Riggan Avenue which has an existing median that limits turns to "right-in/right-out" on eastbound Riggan. The Wutchurna Ditch is piped along the roadway frontage and would not be changed by the proposed project. A wrought iron fence with gates would be located along the front, and a temporary drainage basin along the rear (south side) of the site.

The proposed buildings in Exhibit "B" would be identical with an open courtyard separating them. The buildings would have auditorium seating for 210 persons each with two meeting rooms, a conference room and related restroom facilities as shown in Exhibit "C".

The operational statement in Exhibit "D" states that the facility will be used as a Kingdom Hall of Jehovah's Witnesses for services, Bible studies and related ministries.

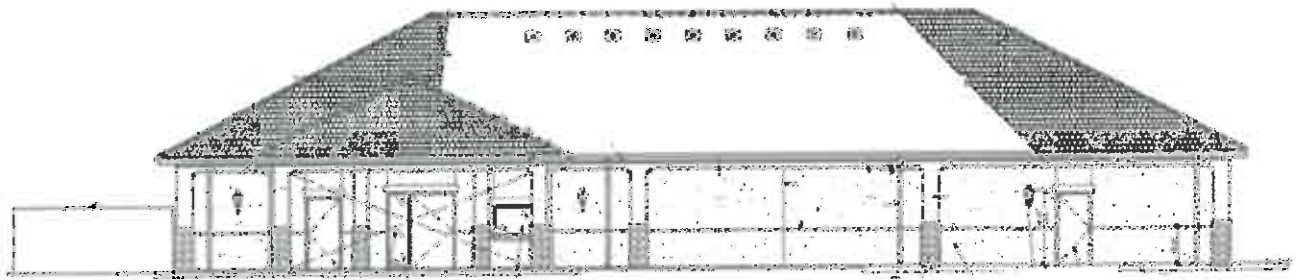
The anticipated hours would be as follows:

9:00 am to 6:00 pm on Sundays

9:00 am to 2:00 pm Monday through Saturday

7:00 pm to 9:30 pm Monday through Saturday

The facility would also have intermittent events throughout the year that are associated with routine church functions. There are no formal playgrounds or athletic fields proposed for this facility.



Courtvard Elevation

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	AE-20 (Tulare County Agricultural 20 acre minimum)
Surrounding Land Use and Zoning	North: R-1-6 (Single-Family Res.) Avalon PRD South: R-1-6 (Single-Family Res.) East: AE-20 (Tulare County- Agricultural) West: R-1-6 (Single-Family Res.)
Special Districts	NA
Environmental Review	Categorical Exemption No. 2014-29
Site Plan	2014-24

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

Annexation No. 2014-02 is currently being processed to annex the subject site into the City of Visalia.

PROJECT EVALUATION

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

Land Use Compatibility

The subject site is designated Low Density Residential, wherein churches are a conditionally permitted use. This proposal would be adjacent to single family residential developments on the west and south sides, with the area to the east designated for medium density residential.

Staff finds the proposed religious facility to be consistent with the intent of the Low Density Residential land use designation and the surrounding single family and multiple family residential designations. Based upon the Operational Statement in Exhibit "D", the facility would be compatible with the adjacent residential uses. The facility would be subject to the City of Visalia Noise Ordinance which identifies residential uses as a "noise sensitive" land use.

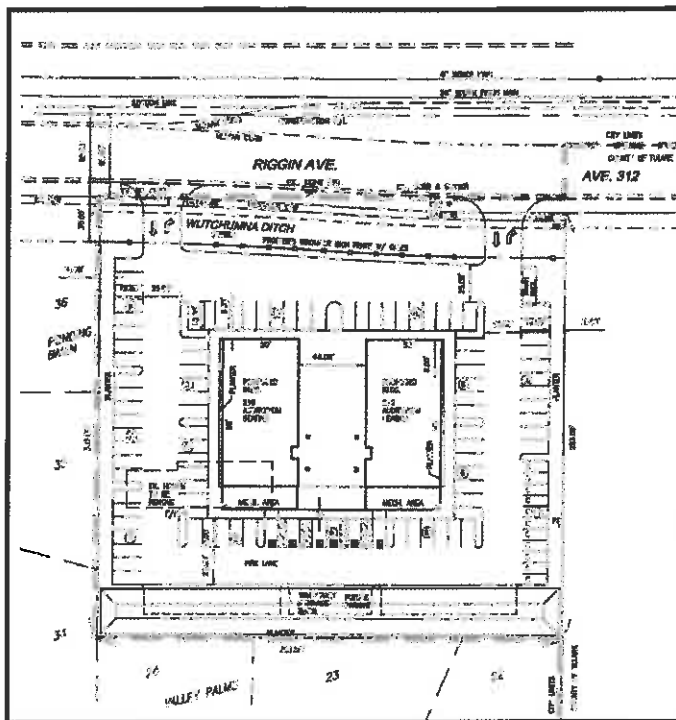
Annexation

The applicants have submitted for annexation of the site to the City of Visalia, Annexation No. 2014-02. The site is within an approximately 82 acre County island. Staff has started processing the annexation and has added a condition that the CUP is not fully entitled until such time as the annexation is completed. Upon annexation, the 24 month clock to pull permits and begin construction to vest the CUP would begin.

Tulare County Planning was included in the noticing for this proposed use permit. The site is zoned AE-20 in the County which is an Agricultural use with a 20 acre minimum size designation. As a two acre parcel which is part of a County island, the site is non-conforming for parcel size in the County. The City and County have a common goal to reduce the size of County islands within the City's urban area boundaries and guide development to be compatible with existing and future urban infrastructure.

Site Development

The proposed development would consist of two 4,900 sq. ft. meeting halls, a loop circulation drive, parking, and landscaping. The buildings would be one story with no second story views into the adjacent residential areas. The applicants have indicated that the site would be developed in one phase excepting the drainage basin. The temporary drainage basin along the south side of the site would occupy space for an additional 26 parking stalls in the future. The basin would be eliminated when a storm drainage connection is available to the municipal system.



Access and Circulation

The subject site will have access from two points on Riggin Avenue as shown in Exhibit "A". The vehicular access drive loops around the entire site and is lined with parking stalls. Riggin Avenue has an existing median along the project site frontage which would remain, allowing only right-in and right-out site access. The project site as shown in the attached Circulation Element map does not interfere with any superblock or neighborhood circulation patterns which would require a public street through the site.

On November 18, 2013, a Traffic Impact Study was conducted for the Lowery Ranch Tentative Subdivision project which found that the Demaree/Riggin intersection currently operates at a level of service (LOS) C in the morning and afternoon. The Study also projected the Demaree/Riggin intersection LOS for several dates through 2023 with am/pm LOS of B/C to C/D.

Level of service is a description of the ability of a street segment or intersection to accommodate certain levels of traffic demand. Levels of service (LOS) range from A, which is unrestricted free-flow conditions, to LOS F, which represents highly restricted forced-flow conditions. As established by the Circulation Element, the City of Visalia's policy is to plan for LOS D for street segments and intersections.

Parking

Churches have a parking requirement of one stall for every four permanent seats or one parking stall for every 30 square feet of assembly area, whichever is greater. The parking will be calculated by one stall for every 30 square feet of the main assembly area of each building. The main assembly areas are 1,645 sq. ft. each for a total of 3,290 sq. ft. of assembly area. This would require 110 parking stalls for which 105 are to be constructed with the initial development and 26 more added when the temporary ponding basin is removed.

Staff finds that the proposed development, with 105 initial parking stalls, meets the intent of providing adequate parking for the facility, and has added a condition that the balance of the parking lot be developed when the site is connected to an off-site storm drainage system. The applicants are indicating a maximum of 210 persons per assembly area for a total of 420 maximum occupants between the two buildings. This occupancy is accommodated by the initial 105 parking stalls if the four person/seats per stall formula is used.

Landscaping

The Wutchumna Ditch along the Riggin Avenue frontage will be landscaped along with the perimeter of the site. The courtyard between the buildings will be a combination of hardscape and landscaping. The site is subject to MWELo landscape standards for water conservation. The landscape plan will need to accommodate the ditch piping with any trees located at an appropriate distance from the buried pipe.

Walls and Fencing

Staff has included a condition requiring a minimum seven-foot high block wall around the east, west and south sides of the site. This solid barrier will provide a buffer between the residential units adjacent to the site and the parking which faces the perimeter of the site. The project includes a six-foot high wrought iron fence with gates along the front setback on Riggin Avenue.

Light and Glare

Staff has included a condition that all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.

Monument Sign

The project includes a proposed monument sign as illustrated in Exhibit "E". The sign would be 36 square feet per side located in the landscape area along Riggan Avenue. The proposed sign is consistent with the variety of existing religious facility signs in the community. The sign would need to be approved as a part of the use permit since they are not otherwise allowed in the Low Density Residential (R-1-6) designation. Staff recommends the Planning Commission approve the sign as a part of the requested use permit action.

Environmental Review

This project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-29) and is included as a finding in Resolution No. 2014-23.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the church will not have a negative impact on surrounding uses given that adequate on-site parking is provided.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.
3. That the approval of Conditional Use Permit No. 2014-15 for a site which is in a County island and being processed for annexation into the City of Visalia; is consistent with the intent of reducing County islands inside the City's Urban Improvement Boundaries with standards to match existing and future urban area infrastructure.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2014-024.
2. That the site be developed in substantial compliance with the approved site plan, elevations, and floor plan provided in Exhibits "A" through "C".
3. That the facility operate in manner consistent with the operational statement in Exhibit "D".

4. That a seven-foot high block wall be installed along the east, west and south property lines.
5. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
6. That the balance of the parking lot (26 stalls along the south property line) be developed when the site is connected to an off-site storm drainage system.
7. That the monument sign in Exhibit "E" shall require a separate building permit.
8. That the landscape and irrigation plans be submitted with the building permit and developed to MWELO standards.
9. That all applicable federal, state and city laws, codes and ordinances be met.
10. That the CUP is not fully entitled until such time as the annexation is completed, at that time the 24 month period for pulling permits and beginning construction to vest the CUP would begin.
11. 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. 2014-15.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2014-23
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Floor Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – Monument sign and Fence Elevations
- Site Plan Review No. 2014-024Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Circulation Element Map
- Location Map

RELATED PLANS AND POLICIES

Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2014-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-15, A REQUEST BY VISALIA CONGREGATION OF JEHOVAH'S WITNESSES TO ALLOW A RELIGIOUS FACILITY IN TWO NEW 4,900 SQUARE FOOT BUILDINGS, LOCATED IN THE CITY OF VISALIA'S LOW DENSITY RESIDENTIAL LAND USE DESIGNATION, THE SITE IS IN UNINCORPORATED TULARE COUNTY WITH A TC AE-20 ZONING DESIGNATION. THE SITE IS LOCATED AT 3943 W. RIGGIN AVENUE, 500 FEET WEST OF DEMAREE STREET. (APN: 077-680-019)

WHEREAS, Conditional Use Permit No. 2014-15 is a request by Visalia Congregation of Jehovah's Witnesses to allow a Religious Facility in two new 4,900 square foot buildings, located in the City of Visalia's Low Density Residential Land Use Designation, the site is in unincorporated Tulare County with a TC AE-20 zoning designation. The site is located at 3943 W. Rigglin Avenue, 500 feet west of Demaree Street. (APN: 077-680-019); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 27, 2014; 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 15305, City of Visalia Environmental Log No. 2014-29.

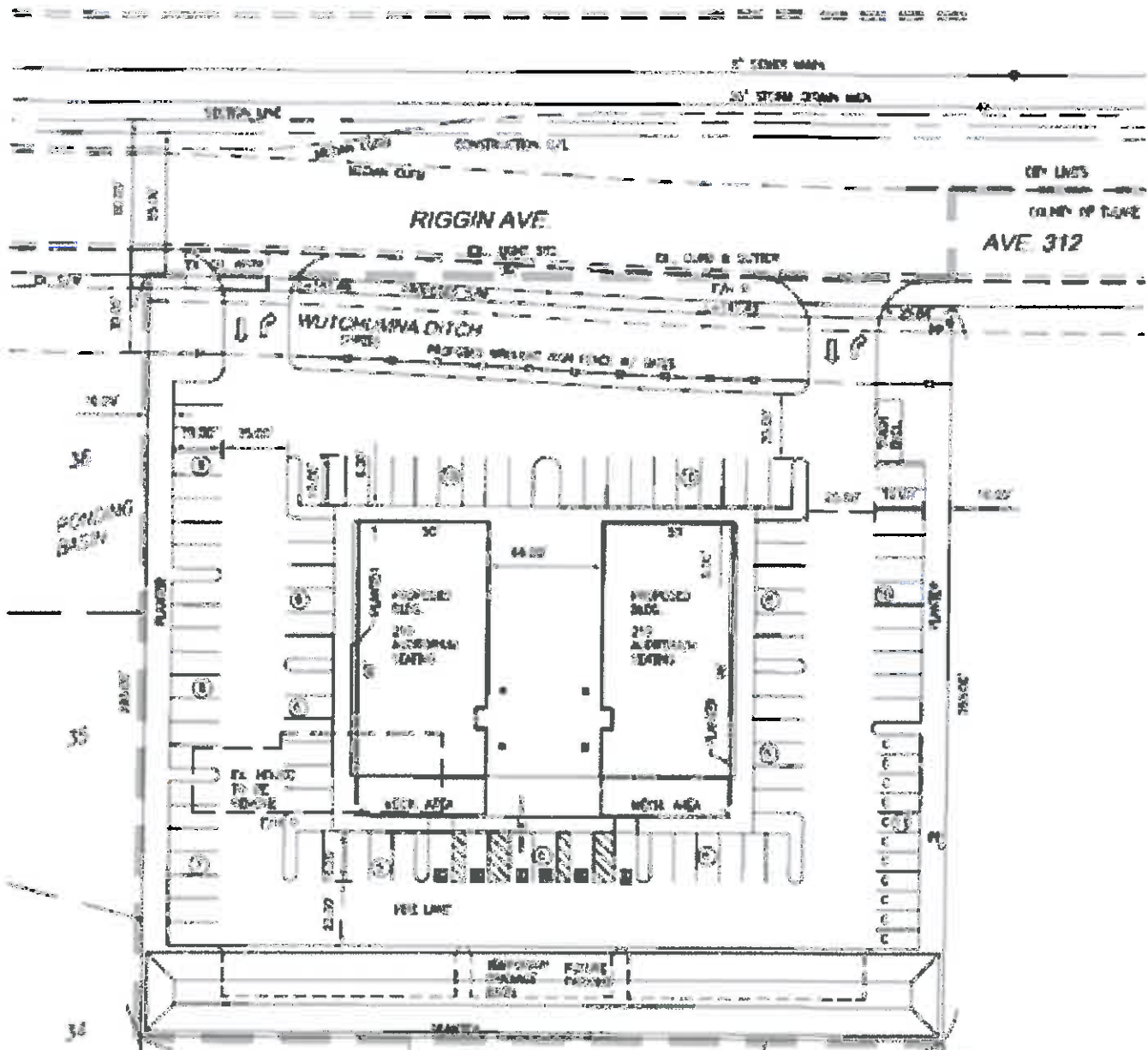
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity because staff has concluded that the proposed church will not have a negative impact on surrounding uses given that ample on-site parking is provided.
3. That the approval of Conditional Use Permit No. 2014-15 for a site which is in a County island and being processed for annexation into the City of Visalia; is consistent with the intent of reducing County islands inside the City's Urban Improvement Boundaries with standards to match existing and future urban area infrastructure).

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 projects be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2014-024.
2. That the site be developed in substantial compliance with the approved site plan, elevations, and floor plan provided in Exhibits "A" through "C".
3. That the facility operate in manner consistent with the operational statement in Exhibit "D".
4. That a seven-foot high block wall be installed along the east property line.
5. That all on-site lighting, including security lighting, be installed and maintained so as to not allow direct or indirect light or glare to fall upon adjacent residential properties.
6. That the balance of the parking lot (26 stalls along the south property line) be developed when the site is connected to an off-site storm drainage system.
7. That the monument sign in Exhibit "E" shall require a separate building permit.
8. That the landscape and irrigation plans be submitted with the building permit and developed to MWEL0 standards.
9. That all applicable federal, state and city laws, codes and ordinances be met.
10. That the CUP is not fully entitled until such time as the annexation is completed, at that time the 24 month period for pulling permits and beginning construction to vest the CUP would begin.
11. 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. 2014-15.



SITE PLAN UPR 14-0214

OWNER:
NATALIE S. WARD

DEVELOPER:
MILL CREEK CONGREGATION OF JEHOVAH'S WITNESSES
C/O 2224 N. COTTONWOOD STREET
VISTA, CA 92081

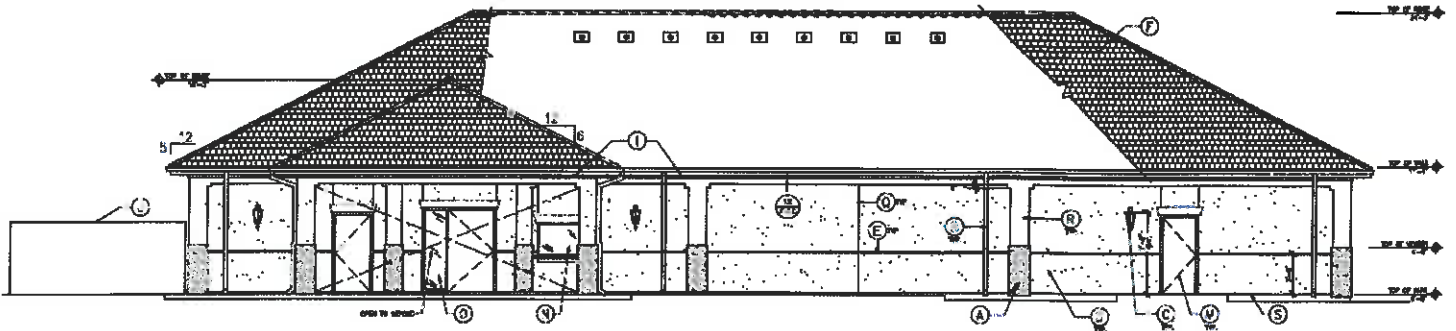
SURVEYOR: FORESTER, WILSON & ASSOCIATES
1420 N. Mineral King Ave., Suite B
Vista, California 92081
(760) 732-0102
www.fwa.com

APR. 27-28-2015
FIELD WORK "AS SHOWN"
COUNTY ZONE: 4E-30
CITY OF VISTA GENERAL PLAN: RESIDENTIAL
SEWER DISPOSAL: CITY OF VISTA
WATER SUPPLY: CALIFORNIA WATER SERVICE CO.
REPAIR: CITY OF VISTA

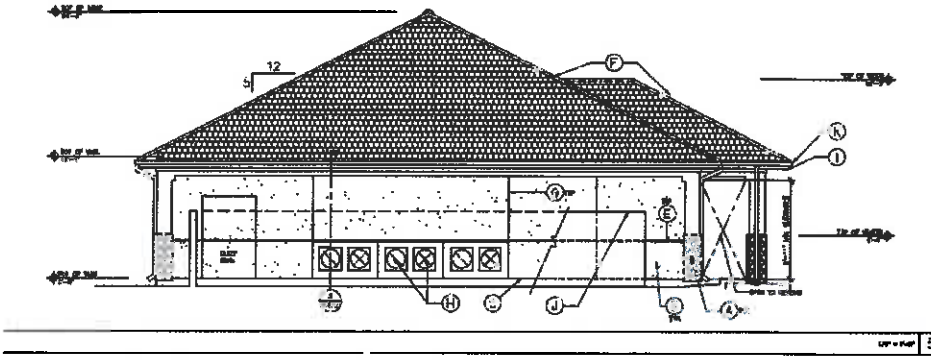
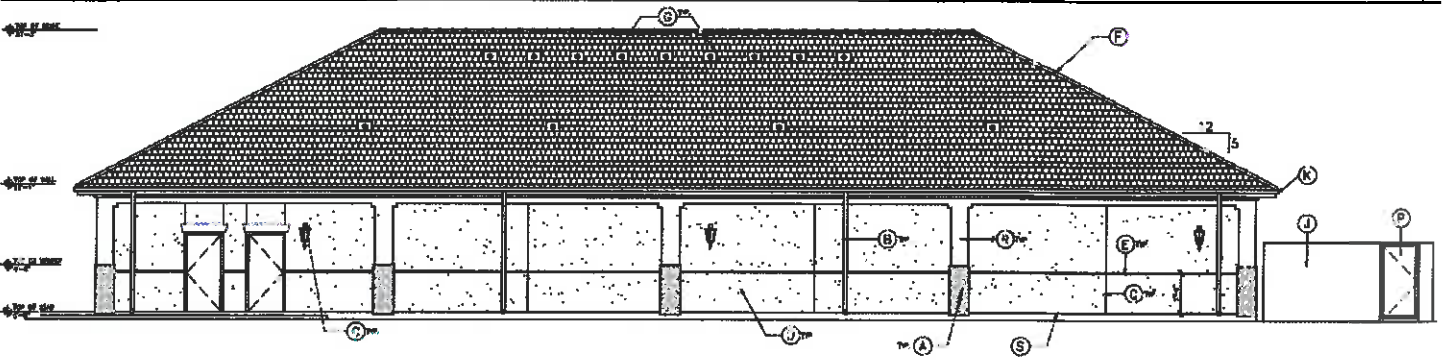
PARKING PROVIDED:
STANDARD 99
PROVIDED 6
TOTAL 105



Elevations



UP + 1



UP + 1

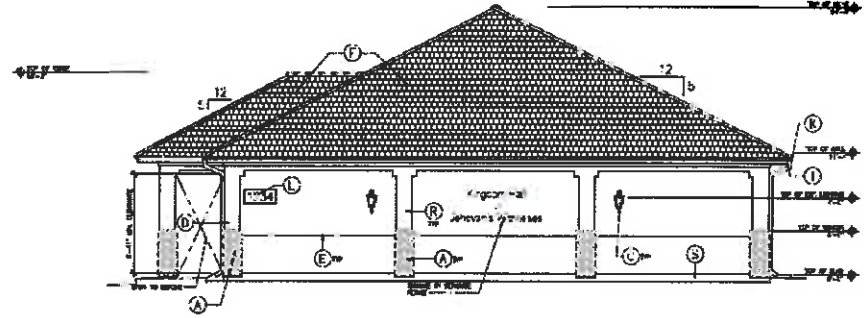
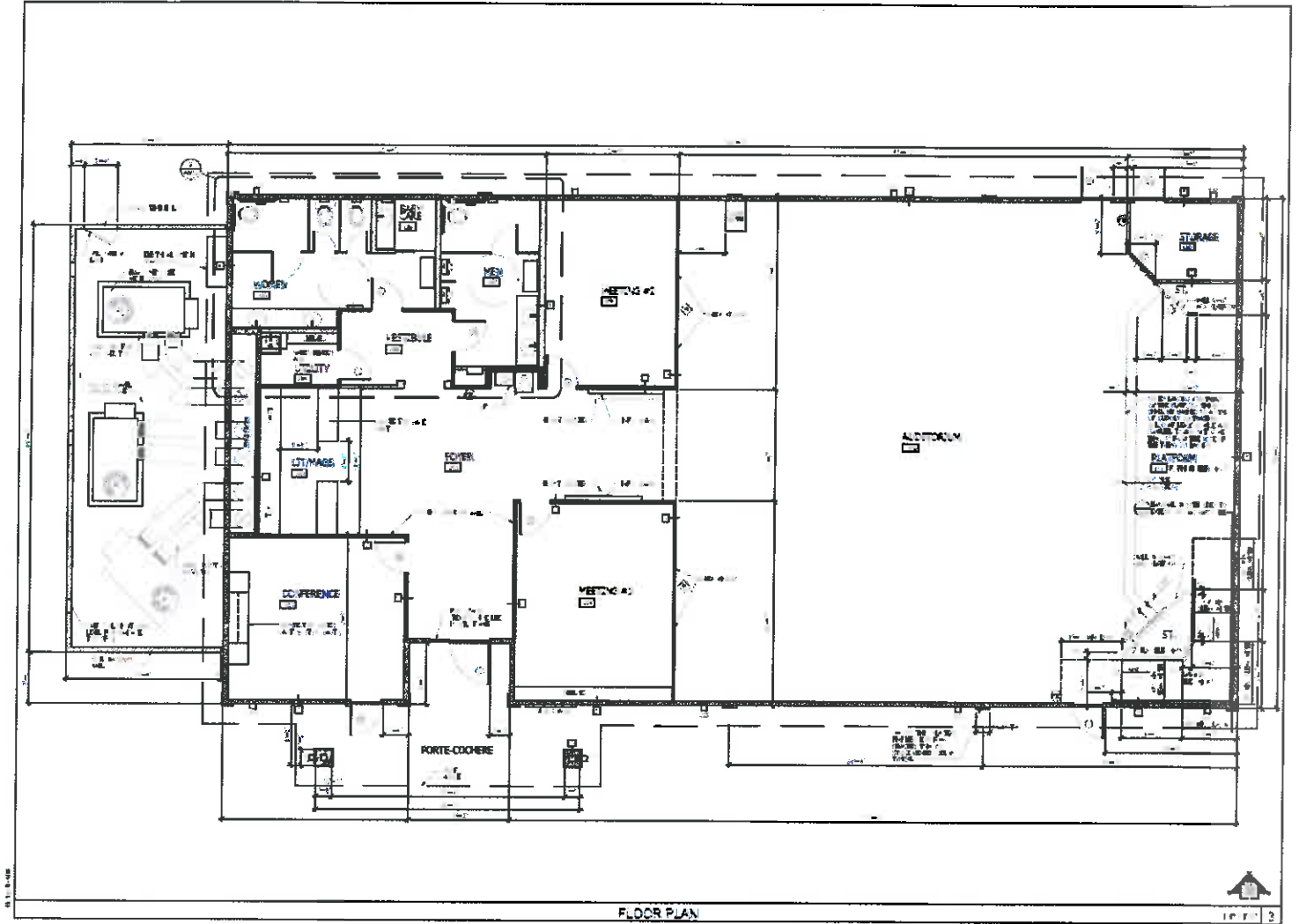


Exhibit "B"

Floor Plan



FLOOR PLAN



Operational Statement

Project Description

This Operational Statement is being submitted by Don Simpson of the California Regional Building Committee on behalf of the Mill Creek Congregation of Jehovah's Witnesses and pertains to 2.04 acres of property located at 3943 West Riggis Avenue, Visalia CA. It consists of one parcel (APN 077-680-019) currently zoned AE20 (Exclusive 20 Agricultural Zone 20 Acre Minimum). The Mill Creek Congregation is requesting authorization to construct a religious facility on said property which is permitted.

This proposed development will consist of two single story 4800 square foot wood framed buildings with an asphalt shingle roofs and a stucco exterior finish. The site work will consist of a new paved parking lot, landscaping, sidewalk and a decorative ornamental iron fence on the street side of the property. We would build the first building and wait for future growth and demand before installing the second building. The existing site is primarily a single family residence and a two car garage fenced and cross fenced for livestock.

The proposed hours of operation are:

9:00 am to 6:00 pm on Sundays

9:00 am to 2:00 pm Monday through Saturday

7:00 pm to 9:30 pm Monday through Saturday

Operational Narrative

The proposed operational use will be as a Kingdom Halls of Jehovah's Witnesses. This is a non-profit organization whose main purpose is Bible education. Meetings/services are held Tuesday thru Thursday from 7:00 pm to 9:30 pm and on Sundays there are three meetings from 9:00 am to 6:00 pm. During these meetings the number in attendance varies from approximately 75 to 120 people. There will be between 30 to 50 vehicles during the meeting as carpooling is encouraged. On Monday through Saturday there will be meetings from 9:am to 2:00 pm for those who participate in ministry work. There will be approximately 10 to 30 people in attendance for this with usually 5 to 15 vehicles. The meetings on Tuesday through Thursday consist of Bible Study and a public speaking school for all who wish to participate and a meeting for the specific needs of the Congregation. The meetings on Sunday consist of a Public discourse followed by a bible discussion where all participate. The amount of people and vehicles would increase when the second building is installed.

The Congregations that would attend this location will for the most part be residents of the area surrounding the site and will consist on a variety of people of different ethnic, cultural, educational and economic backgrounds. Our Bible Study programs have taught many to read, write and become skilled public speakers. Many have given up bad habits and improved their relationships with friends and family based on what they have learned. We take pride in keeping our properties in the best shape possible and do what we can to keep the surrounding area clean and safe.

There should be no effects to the neighbors during normal operations. However during construction there will be some effect. The construction of the site and building will take approximately 3 months. The site work will have a minimal effect as there will be only a small amount of equipment and workers. During the construction of the building the activity level accelerates. Typically the construction period takes about 4 weekends with over 400 volunteers participating. This activity is controlled with traffic control, safety personnel, security personnel and experienced management.

We feel that this development will enhance the neighborhood and be an asset to the community.

Exhibit "E"

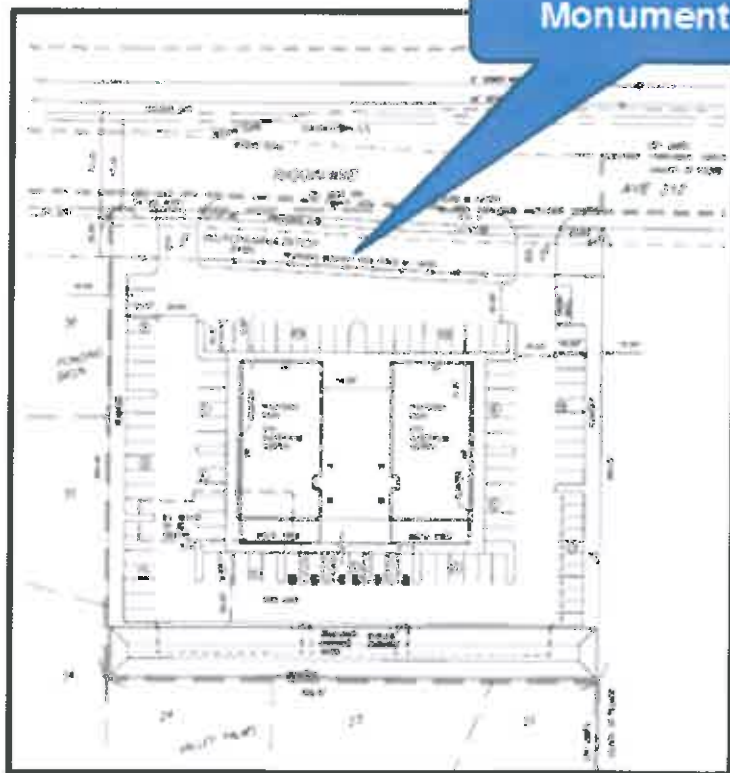
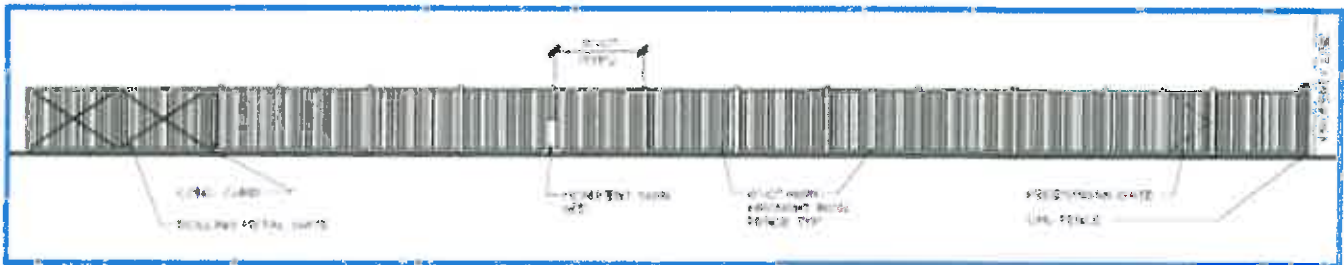
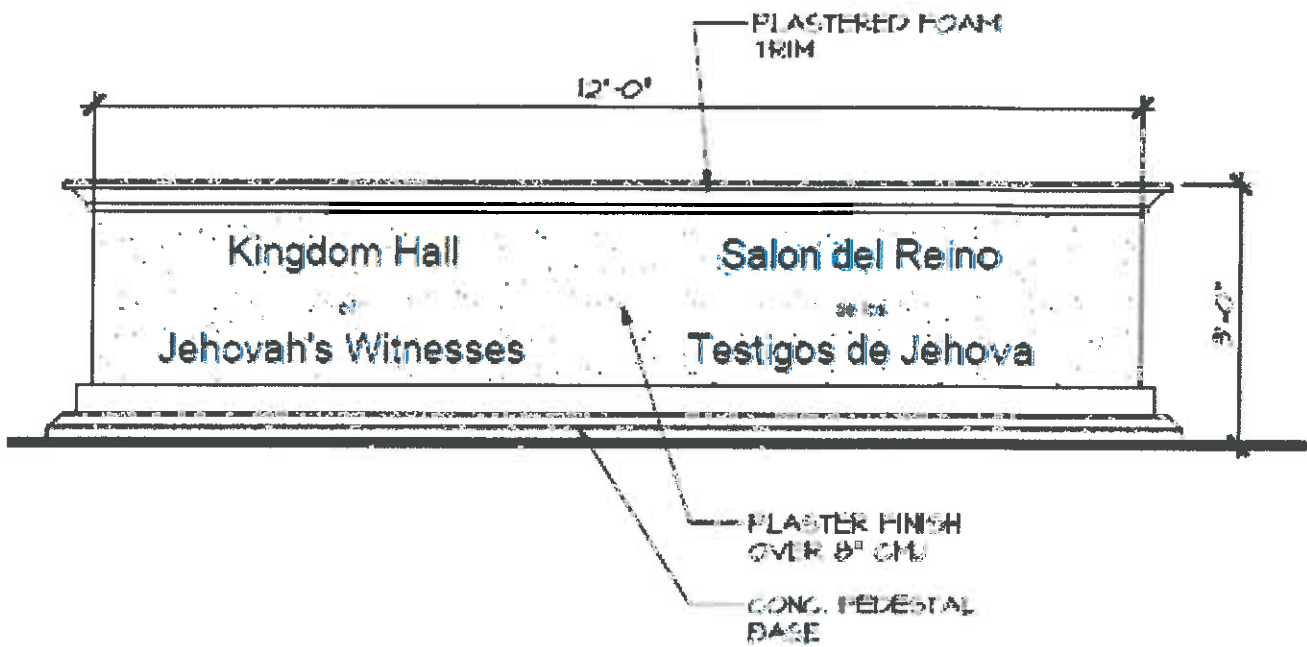


Exhibit "E"



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MEETING DATE 3/5/2014
SITE PLAN NO. 14-024
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 Traffic Safety & Drainage

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

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 2 DATE: March 05, 2014
SITE PLAN NO: SPR14024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF BUILDINGS ON 2.04 ACRES (ZONED COUNTY) MILLCREEK CONGREGATION OF JEHOVAHS W
APPLICANT:
PROP OWNER: WARD NATALIE S
LOCATION: 3943 W RIGGIN AVE
APN(S): 077-680-019

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 2013 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:

In the County (Building permits), Permits at City will be required when submitted to City.

Chuck Clark

Signature

**Site Plan Review Comments For:**

Visalia Fire Department
 Kurtis A. Brown, Assistant Fire Mars
 707 W Acequia
 Visalia, CA 93291
 559-713-4261 office
 559-713-4808 fax

SITE PLAN NO: S 4024
 PROJECT TITLE: RELIGIOUS FACILITY
 DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF BUILDINGS ON 2.04 ACRES (ZONED COUNTY) MILLCREEK CONGREGATION OF JEHOVAHS W
 APPLICANT:
 PROP OWNER: WARD NATALIE S
 LOCATION: 3943 W RIGGIN AVE
 APN(S): 077-680-019

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

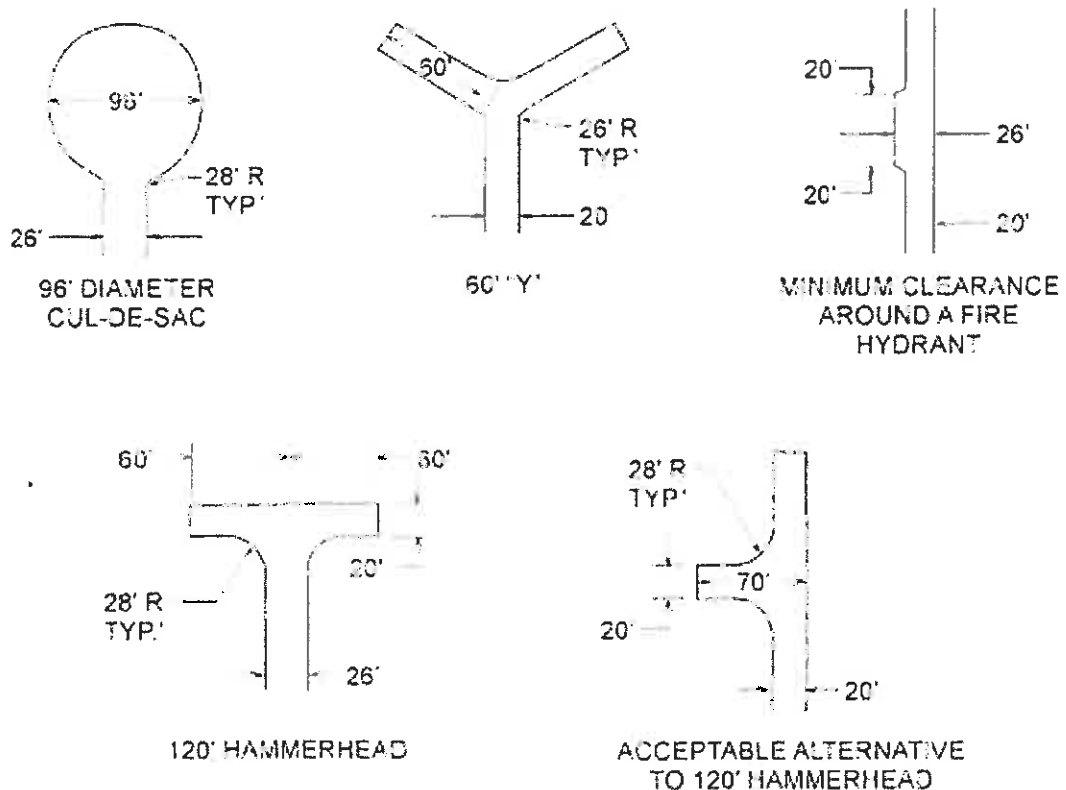
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 2 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radii for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

Special Comments:


Kurtis A. Brown
Assistant Fire Marshal

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

ITEM NO: 2 DATE: March 05, 2014
SITE PLAN NO: SPR14024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF
BUILDINGS ON 2.04 ACRES (ZONED COUNTY)
APPLICANT: MILLCREEK CONGREGATION OF JEHOVAHS W
PROP OWNER: WARD NATALIE S
LOCATION: 3943 W RIGGIN AVE
APN(S): 077-680-019

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 or 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:

Buister L98

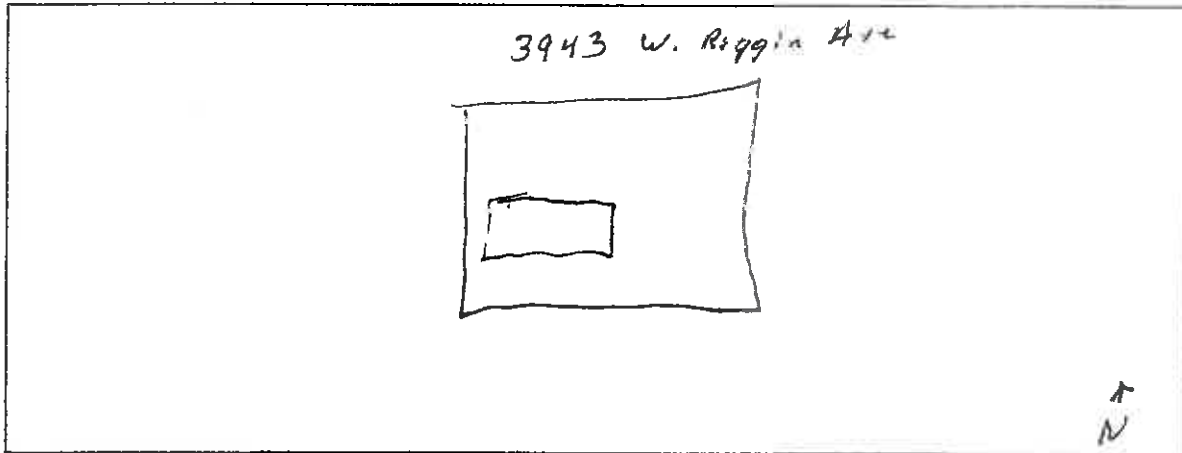
Visalia Police Department

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 3-3-14

Site Plan Review # 14-024

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

Joel Hooyer
Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF BUILDINGS ON 2.04 ACRES (ZONED COUNTY)
APPLICANT: MILLCREEK CONGREGATION OF JEHOVAHS W
PROP OWNER: WARD NATALIE S
LOCATION: 3343 W RIGGIN AVE
APN(S): 077-620-019

- 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 or th 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

ENCLOSURE LOCATION LOOKS GOOD. SOLID WASTE WILL NEED ACCESS TO LOCKED GATES.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 5, 2014

ITEM NO: 2	
SITE PLAN NO:	SPR14024
PROJECT TITLE:	RELIGIOUS FACILITY
DESCRIPTION:	NEW RELIGIOUS FACILITY WITH 2 X 4,500 SF BUILDINGS ON 2.64 ACRES (ZONED COUNTY)
APPLICANT:	MILLCREEK CONGREGATION OF JEHOVAH'S WITNESS
PROP. OWNER:	WARD NATALIE S
LOCATION:	3943 W RIGGIN AVE
APNS:	077-680-013

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 **exit** Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

- Eliminate westerly entrance – too close to left turn pocket for westbound travel on Riggin Ave.
- Right in, right out only



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: MARCH 5, 2014

SITE PLAN NO.: 14-024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF BUILDINGS ON 2.04 ACRES (ZONED COUNTY) MILLCREEK CONGREGATION OF JEHOVAHS WITNESS
APPLICANT:
PROP OWNER: WARD NATALIE S
LOCATION: 3943 W RIGGIN AVE
APN: 077-680-019

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: **36' MIN.** Use radius return; **20' MIN. RADIUS**

Sidewalk: **6' width**; **10' parkway width at RIGGIN AVE.**

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. **SEE COMMENTS**

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. Contact Rafael Magallan, 713-4414.

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.

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. **INCORPORATE ONSITE RETENTION SWALES, WELLS, ETC.**

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 Joel Hooyer 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. Dual drive approach access onto an arterial street (Riggin) needs further discussion with Traffic Safety division. Due to the existing median and insufficient turn pocket length for westbound traffic on Riggin Ave., access will be conditioned to right in/right out only.***
- 2. A Grant Deed for right-of-way on Riggin Ave. is required. A Grant of Easement for the 6' sidewalk along Riggin Ave. is required. Refer to City website for grant form and procedures. A delay in submittal will delay building permit issuance or final occupancy.***
- 3. The 10' parkway on Riggin shall be landscaped and include street trees. Comply with MWELO regulations. Landscape and irrigation plans to be included with building permit submittal.***
- 4. The storm drain design shall incorporate alternative methods of onsite retention to eliminate excess basin depth. The design shall include future connection to City storm main, when capacity is available.***
- 5. A 24' solid waste enclosure is required and shall include concrete apron and gates. Location to allow direct stab by Solid Waste vehicle. Refer to City standards R-3, R-5, & R-6.***
- 6. Connection to City sewer utility is available on north side of Riggin Ave. Sewer lateral shall be bored.***
- 7. Impact fees apply to proposed development. Credit for existing home is available. Refer to page 3 for fee summary.***
- 8. Plan check and inspection fees apply; due at time of building permit issuance.***
- 9. Parking lot to City standards. A accessible path of travel from public sidewalk to business entrance is required.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **14-024**

Date: **3/5/2014**

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

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

(Fee Schedule Date: **8/16/2013**)

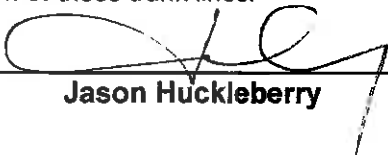
(Project type for fee rates: **CHURCH**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC X 2.24 = \$2,499.84
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,605/1KSF X 9.8 - (\$4,593) = \$20,936
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$7.50/SEAT X 420 = \$3,150 TREATMENT PLANT FEE: \$33.00/SEAT X 420 = \$13,860
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF X 300 = \$11,112
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$2,805.70/AC X 2.24 = \$6,284.77
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,059.52/AC X 2.24 = \$4,613.32
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$862.60/AC X 2.24 = \$1,932.22
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,636.70/AC X 2.24 = \$3,666.21
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$597.50/1KSF X 9.8 - (\$443.40) = \$5,412.10
<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

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 5, 2014

SITE PLAN NO: 2014-024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,900 SF BUILDINGS ON 2.04 ACRES (ZONED COUNTY)
APPLICANT: MILLCREEK CONGREGATION OF JEHOVAHS WITNESSES
PROP. OWNER: WARD NATALIE S
LOCATION TITLE: 3943 W RIGGIN AVE County
APN TITLE: 077-680-019

General Plan: RLD – Residential Low Density
Existing Zoning: County

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Annexation
- Conditional Use Permit
- Additional Information as needed
- Building Permit

PROJECT SPECIFIC INFORMATION: 03/05/2014

1. Staff is willing to allow the CUP to proceed while the site is still within the County with concurrence from the County.
2. Provide parking at one per four fixed seats, need interior layout for sanctuary size(s). Parking may also be done based upon the sq. f.t of the sanctuary. The use of the buildings at the same time may be conditioned based upon available parking.
3. Provide an operational statement.
4. Subject to MWELo landscape requirements.
5. Provide detail of gates.
6. Building elevations will be required with the CUP application.

CITY GENERAL PLAN CONSISTENCY

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

Parking:

1. Provide spaces based on 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 handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. A planter is required every other row. (Zoning Ordinance Section 17.30.130.C.6).

6. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
10. Parking lot to be screened from view by a 3-foot high evergreen hedge or solid wall when located across the street from residential property.
11. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
12. Provide transit facilities on site plan.
13. 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 second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. 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.
6. 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).
7. Provide minimum of 7-foot high concrete block wall or masonry wall along the south, west and east property lines
8. 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.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately

licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

Lighting:

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

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

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

Signature 

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2 DATE: March 05, 2014
SITE PLAN NO: SPR14024
PROJECT TITLE: RELIGIOUS FACILITY
DESCRIPTION: NEW RELIGIOUS FACILITY WITH 2 X 4,000 SF
 BUILDINGS ON 2.04 ACRES (ZONED COUNTY)
APPLICANT: MILLCREEK CONGREGATION OF JEHOVAHS W
PROP OWNER: WARD NATALIE S
LOCATION: 3943 W RIGGIN AVE
APN(S): 077-080-019

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

3-4-14

DATE

AGENCY AUTHORIZATION

RECEIVED
FEB 24 2014
COMM. DEVELOP.
CITY OF VISALIA

OWNER:

NATALIE S. WARD

I, _____, declare as follows:
(Owner's Name)

I am the owner of certain real property bearing assessor's parcel number (APN):
077-630-019

AGENT:

FORESTER, WEBER & ASSOC., LLC

I designate _____ to act as my duly authorized
(Agent's Name - Please type or print)



agent for all purposes necessary to file an application for, and obtain a permit to
SITE PLAN REVIEW CONDITIONAL USE PERMIT & ANNEXATION

(Action Sought)

relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 21st day of February, 2014.

<u>OWNER</u>	<u>AGENT</u>
 (Signature of Owner)	 (Signature of Agent)
3943 W. RIGGIN AVE. (Owner Mailing Address)	1620 W. MINERAL KING AVE. (Agent Mailing Address)
VISALIA CA 93291	VISALIA CA 93291
<u>(559) 730-6004</u> (Owner Telephone)	732-0102 (Agent Telephone)

APPROVED:
CITY OF VISALIA

By: _____ Date: _____
(Signature)

*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public

STATE OF CALIFORNIA

COUNTY OF Tulare

) S.S.

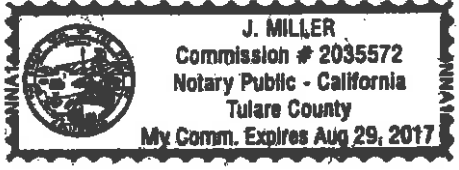
On 2-21-14 before me, J. Miller, notary
Public personally appeared
(here insert name and title of officer) Natalie S. Ward

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

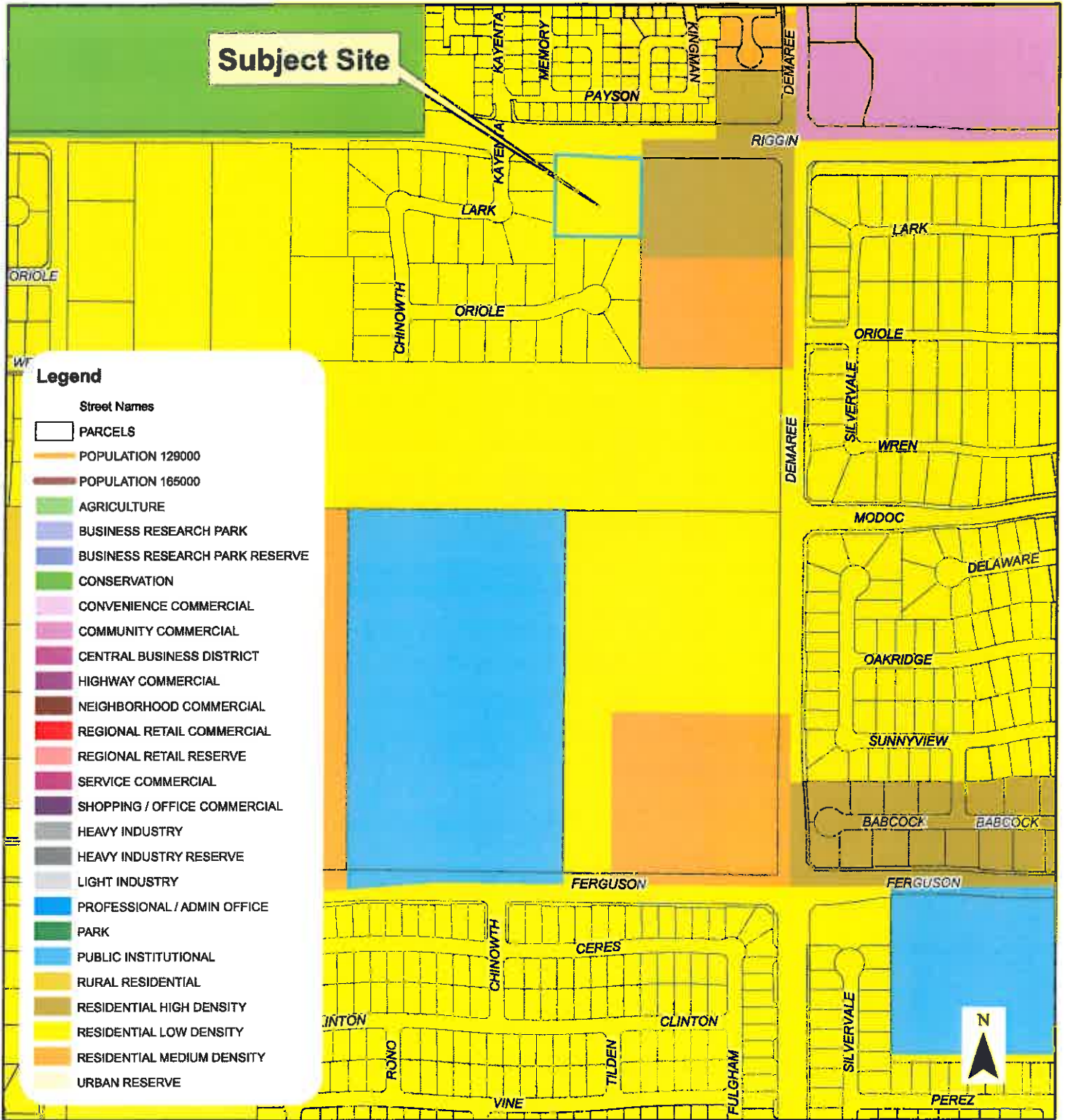
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature J. Miller



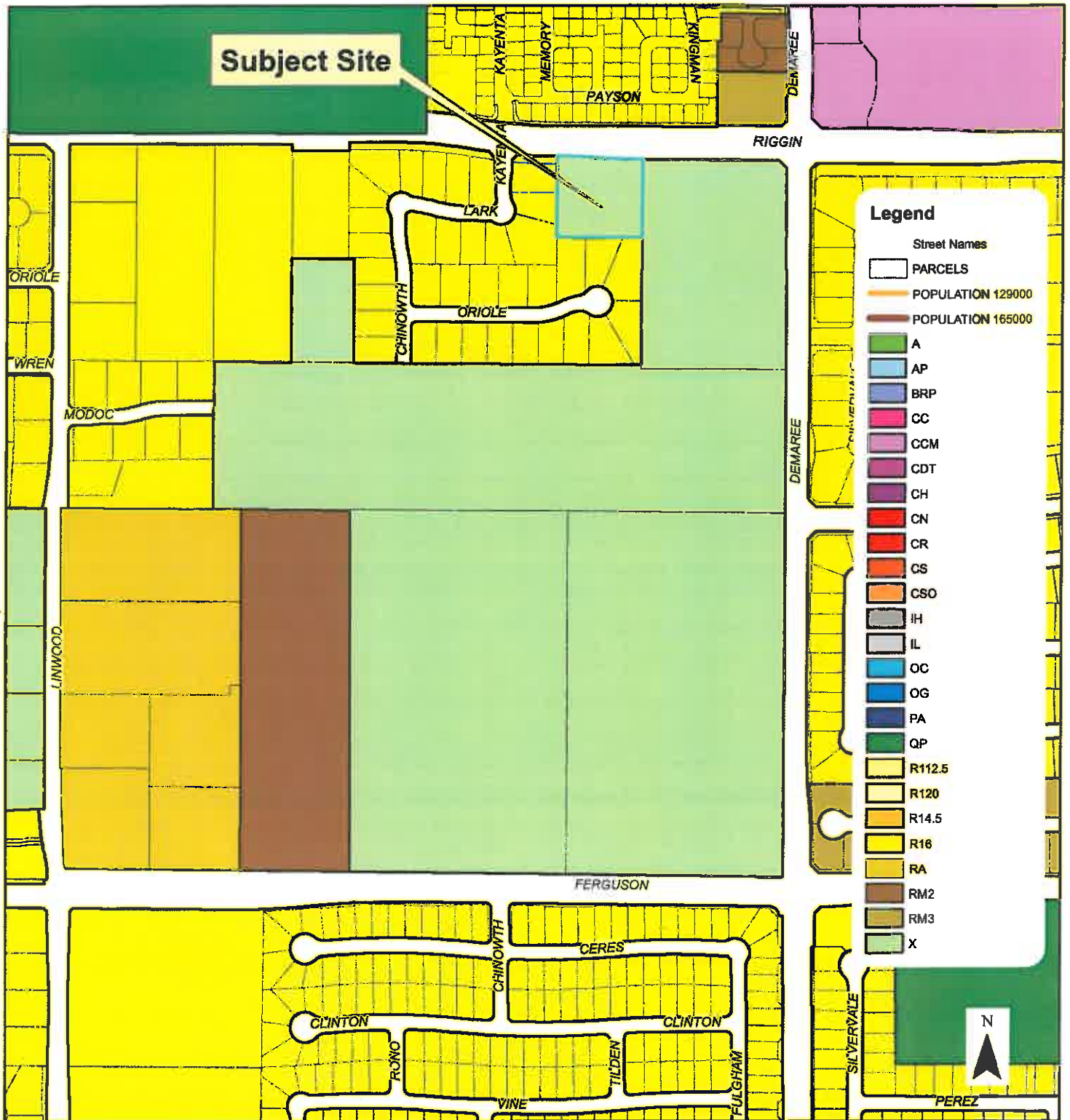
City of Visalia



Land Use Designations

CUP # 2014-15

City of Visalia



Zoning Designations

CUP # 2014-15

City of Visalia



Aerial Photo

City of Visalia

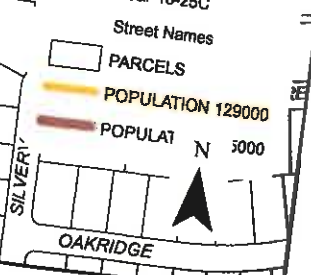


Legend

- Arterial
- Collector
- Major Arterial
- Unfunded 16-25
- Row Only 16-25
- Year 1-5A
- Year 1-5C
- Year 6-10A
- Year 6-10C
- Year 11-15A
- Year 11-15C
- Year 16-25A
- Year 16-25C
- Street Names
- PARCELS
- POPULATION 129000
- POPULAT 5000

Circulation Element

CUP No. 2014-15



City of Visalia



Location Map

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: May 27, 2014

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
713-4369

SUBJECT: Conditional Use Permit No. 2014-11: A request to allow the phased development of a shopping center, consisting of six commercial parcels to be developed in four phases with a total of approximately 106,400 square feet of building space, including a gasoline service station, fast food with drive-thru, four-story hotel, drug store with drive-thru, and general retail space on 12 acres.

Tentative Parcel Map No. 20114-03: A request to divide four lots totaling 12 acres into six commercial parcels.

Applicant: Chandi Group USA, Inc.

Location: The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2014-11 and Tentative Parcel Map No. 2014-03, based upon the findings and conditions in Resolution Nos. 2014-18 and 2014-19.

RECOMMENDED MOTION

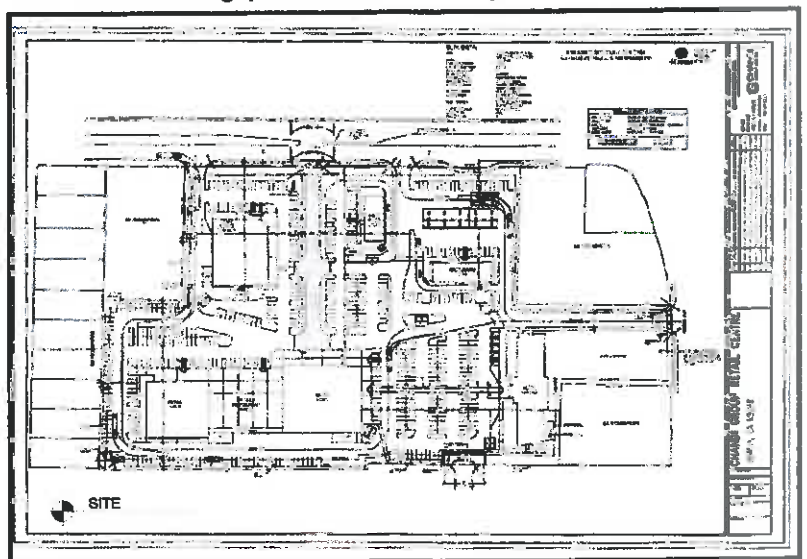
I move to adopt Resolution Nos. 2014-18 and 2014-19, approving Conditional Use Permit No. 2014-11, and Tentative Parcel Map No. 2014-03.

PROJECT DESCRIPTION

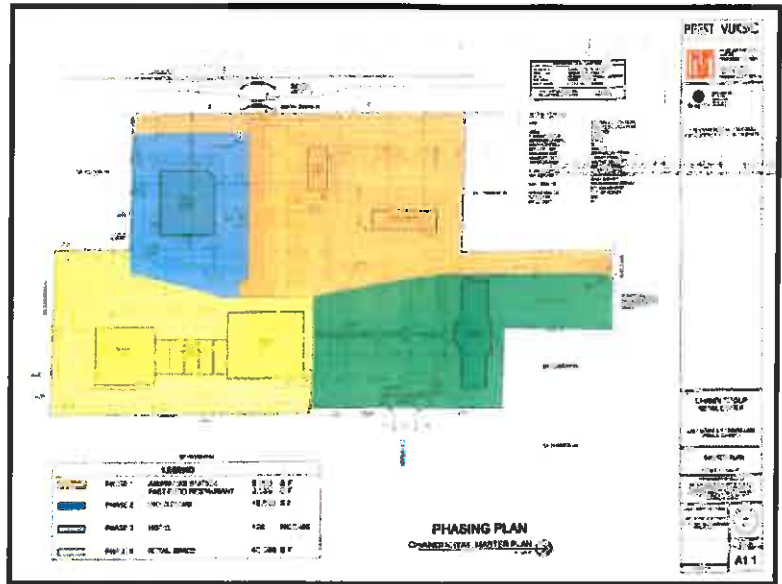
The applicant is requesting approval of a master Conditional Use Permit (CUP) that will entitle and guide the development of the 12-acre site. Site buildout is anticipated to occur in up to four individual development phases. The phased development will generally occur from the northwest to the southeast.

The parcel map proposes to reconfigure the four existing parcels that comprise the project site and to add two new parcels. The proposed parcels will facilitate the sale of portions of the site to one or more future developers.

CUP 2014-11: The CUP entitlement seeks a vested entitlement to develop the site with the proposed uses over an indefinite timeframe. As such, the project includes a master development plan for the entire site, and thematic architectural renderings of the proposed buildings. A master sign program is not included in the application submittals at this time.



Phase 1 of the commercial development will consist of a 5,000 sq. ft. gasoline service station (Arco) that includes an attached fast food restaurant with drive-thru lane. Phase 1 also includes a separate fast food restaurant with drive-thru pad fronting Lovers Lane. Two of three access points and the street frontage right of way improvements along Lovers Lane, and the single access point from Noble Avenue will also be constructed in Phase 1. Phase 2 is a proposed 15,000 sq.ft. drugstore with a drive-thru feature. Phase 3 is a proposed three-story hotel with 120 rooms. Phase 4 is proposed to be a 46,500 sq.ft. retail building for multi-tenant retail occupancy.



Parking and onsite improvements are proposed to be phased to correspond with development of the overall center. However, the majority of access and parking for the project will be constructed in Phase 1. Block walls along property lines adjoining existing residences will be required with the development of the corresponding phase of the project. There are required sound walls to mitigate potentially adverse noise impacts for the benefit of existing residences. Construction of these walls will be required at the time of development on the respective project phase. The current termination of Kaweah Avenue on the northeast portion of the site will be improved as a pedestrian access point. Other onsite improvements include thematic landscaping to be installed concurrently with each development phase, and an onsite landscaped retention basin near the Noble Avenue frontage.

Tentative Parcel Map 2014-03: The proposed Tentative Parcel Map would create six commercial parcels ranging in size from .66-acre (28,750 sq.ft.) to 4.65-acre (202,554 sq.ft.). Parcel 4 will serve as a retention basin. However, it will become a salable lot when there is sufficient stormwater drainage capacity in the area to accept stormwater flows into the City's drainage system. Right of way dedication and improvements along the east side of Lovers Lane, including a bus turn out, and the limited Noble Avenue frontage will be completed in conjunction with recordation of the final map.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Shopping/Office Commercial
Zoning:	C/SO (Shopping/Office Commercial)
Surrounding Zoning and Land Use:	<p>North: C/SO. (7-11 Gasoline Sales/Convenience Store) on the northwest portion, Town and Country Carwash on the northeast portion</p> <p>South: C/SO. Single-family residence on the southwest portion; and, R-1-6 (Single-Family Residential) single-family residential neighborhood on the southeast portion.</p> <p>East: R-1-6 (Single-Family Residential) zone / Single-family residential neighborhood.</p>

West: CS (Service Commercial) Lovers Lane and mix of retail and service businesses along the west side of Lovers Lane.

Environmental Review: Mitigated Negative Declaration No. 2014-28
Special Districts: None
Site Plan: 2013-194 (Commercial Development)
2013-199 (Tentative Parcel Map)

RELATED PROJECTS

There are no previous entitlements on the project site. Discussion of the Riverbend Commercial Center (CUP 2011-30 & TPM 2011-04) is provided as an example of a recently entitled phased commercial development proposal filed as a Master CUP.

On October 22, 2012, the Planning Commission considered Conditional Use Permit 2011-30 for a former version of a planned commercial development on the site containing all of the same land uses along with Tentative Parcel Map 2011-04. The project is located at the southeast corner of Dinuba Blvd. and Riggins Avenue. The project included a General Plan Amendment and Change of Zone from Low Density Residential/ R-1-6,000 to CSO (Shopping/Office Commercial).

The Planning Commission approved the CUP and Parcel Map with modifications, although the entitlements were subsequently appealed to the City Council. The appeal hearing was held by the City Council on November 19, 2012, along with the public hearing for the affiliated GPA 2011-14 and COZ 2011-15.

The Planning Commission expressed concern about the project, including the lack of renderings illustrating a consistent architecture theme for the Arco station and the Wendy's restaurant (Phase 1), and future commercial buildings, internal inconsistencies of the proposed sign program, and other common area facilities such as access and circulation, and a block wall to separate the commercial development from existing residences to the south.

The City Council voted to uphold the appeal without prejudice and deny the CUP and Parcel Map. Also as part of the motion, the City Council tabled the project's General Plan Amendment and Change of Zone, providing an opportunity for these entitlements to be reconsidered with a new Conditional Use Permit and Parcel Map.

A refined version of the project was subsequently re-considered by the Planning Commission on August 13, 2013, and was denied by a vote of 2/2. The Signage Plan for the project, which included proposed canopy lighting and illuminated signage on the gas island canopy, also received a vote of 2/2. As such, the project was forwarded to the City Council along with the associated GPA and Change of Zone for final action.

The entire project was approved by the City Council on September 3, 2013, by a vote of 4-1.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit and Tentative Parcel Map based upon the findings and conditions in the attached resolutions. Specific aspects of the proposed project and justifications for special conditions of approval are analyzed in the sections below.

CUP 2014-11 and TPM 2014-03

Consistency with the General Plan, Zoning Ordinance, and Subdivision Ordinance

The project components meet the standards and requirements contained in the City's development policies and Code documents. The General Plan Land Use Map designates the project site as Shopping Office/Commercial. The General Plan Land Use Element discusses the C S/O land use designation as shown in Land Use Policy 3.5.7:

3.5.7 Shopping/Office Centers for a range of neighborhood and community-level commercial and office uses. Consists of areas previously designated for local retail (C-2.5), neighborhood, community and regional commercial uses. Generally characterized as strip or linear in nature and serving a non-regional market area. General locations are:

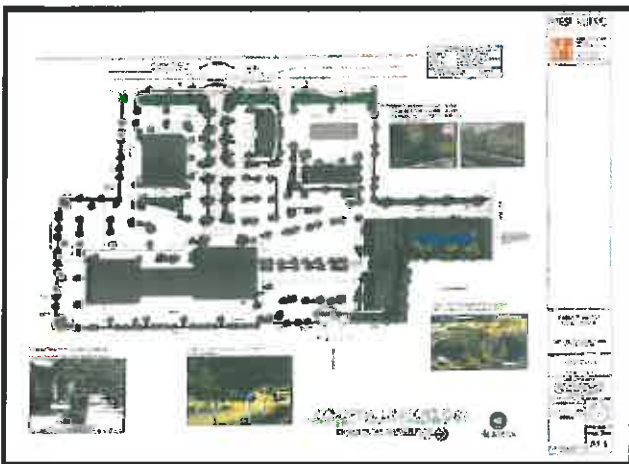
The proposed uses identified in CUP 2014-11 generally correspond to the range of uses described in the General Plan, and to uses existing in other C S/O developments throughout the City. The Zoning Ordinance identifies gasoline service stations, hotels, and uses with drive-thru facilities as conditionally allowed.

The proposed Parcel Map complies with the criteria for creation of commercial parcels, including adequate ingress/egress, sufficient parcel area to provide parking, landscaping and to meet setback requirements for the building that will ultimately be constructed on the parcel. All parcels can be adequately accessed from public roads, and can be adequately served by utilities and infrastructure.

Recommended Special Conditions of Approval

The Planning Commission has the authority to impose special conditions of approval when it determines the conditions are necessary in order to ensure the project's development and ongoing operation achieve City policies and standards, including safety and compatibility with surrounding uses. The following conditions are recommended to be included in the resolutions approving the project.

1. Re-location of the northern driveway: The location of the northern-most access point along Lovers Lane does not meet City Engineering design standards for separation distance and alignment with other access points along the affected roadway. The City Traffic Engineer has determined the access point would need to be re-located approximately 15 ft. to the north to align with the existing driveway for the Storage Max facility on the west side of Lovers Lane. The median break will also need to be re-designed to facilitate left turn movements into the existing Super Max Storage entrance to the west, and the entrance to the proposed project. The onsite circulation plan will also need to be redrawn accordingly. Staff has included this requirement as Condition No. 1.A., rather than requiring the applicant to submit new CUP site and parcel map exhibits.



requiring the applicant to submit new CUP site and parcel map exhibits.

2. Common area construction and maintenance: The Master Plan project includes extensive common areas needed to be constructed and maintained for the shared benefit and obligation among the eventual uses on the proposed parcels. This responsibility should be borne by a recognized entity that will transcend various parcel owners and site users. Condition

No. 5 for CUP 2014-11 and Condition No. 4 for TPM 2014-03 requires that an instrument suitable to the City be recorded before issuance of the first building permit on the site or recordation of the final parcel map, whichever occurs first.

3. Access from the not-a-part parcel: There is a 17,500 sq.ft. parcel adjacent to the project along the southerly property line. The parcel is zoned C S/O and contains a single-family residence that takes access from Lovers Lane. City staff anticipates the site will eventually re-develop to a commercial use independently of the proposed project.

Staff recommends placing Condition No. 1.B. on both the CUP and TPM approvals that grants a unilateral access easement in favor of the residential parcel to the southernmost drive aisle (south side of Parcel 3) at the time of its conversion to commercial use. This condition has been placed on previous projects with similar circumstances where the easements facilitate efficient onsite access among separate parcel developments, with the additional benefit of eliminating a street access point.

4. Detailed loading dock plans: The development plans submitted for the Master CUP entitlement do not provide detailed screening plans for loading docks that will be associated with the retail buildings. Condition No. 2.A. would apply to the proposed drug store on Parcel 3, and the two anchor tenant suites of the retail building on Parcel 6. The condition requires that detailed loading dock plans be included in the initial building permits for these buildings. The plans shall demonstrate that: The dock has adequate truck parking space without obstructing vehicle circulation; the dock is fully screened from offsite view, including public rights of way, and, the noise mitigation standards in the Acoustical Analysis prepared for the project can be met.

5. Gas Island Canopy Lighting and Signage: CUP Condition No. 2.B. requires that the fuel island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent properties or public right of way.

In addition, CUP Condition No. 2B. specifies that there shall be no fascia illumination on the gas island canopy, including any type of light strips or LED/neon banding. An internally illuminated logo sign is recommended for approval. This is consistent with the approved signage plan approved by the City Council for the Riverbend project.

6. Line up entrance on Parcel 3 with small drive aisle: CUP Condition No. 1.C. requires the north/south drive aisle that bisects the parking area adjacent to Parcel 2, to be aligned with the northern entrance to the parking area of Parcel 3. This will ensure for safer and more efficient turning movements among the parcels.

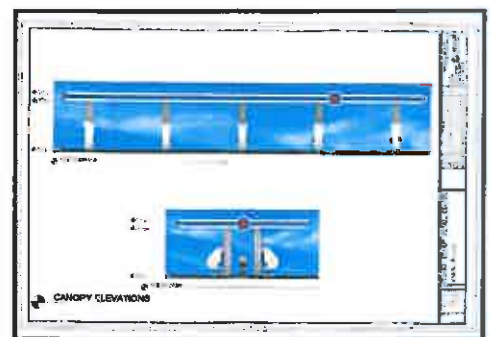
7. Provide vehicle barriers on undeveloped lots: CUP Condition No. 1.D. requires that barriers be installed to preclude vehicle travel and parking on the portions of the project site that are not proposed for immediate development. This condition is recommended to preclude the potential for vehicle travel that generates dust, and encourages parking to display cars for sale. The typically employed barrier consists of low metal poles with wire cable.

Architectural Theme and Details

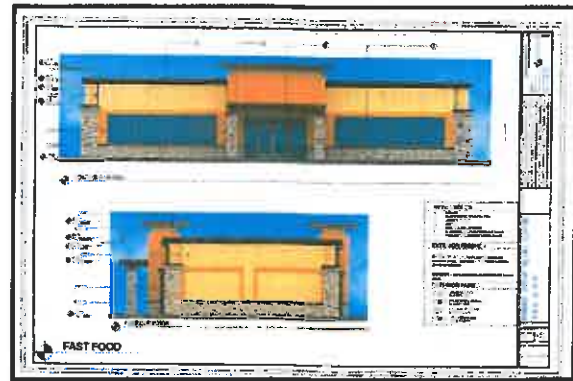
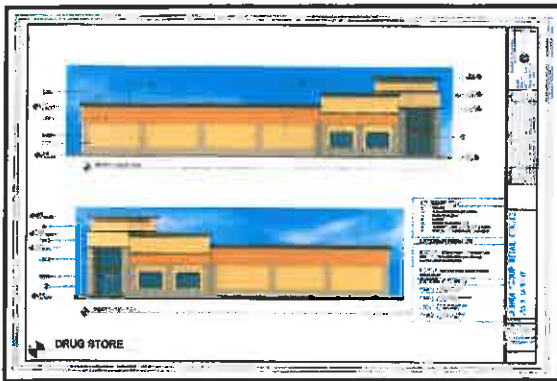


An architecture theme, including color and material palette, has been developed for use with all buildings within the commercial center.

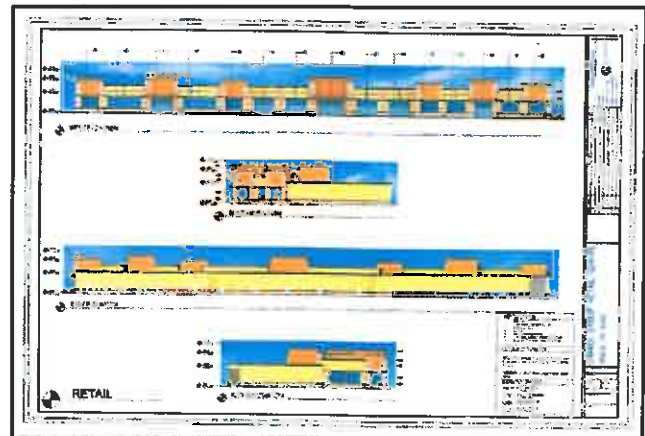
The Master Plan provides visual details to



be incorporated into the commercial center's building designs, which will be carried throughout all of the buildings in all four phases. The Arco convenience store and gas island canopies are shown on the facing page. The fast food and drug store buildings are shown below.



The hotel and retail center buildings that will be developed in future phases of the project are shown below.



Traffic, Onsite Circulation, Drive-thru Lanes, and Parking

A Traffic Impact Study has been prepared to examine the project's impacts on adjacent roadways and intersections. The Study concluded the project will contribute to traffic volumes at the intersection of Lovers Lane and Noble Avenue, including the Hwy 198 on and off ramps near the intersection. There is a longterm plan to re-design the intersection, which would be done under Caltrans jurisdiction. The Traffic Study concluded the project would not in and of itself degrade the level of service (LOS) rating of the intersection.

The project will be required to dedicate and build full right of way improvements on Lovers Lane, and will dedicate and improve its limited frontage on Noble Avenue. The project will pay traffic impact fees at the time of development of each building on the project site.

As noted previously, the northernmost access point will be required to be re-located to the north. This will cause the onsite circulation plan, as well as potentially the conceptual site plan for Parcel 2, to be re-drawn. Staff concludes the revisions would not substantively change the overall scope of the CUP or TPM entitlements. Therefore the revisions can be reviewed at the staff level for condition compliance. There is adequate parking for each of the proposed uses shown by development phase, and there is adequate parking on the site for full project buildout.

The drive-thru lanes meet all of the performance standards of the recently adopted Ordinance pertaining to permitting drive-thru lane uses. These performance standards include minimum vehicle stacking, orientation of order boards, and separation from residential uses.

Commercial Interface with Adjacent Residences / Block Wall Requirement

The commercial project site will be adjacent to residential uses on the south and east. The residential land uses will be separated in accordance with the Zoning Ordinance's codified standards for separating commercial land uses from residences. This includes minimum ten-foot setbacks and the requirement for solid block walls seven feet in height. These walls will become necessary in Phases 3 and 4 when development will occur adjacent to residences. Construction of these walls is recommended to be deferred until the time of construction in order to minimize the potential of graffiti and other forms of vandalism before they are actually needed as a separation device.

The four-story hotel proposes to be oriented on an east/west axis to place its narrow side adjacent to existing single-family residences and to future multi-family units to the east and north. Loading docks, in particular those serving the future retail building in Phase 4 (Parcel 6) are conditioned to require adequate visual screening and sound attenuation. This will necessitate submittal of detailed loading dock plans at the time of permit submittal for the respective buildings, demonstrating compliance with this requirement.

Kaweah Avenue presently terminates at the site boundary. The master site development plan proposes this to be a pedestrian access point only. The full pedestrian path will occur with development of Phases 3 and 4 since these are adjacent to the access point. Staff concurs with this portion of the master development plan.

Conditional Uses / Gas Station, Drive-Thru (Including Fast food Restaurant) and Hotel

The proposal includes a 5,000 square foot, 10-gas island Arco gasoline service station. The Arco AM/PM convenience store will include a fast food outlet with a drive-thru feature.

The Operational Statement in Exhibit "P" indicates that the fuel island, convenience store, and fast food outlet would operate 24 hours a day. There are no prohibitions to operating 24 hours a day as long as Community Noise Standards are maintained, as specified in Chapter 8.36 of the Visalia Municipal Code. The freestanding fast food restaurant also proposed for Phase 1 does not specify hours of operation. However, there is no codified restriction to it operating on a 24-hour basis.

The Master Plan elevations of the uses (please see Exhibit D) demonstrates that the Phase 1 building architecture will utilize elements of the overall architecture theme for the commercial center. Staff finds that the use of these architecture features and elements are evident in these conditional uses that are intended to be built in the initial phase, and that they contribute to the overall theme of the commercial center. Notwithstanding the architecture theme, the buildings will have the ability to integrate corporate signage on the elevations. The architectural consistency among the uses is further compulsory through Condition 2 of the CUP.

Illuminated Signage & Gas Station Canopy – Impacts to Residential

The project site is adjacent to existing residential development to the south and east. The applicant has provided lighting photometric diagrams for the entire site which show that there would be little or no light or glare from the proposed on site lighting. Staff has determined that the studies provided by the applicant demonstrate compliance with the City's standards wherein no more than 0.5 lumens are exceeded beyond the boundaries of the commercial center. The development would be further required to shield or prevent significant light or glare from falling upon adjacent residential properties.

Staff recommends several conditions related to sight lighting and signage to reduce light impacts to the adjacent residential properties. CUP Condition No. 2.B. requires that the fuel

island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent residential properties.

In addition, CUP Condition No. 2.B. requires that there shall be no internally illuminated signage on the exterior fascia of the canopy including any type of light strips or LED/neon banding. This elimination of canopy lighting is due to the fact that the canopy signage is approximately 16 to 18 feet in height, and could be clearly visible from nearby residences.

To reduce the potential glare from high intensity light sources such as neon and LED lights, CUP Condition No.2.C. prohibits their use as accent lighting on the buildings and limiting their use in signs to indirect lighting.

Correspondence Received

To date, the City has received several inquiries regarding the project, including one letter of opposition. The letter is provided as Exhibit I.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that the project, as conditioned and with mitigation measures for greenhouse gas (GHG) reduction in place, will not have a significant adverse effect on the environment. Therefore, staff recommends that Mitigated Negative Declaration No. 2014-28 and the Mitigation Monitoring Program contained within be adopted for this project.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2014-11

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 an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2014-28, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
4. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Tentative Parcel Map No. 2011-03

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map would be compatible with adjacent land uses.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2014-28, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
4. That the tentative parcel map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

RECOMMENDED CONDITIONS

Conditional Use Permit No. 2014-11

1. That the project shall be developed and maintained in substantial compliance with the site plans in Exhibits "A", "B", and "G", except for specific revisions as follows:

A. Re-location of the northern driveway: The location of the northern-most access point along Lovers Lane shall be re-located in a manner meeting the approval of the City Engineer that meets separation distance and alignment with other access points along the affected roadway, and with Engineering Standard P-12. Further, any costs to reconfigure the existing center median or any other portion of Lovers Lane shall be borne at the applicant's sole expense.

B. Access easement to adjacent parcel: The applicant shall record an access easement in favor of the property at 738 S. Lovers Lane (APN 101-030-018). Such easement shall become effective upon development of said parcel to commercial use standards required by the P-C S/O Zone District and Design District C, or similar Design District.

C. Entrance on Parcel 3 with small drive aisle: The north/south drive aisle that bisects the parking area adjacent to Parcel 2 shall be aligned with the northern entrance to the parking area of Parcel 3.

D. The applicant shall install and maintain vehicle barriers on undeveloped lots. Such barriers shall be installed to preclude vehicle travel and parking on the portions of the project site that are not proposed for immediate development. The typically employed barrier consists of low metal poles with wire cable.

2. That the project shall be developed and maintained in substantial compliance with the elevation plans in Exhibits "D" and "G", except for specific revisions as follows:

A. Detailed loading dock plans: Prior to issuance of building permits for buildings located on Parcel 3 or Parcel 6 of TPM 2014-03, the applicant shall submit detailed development plans for loading docks that will be associated with the retail buildings. Such plans shall demonstrate that: The dock has adequate truck parking space without obstructing vehicle circulation; the dock is fully screened from offsite view, including public rights of way, and, the noise mitigation standards in the Acoustical Analysis prepared for the project can be met.

B. Gas Island Canopy Lighting and Signage: Lighting for the fuel island canopy shall be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent properties or the public right of way. There shall be no fascia illumination on the gas island canopy, including any type of light strips or LED/neon banding. An internally illuminated logo sign is allowed.

C. No high intensity light sources such as neon and LED lights shall be allowed as accent lighting on buildings.

3. That the project and site landscaping and lighting shall be developed and maintained in substantial compliance with Exhibits "E" and "F" unless otherwise specified in the conditions of approval. Detailed landscaping plans shall be submitted with building permits for each individual project allowed by CUP 2014-11.

4. That the project be developed in substantial compliance with Site Plan Review No. 2013-194.

5. Before issuance of the first building permit or recordation of Parcel Map 2014-03, the applicant shall record a restrictive covenant including vehicular access, landscaping and

permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, common lot landscaping, and all similar infrastructure agreements among one and all property owners. The restrictions and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review these restrictions or vehicular access agreements verifying compliance with these requirements prior to the covenant's recordation.

6. That a separate Conditional Use Permit shall be obtained for any substantial revision to the conditionally approved uses for CUP 2014-11, or for any conditionally-allowed uses that subsequently locate on the project site.
7. That all applicable federal, state, regional, and city policies and ordinances be met.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2014-11 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-11.
10. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-28 are hereby incorporated as conditions of this Conditional Use Permit.
11. That illuminated building signage shall be placed so as to not allow direct or indirect light or glare from falling upon the adjacent residential properties.

Tentative Parcel Map No. 2014-03

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "C".

A. Re-location of the northern driveway: The location of the northern-most access point along Lovers Lane shall be re-located in a manner meeting the approval of the City Engineer that meets separation distance and alignment with other access points along the affected roadway, and with Engineering Standard P-12. Further, any costs to reconfigure the existing center median or any other portion of Lovers Lane shall be borne at the applicant's sole expense.

B. Access Easement to adjacent parcel: The applicant shall record an access easement in favor of the property at 738 S. Lovers Lane (APN 101-030-018). Such easement shall become effective upon development of said parcel to commercial use standards required by the P-C S/O Zone District and Design District C, or similar Design District.

2. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-199.
3. That Conditional Use Permit No. 2014-11 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That a restrictive covenant including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, common lot landscaping, and all similar infrastructure agreements shall be recorded with the final parcel map. The restrictions and/or vehicular access agreements shall address property owners' responsibility for repair

and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review these restrictions or vehicular access agreements verifying compliance with these requirements prior to the covenant's recordation.

5. That all applicable federal, state, regional, and city policies and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2014-03.
7. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-28 are hereby incorporated as conditions of this Tentative Parcel Map.

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 and Policies
- Resolution No. PC 2014-18 for CUP 2014-11
- Resolution No. PC 2014-19 for TPM 2014-03
- Exhibit "A" – CUP Site Plan
- Exhibit "B" – CUP Phasing Plan
- Exhibit "C" – Tentative Parcel Map
- Exhibit "D" – Elevations
- Exhibit "E" – Site Landscape Plan
- Exhibit "F" – Photometric Site Plan
- Exhibit "G" – Wall Plan
- Exhibit "H" - Operational Statement
- Exhibit "I" - Correspondence Received
- Mitigated Negative Declaration No. 2014-28
- Site Plan Review Comments
- General Plan Land Use Map; Zoning Map; Aerial Map; Location Sketch

The master plan document provides a set of regulations and standards for the planned commercial center that, while being constructed over multiple phases, will result in a cohesive and consistent commercial center. Developers and end users located in the center will be required to comply with the specifications of the master plan, including building design, pedestrian elements, landscaping, and street improvements.

RELATED PLANS AND POLICIES

LAND USE ELEMENT OF THE GENERAL PLAN

3.5 COMMERCIAL LAND DEVELOPMENT AND LAND USE

Objectives

- A. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties.
- B. Ensure the continued viability of Visalia's existing commercial areas.
- C. Promote comprehensively planned, concentric commercial areas to meet the needs of Visalia residents and its market area.
- D. Create and maintain a commercial land use classification system (including location and development criteria) which is responsive to the needs of shoppers, maximizing accessibility and minimizing trip length.
- E. Designate appropriate and sufficient commercial land for Visalia's needs to the year 2020 with appropriate phasing.

Implementing Policies

- 3.5.1 Ensure that future commercial development is concentrated in shopping districts and nodes to discourage expansion of new strip commercial development.
- 3.5.2 Ensure that commercial development in residential areas serves the needs of the area and includes site development standards which minimize negative impacts on abutting properties.
- 3.5.7 Shopping/Office Centers for a range of neighborhood and community-level commercial and office uses. Consists of areas previously designated for local retail (C-2.5), neighborhood, community and regional commercial uses. Generally characterized as strip or linear in nature and serving a non-regional market area. General locations are:
 - 1. Dinuba Highway, between Ferguson and Houston.
 - 2. East side of Ben Maddox Way, between Main Street and Houston.
 - 3. Murray Street corridor between Divisadero to Conyer.
 - 4. Houston corridor, between Divisadero and Turner.

5. Noble Avenue corridor between Ben Maddox and Pinkham. Also, land locked or infill parcels may be added to this designation when they are merged with adjacent properties to obtain Noble Avenue frontage.
6. Mineral King Plaza (south of SH 198 between Linwood and Chinowth).
7. Cain Street and Goshen Avenue.
8. Other locations that may be found to be appropriate by the City Council and in conformity with the intent of the Land Use District.

3.5.14 In order to provide for integration of convenience level and neighborhood level commercial uses into neighborhoods, require design measures which encourage pedestrian traffic, and de-emphasize use of walls as buffers which create barriers to pedestrian access and which are not visually pleasing.

VISALIA MUNICIPAL CODE

Chapter 17.18: PLANNED COMMERCIAL ZONES

Section 17.18.010 Purposes.

A. The several types of commercial zones included in this chapter are designed to achieve the following:

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve in a manner consistent with the general plan;
2. Maintain the central business district (CBD - Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;
3. Maintain Visalia's role as the regional commercial center for Tulare, Kings and southern Fresno counties;
4. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;
5. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;
6. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;
7. Maintain commercial land uses which are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;
8. Ensure compatibility with adjacent land uses.

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

3. Planned Shopping/Office Zone--(P-C-SO). The purpose and intent of the planned shopping/ office zone district is to provide areas for a wide range of neighborhood and community level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.

Design District: "C" [17.30.180]

Maximum Building Height: 50 Feet

Minimum Setbacks:

Front

Building

15 Feet

Landscaping

15 Feet

<input type="checkbox"/>	Side	0 Feet	5 Feet*
<input type="checkbox"/>	Street side on corner lot	15 Feet	10 Feet
<input type="checkbox"/>	Side abutting residential zone	15 Feet	5 Feet
<input type="checkbox"/>	Rear	0 Feet	5 Feet*
<input type="checkbox"/>	Rear abutting residential zone	10 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 6,000 square feet

Parking: As prescribed in Chapter 17.34

Chapter 17.38: CONDITIONAL USE PERMITS

Section 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)

Article 16- SUBDIVISION ORDINANCE

16.28.040 Tentative parcel maps.

A. The person or agency dividing land under this section shall file a tentative parcel map with the community development director not less than thirty (30) days before the date of the commission meeting at which such map is to be considered. Such filing shall be prior to the start of any grading or construction work within the proposed division of land. The tentative parcel map shall be submitted in the same manner as provided for subdivisions as to area improvement and design, flood and water drainage control, and as to required public improvements.

B. A person desiring to divide land subject to the provisions of this chapter shall submit the tentative parcel map, therefore in accord with the following requirements:

1. **Filing.** Twenty-five (25) copies of the tentative parcel map shall be filed with the community development director. The tentative parcel map shall be legibly drawn, on eighteen (18) inch by twenty-six (26) inch tracing paper suitable for reproduction, to a scale and in a manner to best illustrate the proposed division.

2. **Fees.** At the time of filing of the tentative parcel map, a fee shall be paid to the city in such amount as may be established by the city council, on a yearly basis, by resolution.

3. **Acceptance.** The city engineer and community development director shall examine any such tentative parcel map within five working days of presentation and shall not accept such map unless the map is in full

compliance with the provisions of this chapter and the Subdivision Map Act of the state of California, as to form, data, information, and other matters required to be shown on or furnished therewith.

4. Distribution. The community development director shall immediately forward copies of the tentative parcel map to each of the following when affected:

- a. Southern California Gas Company, two copies;
- b. Southern California Edison Company, three copies;
- c. California Water Service, two copies;
- d. Pacific Telephone Company, three copies;
- e. Continental Cablevision, two copies;
- f. Visalia Unified School District, one copy.

5. Agency Action. With the exception of school districts, the agency receiving a copy of the tentative parcel map shall file a report within fifteen (15) days after the receipt thereof. School districts shall respond within twenty (20) working days of the date on which the notice was mailed to the school district for comment. If a reply is not received prior to the meeting at which consideration of the map is made, it will be assumed that the map conforms to the requirements of the particular agency concerned. (Ord. 9605 § 32 (part), 1996: prior code § 9225)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.28.100 Improvements.

Pursuant to the provisions of the Subdivision Map Act, the subdivider shall install, construct and/or provide all on or off-site improvements as recommended by the city engineer and as required by the commission. Such improvements shall be limited to the dedication of rights-of-way, easements and the construction of reasonable off-site and on-site improvements for the parcels being created. The nature, extent and design of such improvements and the guaranteeing of completion thereof shall be in full conformance with the provisions in Chapter 16.36. (Prior code § 9255)

16.28.110 Right-of-way dedications.

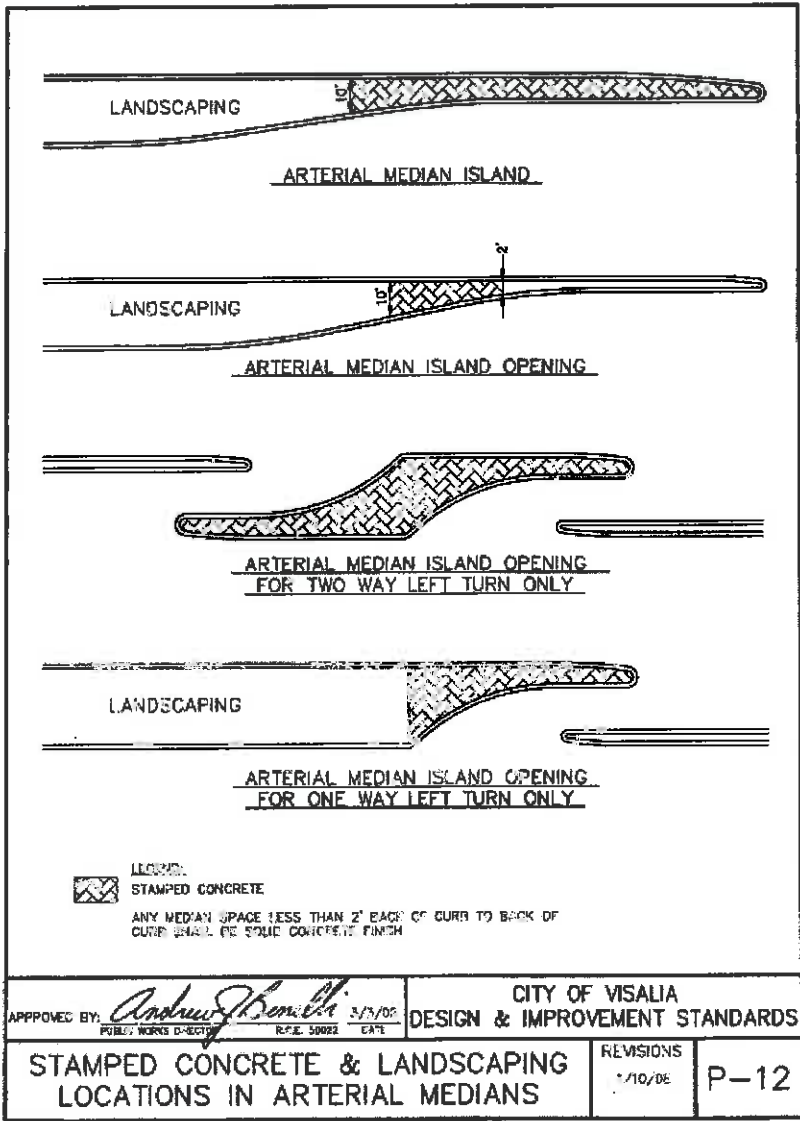
A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

16.28.120 Final parcel maps.

Within the time limit designated in Section 16.28.090 and upon the accomplishment of all dedications by certification on the map and required construction of all public improvements, or the execution of an agreement and provision of surety providing therefore, and the payment of all applicable fees and charges, the applicant may file a final parcel map with the city engineer and community development director, who shall approve the final parcel map if it substantially conforms to the approved tentative parcel map and all applicable provisions of the Subdivision Map Act and this chapter. The appropriate certificates, as provided by the applicant in accordance with the provisions of the Subdivision Map Act, shall be signed by the city engineer and community development director upon the parcel map, and the final parcel map shall be transmitted by the city clerk to the clerk of the county board of supervisors for ultimate transmittal to the county recorder. (Ord. 9605 § 32 (part), 1996: prior code § 9265)

ENGINEERING DESIGN STANDARD



RESOLUTION NO 2014-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2014-1125:
A REQUEST BY THE CHANDI GROUP, USA, INC., A REQUEST TO ALLOW THE PHASED DEVELOPMENT OF A SHOPPING CENTER, CONSISTING OF SIX COMMERCIAL PARCELS TO BE DEVELOPED IN FOUR PHASES WITH A TOTAL OF APPROXIMATELY 106,400 SQUARE FEET OF BUILDING SPACE, INCLUDING OF A GASOLINE SERVICE STATION, FAST FOOD WITH DRIVE-THRU, FOUR-STORY HOTEL, DRUG STORE WITH DRIVE-THRU, AND GENERAL RETAIL SPACE ON 12 ACRES. THE PROJECT IS LOCATED ON EAST SIDE OF LOVERS LANE, APPROXIMATELY 310 FEET SOUTH OF NOBLE AVENUE. (APNS: 101-030-025, -026, -027, AND -028)

WHEREAS, Conditional Use Permit No. 2014-11 –is a request to allow the phased development of a shopping center, consisting of six commercial parcels to be developed in four phases with a total of approximately 106,400 square feet of building space, including of a gasoline service station, fast food with drive-thru, four-story hotel, drug store with drive-thru, and general retail space on 12 acres; and, .

WHEREAS, The Planning Commission of the City of Visalia held a duly published and noticed public hearing on May 27, 2014; and,

WHEREAS, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration No. 2014-28 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed conditional use permit based on the following specific findings and 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 an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2014-28, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

4. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission approves the conditional use permit on the real property herein described in accordance with the terms of this resolution under the provisions of Chapter 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed and maintained in substantial compliance with the site plans in Exhibits "A", "B", and "G", except for specific revisions as follows:

A. Re-location of the northern driveway: The location of the northern-most access point along Lovers Lane shall be re-located in a manner meeting the approval of the City Engineer that meets separation distance and alignment with other access points along the affected roadway, and with Engineering Standard P-12. Further, any costs to reconfigure the existing center median or any other portion of Lovers Lane shall be borne at the applicant's sole expense. B. Access easement to adjacent parcel: The applicant shall record an access easement in favor of the property at 738 S. Lovers Lane (APN 101-030-018). Such easement shall become effective upon development of said parcel to commercial use standards required by the P-C S/O Zone District and Design District C, or similar Design District.

C. Entrance on Parcel 3 with small drive aisle: The north/south drive aisle that bisects the parking area adjacent to Parcel 2 shall be aligned with the northern entrance to the parking area of Parcel 3.

D. The applicant shall install and maintain vehicle barriers on undeveloped lots. Such barriers shall be installed to preclude vehicle travel and parking on the portions of the project site that are not proposed for immediate development. The typically employed barrier consists of low metal poles with wire cable.

2. That the project shall be developed and maintained in substantial compliance with the elevation plans in Exhibits "D" and "G", except for specific revisions as follows:

A. Detailed loading dock plans: Prior to issuance of building permits for buildings located on Parcel 3 or Parcel 6 of TPM 2014-03, the applicant shall submit detailed development plans for loading docks that will be associated with the retail buildings. Such plans shall demonstrate that: The dock has adequate truck parking space without obstructing vehicle circulation; the dock is fully screened from offsite

view, including public rights of way, and, the noise mitigation standards in the Acoustical Analysis prepared for the project can be met.

B. Gas Island Canopy Lighting and Signage: Lighting for the fuel island canopy shall be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent properties or the public right of way. There shall be no fascia illumination on the gas island canopy, including any type of light strips or LED/neon banding. An internally illuminated logo sign is allowed.

C. No high intensity light sources such as neon and LED lights shall be allowed as accent lighting on buildings.

3. That the project and site landscaping and lighting shall be developed and maintained in substantial compliance with Exhibits "E" and "F" unless otherwise specified in the conditions of approval. Detailed landscaping plans shall be submitted with building permits for each individual project allowed by CUP 2014-11.

4. That the project be developed in substantial compliance with Site Plan Review No. 2013-194.

5. Before issuance of the first building permit or recordation of Parcel Map 2014-03, the applicant shall record a restrictive covenant including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, common lot landscaping, and all similar infrastructure agreements among one and all property owners. The restrictions and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review these restrictions or vehicular access agreements verifying compliance with these requirements prior to the covenant's recordation.

6. That a separate Conditional Use Permit shall be obtained for any substantial revision to the conditionally approved uses for CUP 2014-11, or for any conditionally-allowed uses that subsequently locate on the project site.

7. That all applicable federal, state, regional, and city policies and ordinances be met.

8. That all of the conditions and responsibilities of Conditional Use Permit No. 2014-11 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.

9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-11.

10. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-28 are hereby incorporated as conditions of this Conditional Use Permit.

11. That illuminated building signage shall be placed so as to not allow direct or indirect light or glare from falling upon the adjacent residential properties.

RESOLUTION NO 2014-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA
APPROVING TENTATIVE PARCEL MAP NO. 2014-03:
A REQUEST BY THE CHANDI GROUP, USA, INC. TO DIVIDE 12 ACRES INTO SIX
PARCELS COMMERCIAL PARCELS.

THE PROJECT IS LOCATED ON THE EAST SIDE OF LOVERS LANE,
APPROXIMATELY 310 FEET SOUTH OF NOBLE AVENUE (APNS: 101-030-025, -
026, -027, AND -028)

WHEREAS, Tentative Parcel Map No. 2014-0301 is a request by The Chandi Group, USA, Inc. to divide 12 acres into six commercial parcels. The project is located on the east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on May 27, 2014; and,

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

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

NOW, THEREFORE, BE IT RESOLVED, that a Mitigated Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map would be compatible with adjacent land uses.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with

mitigation and that Mitigated Negative Declaration No. 2014-28, incorporating the Mitigation Monitoring Program included within, is hereby adopted.

4. That the tentative parcel map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "C".

A. Re-location of the northern driveway: The location of the northern-most access point along Lovers Lane shall be re-located in a manner meeting the approval of the City Engineer that meets separation distance and alignment with other access points along the affected roadway, and with Engineering Standard P-12. Further, any costs to reconfigure the existing center median or any other portion of Lovers Lane shall be borne at the applicant's sole expense.

B. Access Easement to adjacent parcel: The applicant shall record an access easement in favor of the property at 738 S. Lovers Lane (APN 101-030-018). Such easement shall become effective upon development of said parcel to commercial use standards required by the P-C S/O Zone District and Design District C, or similar Design District.

2. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-199.

3. That Conditional Use Permit No. 2014-11 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.

4. That a restrictive covenant including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, common lot landscaping, and all similar infrastructure agreements shall be recorded with the final parcel map. The restrictions and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review these restrictions or vehicular access agreements verifying compliance with these requirements prior to the covenant's recordation.

5. That all applicable federal, state, regional, and city policies and ordinances be met.

6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2014-03.

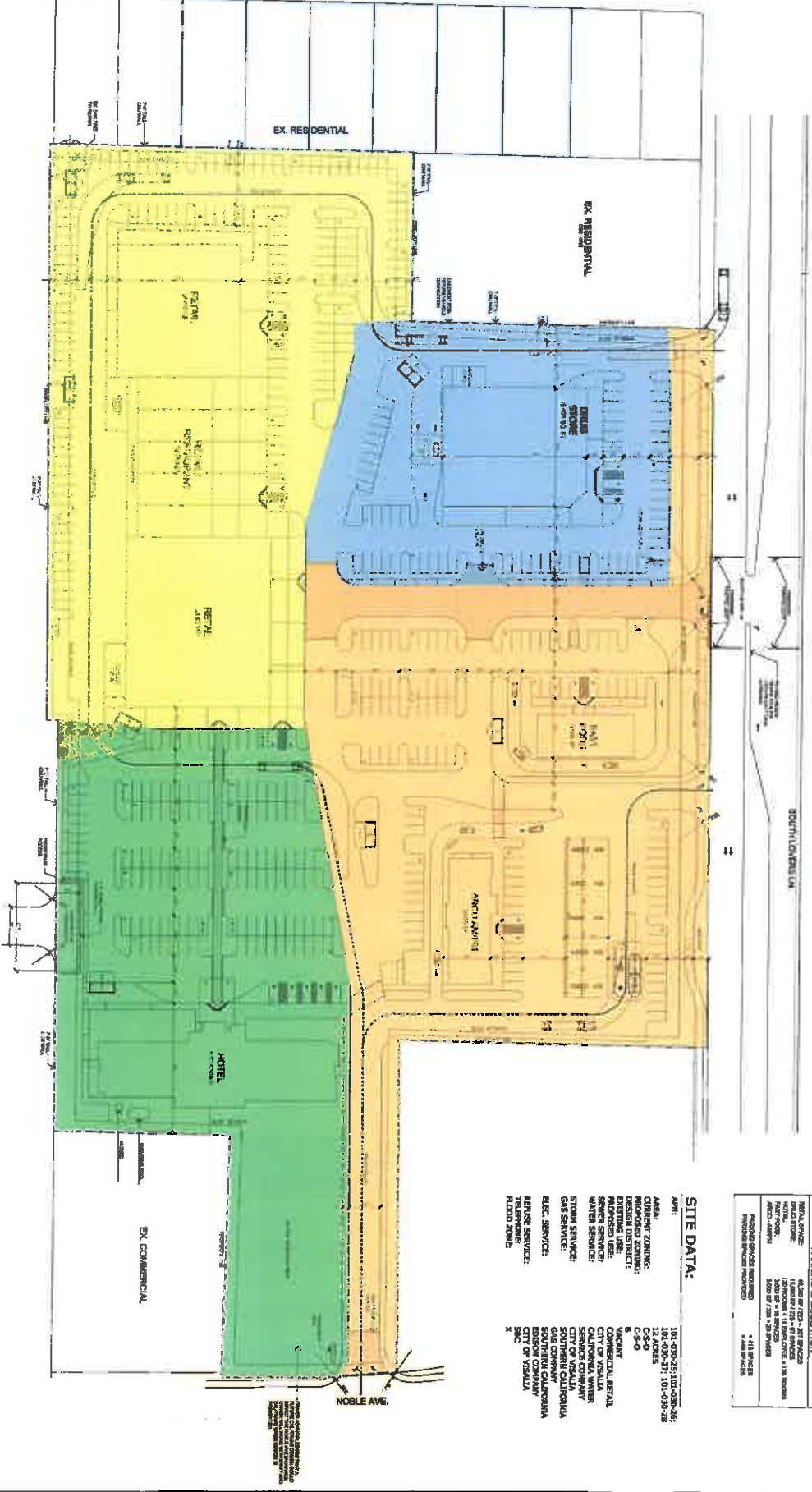
7. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-28 are hereby incorporated as conditions of this Tentative Parcel Map.

Josh McDonnell, Assistant Director / City Planner

Adam Peck, Chairperson

SITE PHASING PLAN

LEGEND	
	PHASE 1 AM/FM GAS STATION 5,000 S.F.
	PHASE 2 DRUG STORE 3,600 S.F. 15,000 S.F.
	PHASE 3 HOTEL 120 ROOMS
	PHASE 4 RETAIL SPACE 48,500 S.F.



PARKING CALCULATION	
RETAIL SPACE	48,500 SF / 225 = 215 SPACES
HOTEL	120 ROOMS x 1.5 SPACES/ROOM = 180 SPACES
DRUG STORE	15,000 SF / 225 = 67 SPACES
AM/FM GAS STATION	5,000 SF / 225 = 22 SPACES
TOTAL REQUIRED	482 SPACES
PROPOSED SPACES PROVIDED	485 SPACES

SITE DATA:
 APRIL 2011
 AREA: 121,400-25,100-020-46
 12 ACRES
 101-000-271-101-000-25
 PROPOSED ZONING: C-20
 DESIGN DISTRICT: B-404P
 PROPOSED USE: COMMERCIAL RETAIL
 WITHIN SERVICE: CITY OF VISALIA
 STORM SERVICE: CALIFORNIA WATER
 GAS SERVICE: SOUTHERN CALIFORNIA
 ELEC. SERVICE: SOUTHERN CALIFORNIA
 FIRE SERVICE: EDISON COMPANY
 TELEPHONE SERVICE: CITY OF VISALIA
 FLOOD ZONE: X

**CHANDI RETAIL CENTER
 CONDITIONAL USE PERMIT**

ACORDERS
 VISALIA, CA
 999 1ST STREET
 VISALIA, CA 93254
 TEL: 760.396.9200
 FAX: 760.396.9245

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

CHANDI GROUP USA
 90-480
 60TH AVE
 MECCA, CA 92254
 Phone: 760.396.9200
 Fax: 760.396.9245

NO	DATE	REVISIONS	BY

B

RETAIL CENTER TENTATIVE PARCEL MAP

APPLICANT: [Name]
 PROJECT: [Name]
 CITY OF VISALIA, CALIFORNIA

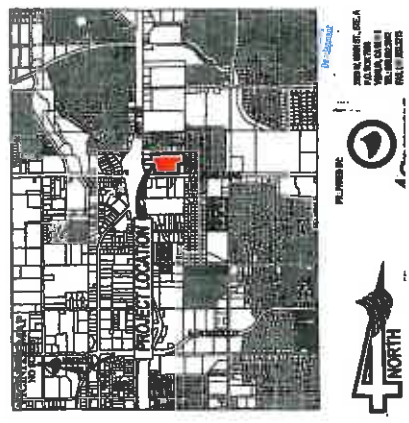
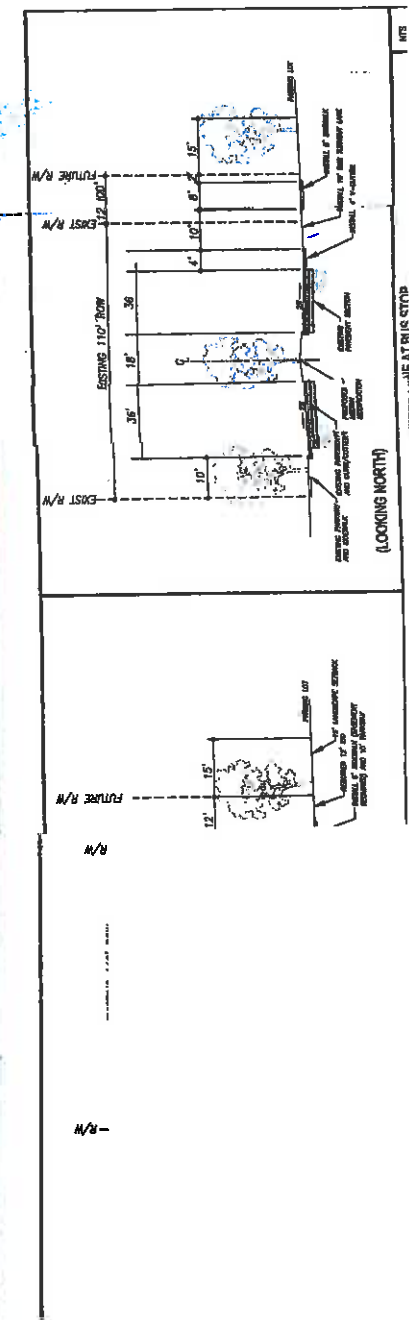
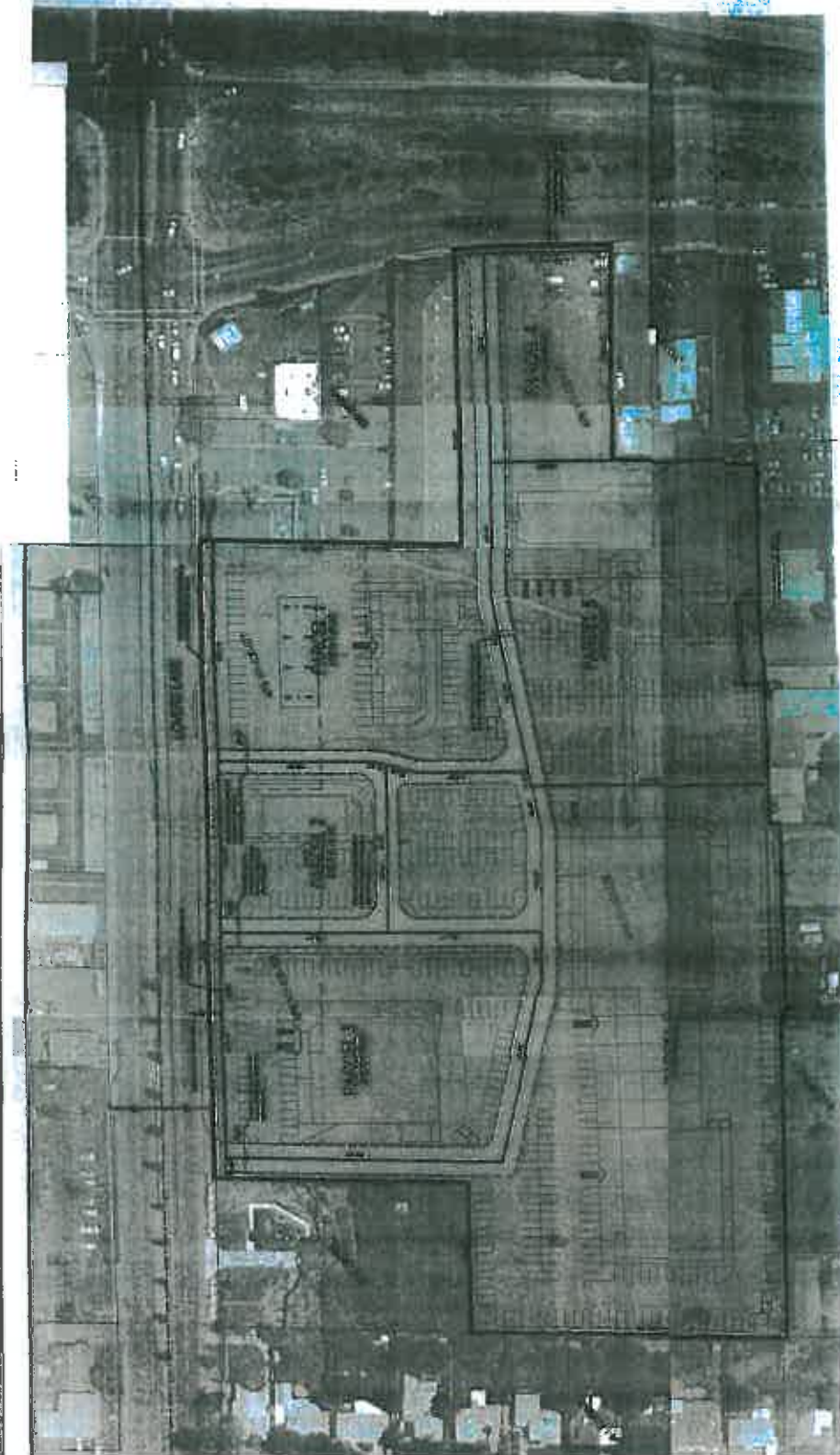
APPROVED BY: [Name]
 DATE: [Date]

SITE DATA:

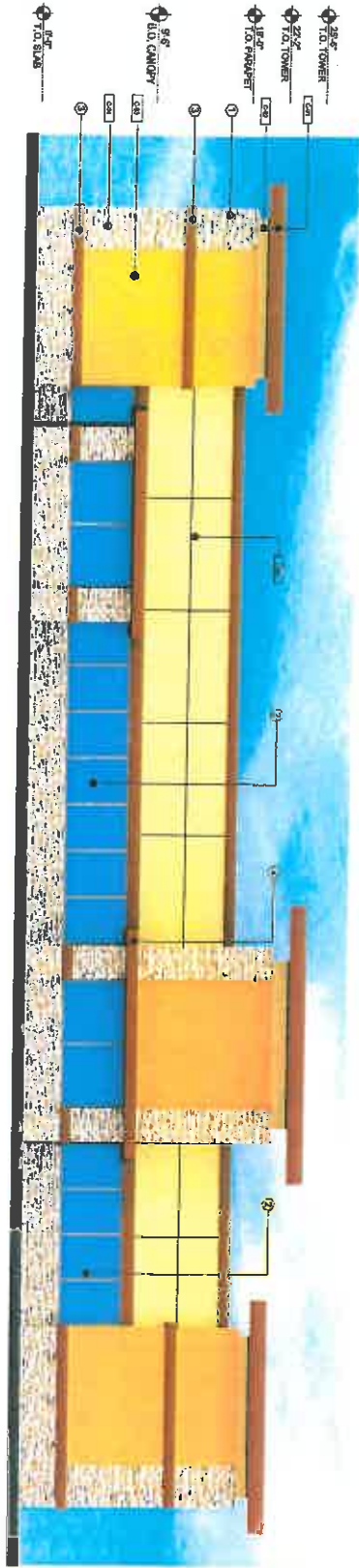
- APNs: 101-030-25; 101-030-26; 101-030-27; 101-030-28
- AREA: 12.2 ACRES
- CURRENT ZONING: C-S-O
- PROPOSED ZONING: C-S-O
- EXISTING USE: [Blank]
- PROPOSED USE: [Blank]
- SEWER SERVICE: [Blank]
- WATER SERVICE: [Blank]
- STORM SERVICE: [Blank]
- GAS SERVICE: [Blank]
- ELEC. SERVICE: [Blank]
- REFUSE SERVICE: [Blank]
- TELEPHONE: [Blank]
- FLOOD ZONE: [Blank]

BUILDING AND PARKING:

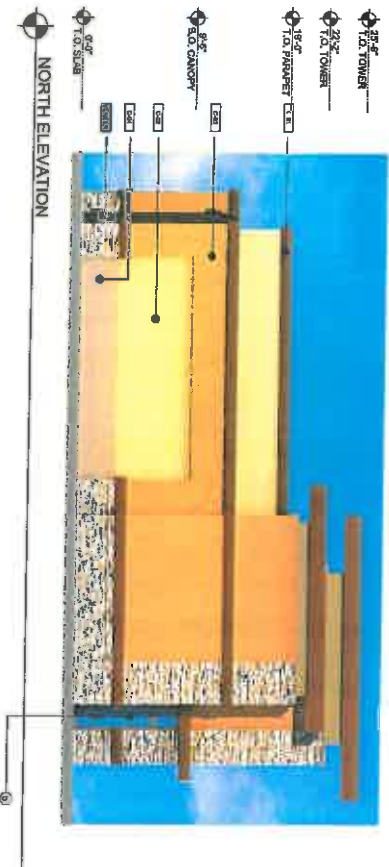
RETAIL SPACES: 46,500 SF / 225 = 207 SPACES
 GAS STATION: 15,000 SF / 225 = 67 SPACES
 INST. FOOD RESTAURANT: 3,000 SF / 225 = 13 SPACES
 TOTAL VEHICLES STALLS PROVIDED = 287
 TOTAL PROPOSED STALLS PROVIDED = 4
 GAS STATION MINI MART: 5,000 SF / 225 = 23 SPACES



u



WEST ELEVATION



NORTH ELEVATION



AM PM

KEYED NOTES:

1. SERVICE
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS

EXTERIOR FINISHES

STUCCO - 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH FRIEZE. CONTROL JOINTS AS REQUIRED.

VENEER - CULTURED STONE VENEER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

- C-01 COLLOC CHESTNUT
- C-02 COLLOC SPRING MANOUILA
- C-03 COLLOC ASSAULT
- C-04 COLLOC BROWN BAG
- C-05 COLLOC SERRA

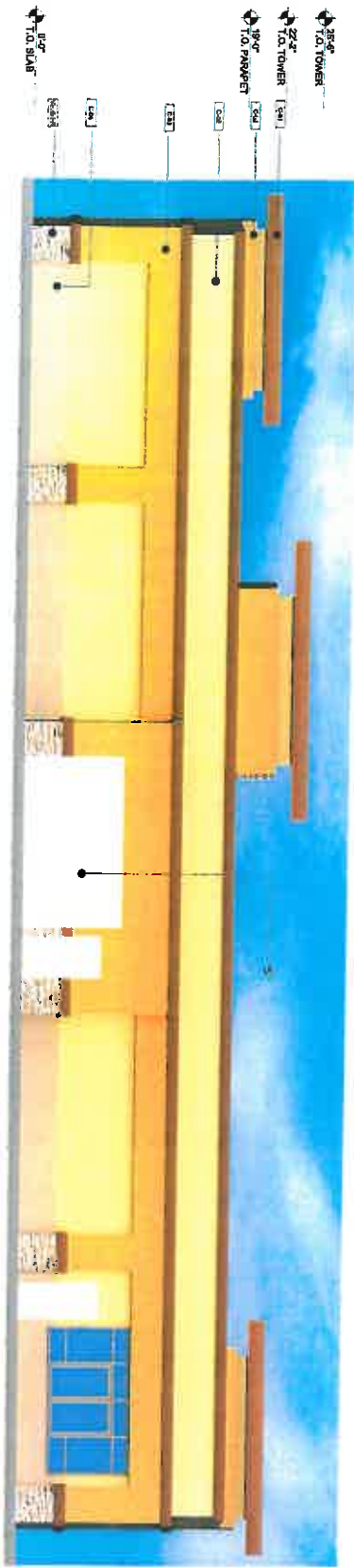
CHANDI GROUP USA
 80-480
 95TH AVE
 MENLO PARK, CA 94025
 Phone: 760.386.0260
 Fax: 760.386.5245

NO.	DATE	REVISIONS	BY

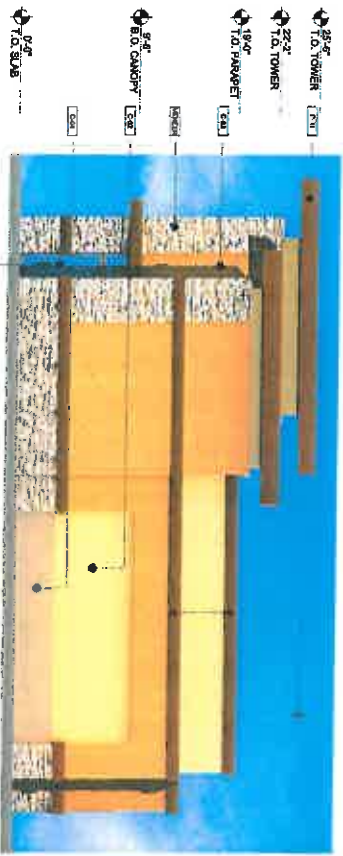
CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

PROJECT NO.	
DATE	
DESIGNER	
CLIENT	
SCALE	
DATE PLOTTED	
PLOTTED BY	

D 10610



EAST ELEVATION



SOUTH ELEVATION



AM PM

KEYED NOTES:

1. STUCCO
2. ALUMINUM STOREFRONT SYSTEM
3. CORRUGATED METAL ROOFING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS

EXTERIOR FINISHES

STUCCO - 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENEER - CALI TUBED STONE VENEER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

- C-01 CALI-GOLD ACRYLIC PAINT (KI # 8077 1523K)
- C-02 CALI-GOLD ACRYLIC PAINT (KI # 8077 1523K)
- C-03 CALI-GOLD ACRYLIC PAINT (KI # 8077 1523K)
- C-04 CALI-GOLD ACRYLIC PAINT (KI # 8077 1523K)

<p>CHANDI GROUP RETAIL CENTRE VISALIA, CA 93292</p>		<p>NO. DATE REVISIONS</p>	<p>BY</p>	<p>CHANDI GROUP USA 90-480 6678 A/E MECCA, CA 92254 P: 909.790.386.92180 F: 909.790.5245</p>
<p>CHANDI GROUP USA</p>				



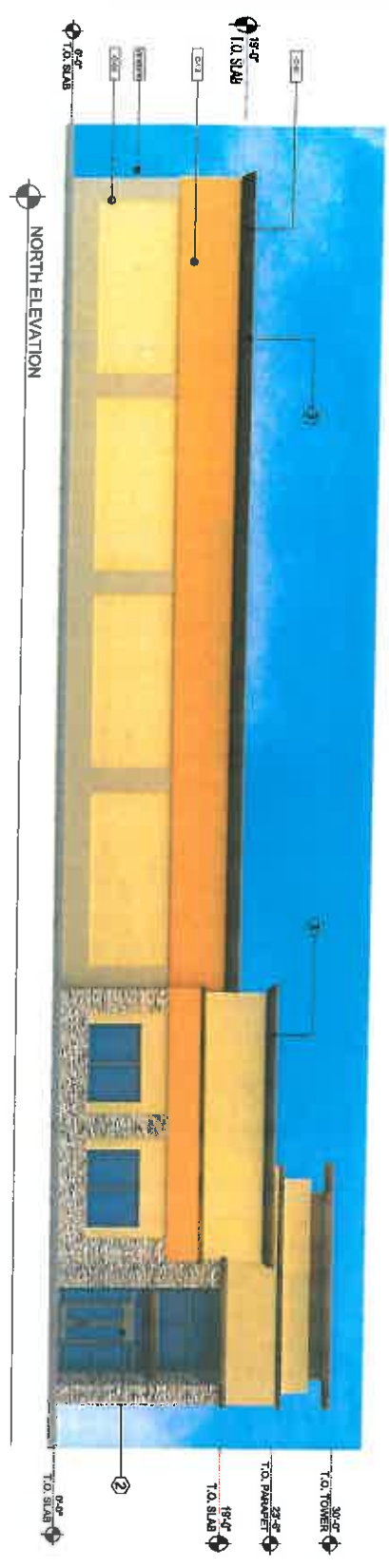
CANOPY ELEVATIONS



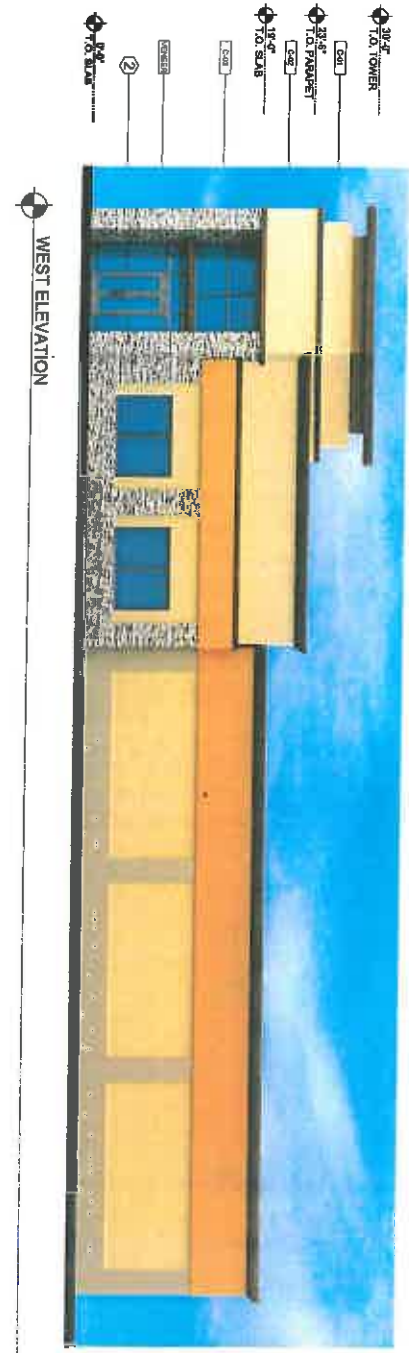
NO. 1	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

CHANDI GROUP USA
90-480
417TH AVE
MERCED, CA 92254
Phone: 780.366.8290
Fax: 780.366.5046



NORTH ELEVATION



WEST ELEVATION

DRUG STORE

KEYED NOTES:

1. SOLUCE
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO - 7/8" & 40 PINS STUCCO (PARTIAL) AND GYPSUM PLASTER OVER 1/2" INSULATION CONTROL JOINTS AS REQUIRED

VENEER - CULTURED STONE VENEER (PRESSED) SIMILAR COLOR

EXTERIOR PAINTS

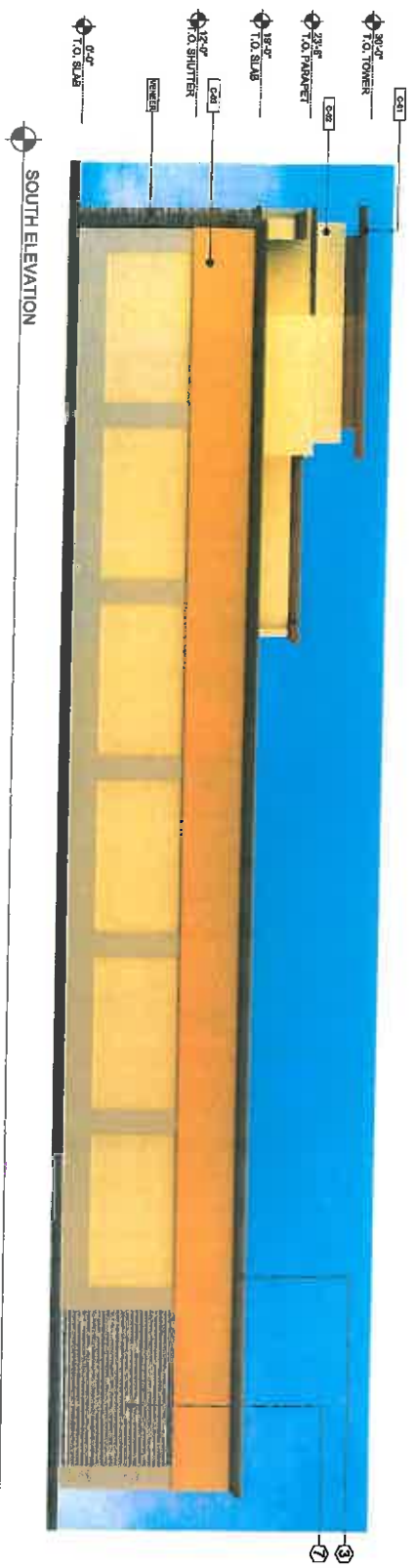
- C-01 ON OR CHESTNUT (ICI # 9017 7244)
- C-02 COLOR: SPRING MANGOLIA (ICI # 4617 7229)
- C-03 COLOR: MOON STRUCK (ICI # 5917 6342)
- C-04 COLOR: SMOKE BAG (ICI # 1017 5018)

CHANDI GROUP USA

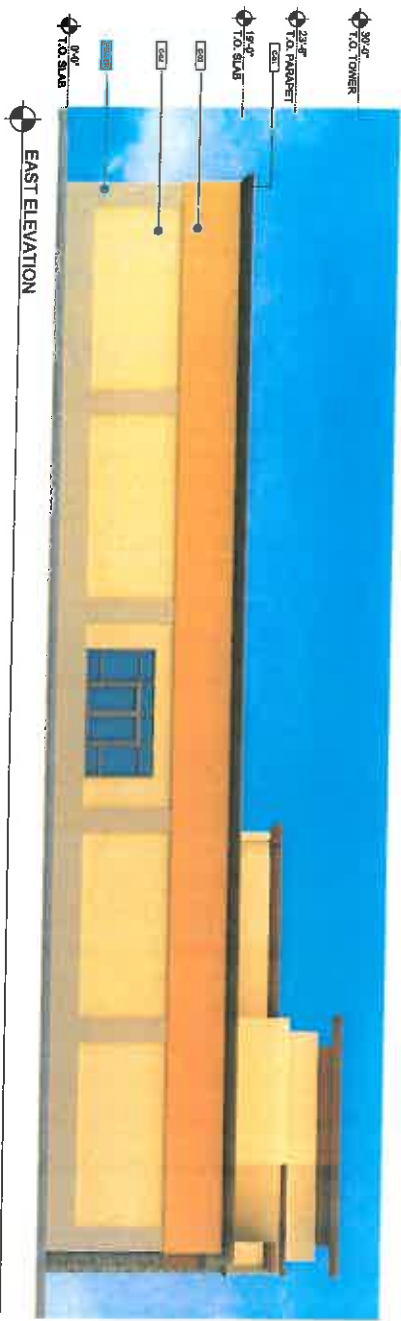
80-401
86TH AVE
MCCLELLAN, CA 95034
Phone: 761.298.9260
Fax: 761.298.6245

NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292



SOUTH ELEVATION



EAST ELEVATION

DRUG STORE

KEYED NOTES:

1. STONE
2. STONE STOREFRONT SYSTEM
3. SPRING MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO:- THE SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENEER:- CULTURED STONE VENEER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

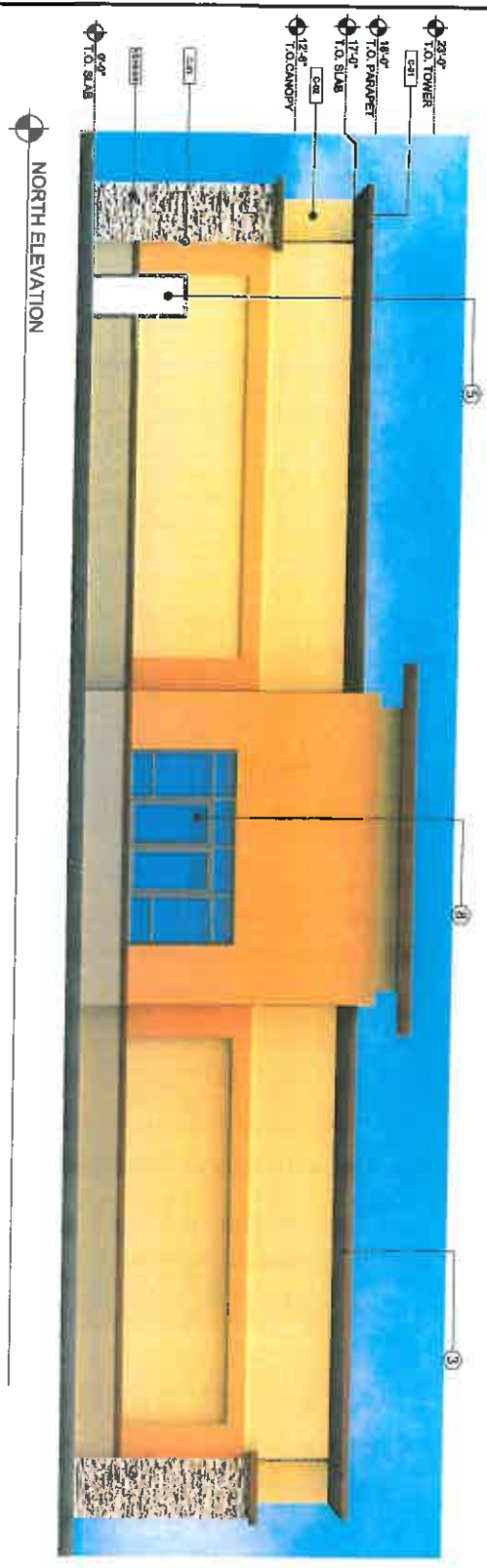
- Cd1 COLOR: CHEST NUT
R/S # 8111 1225
- Cd2 COLOR: SPRING MANGONIA
R/S # 8111 7220
- Cd3 COLOR: MOUNTAIN ST ROCK
R/S # 8111 7220
- Cd4 COLOR: JENSEN B&G
R/S # 101V 28116

CHANDI GROUP USA
 95-480
 68TH AVE
 MEDCA, CA 92114
 Phone: 760.798.8060
 Fax: 760.396.1245

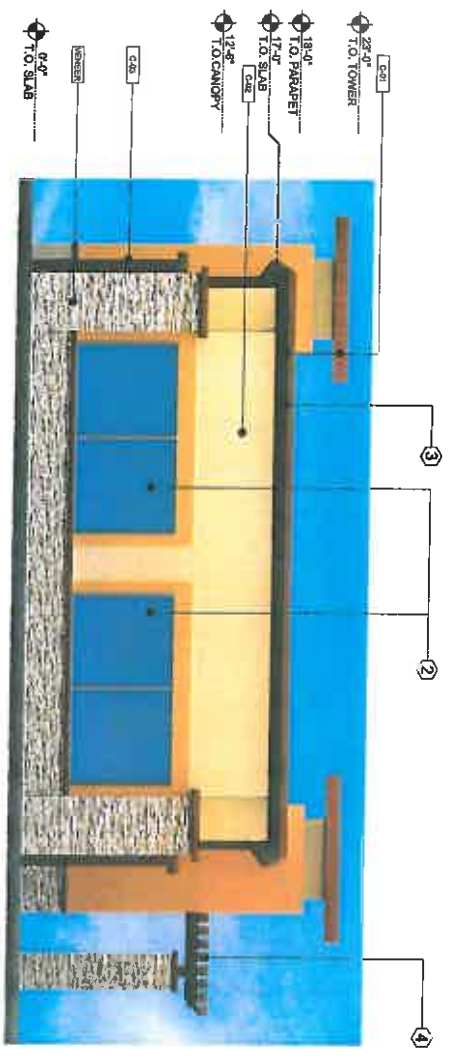
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CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93229

DATE	
SCALE	
PROJECT NO.	
CLIENT NAME	
ARCHITECT NAME	
PROJECT ADDRESS	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	



NORTH ELEVATION



WEST ELEVATION

FAST FOOD

KEYED NOTES:

1. SERVICE DOOR
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING
8. DRIVE THRU SERVICE WINDOW

EXTERIOR FINISHES

STUCCO - 3/8" SAND FASH STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

VENEER - CULTURED STONE VENEER DRESSED SIMILAR OAKUM

EXTERIOR PAINTS

- C-01 COLOR: GREY PUT IC1 # 1091 15325
- C-02 COLOR: BRUSH MANDULA IC1 # 4971 72326
- C-03 COLOR: LOGAN STRICK IC1 # 5911 5424
- C-04 COLOR: MICHIGI BAG IC1 # 1091 56116

CHANDI GROUP USA

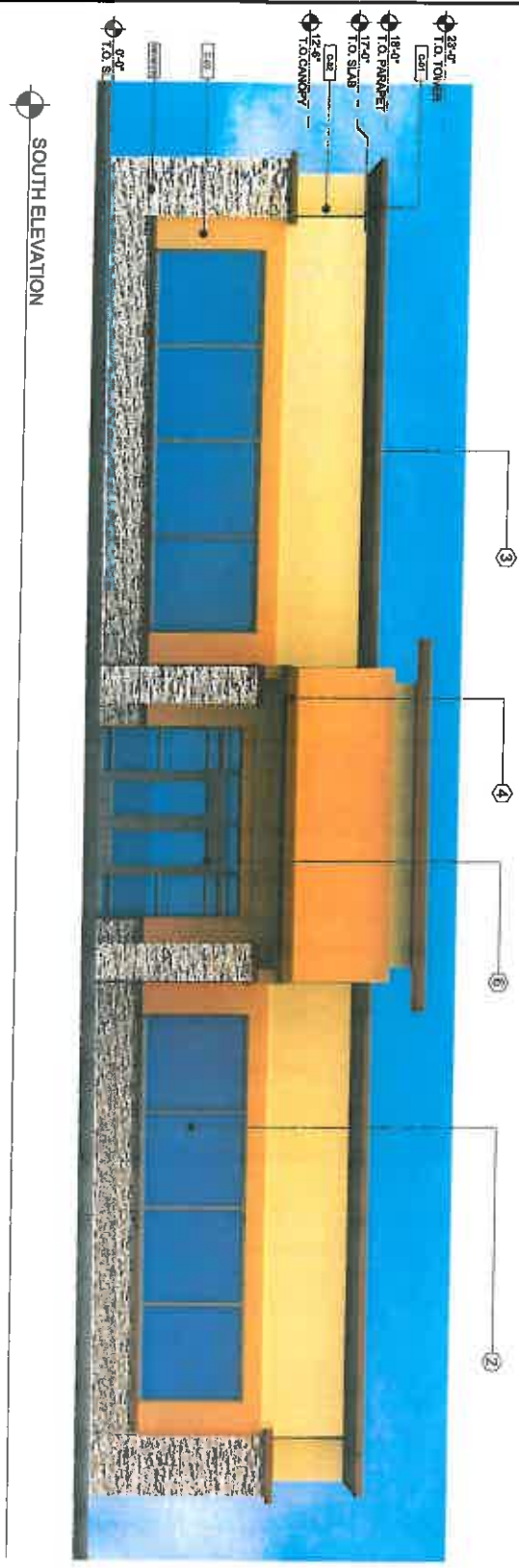


90-0183
KATHA SHEL
MIRALTA, CA 93024
Phone: 360-596-0016
Fax: 360-596-0016

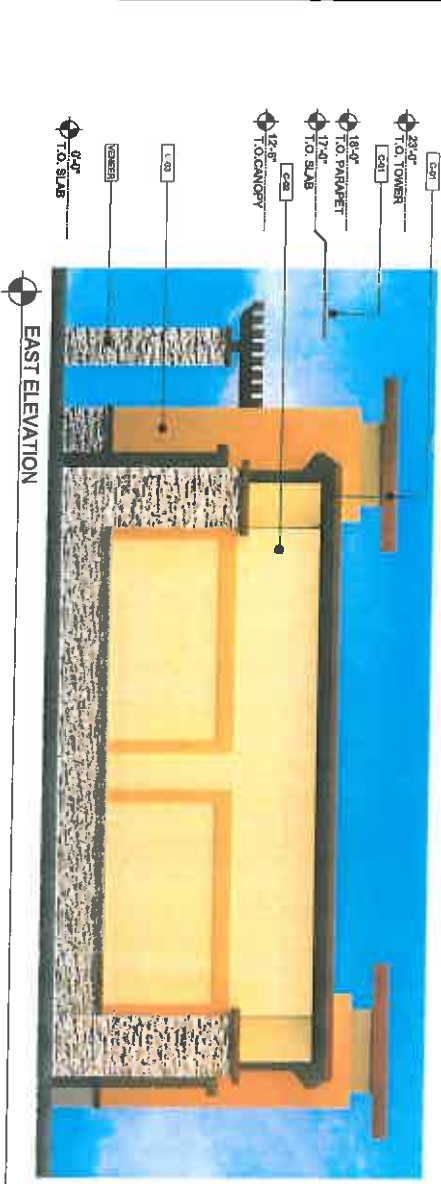
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CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

PROJECT NO.	
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DESIGNED BY	
CHECKED BY	
DATE	
PROJECT	
SCALE	
DESIGNED BY	
CHECKED BY	
DATE	



SOUTH ELEVATION



EAST ELEVATION

FAST FOOD

KEYED NOTES:

1. STUCCO
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO - 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENISER - CULTURED STONE VENISER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

- C-01 COLOR: SHEET PAINT
ICI # 8017 1322
- C-02 COLOR: SPANISH MANANOLA
ICI # 8017 7203
- C-03 COLOR: LACON STUCCO
ICI # 201V 82 121
- C-04 COLOR: BROWN BAG
ICI # 201V 2018

CHANDI GROUP USA
 96-480
 6TH A: E
 MECCA, CA 92254
 Phone: 760.386.8260
 Fax: 760.386.5245

NO.	DATE	REVISIONS	BY

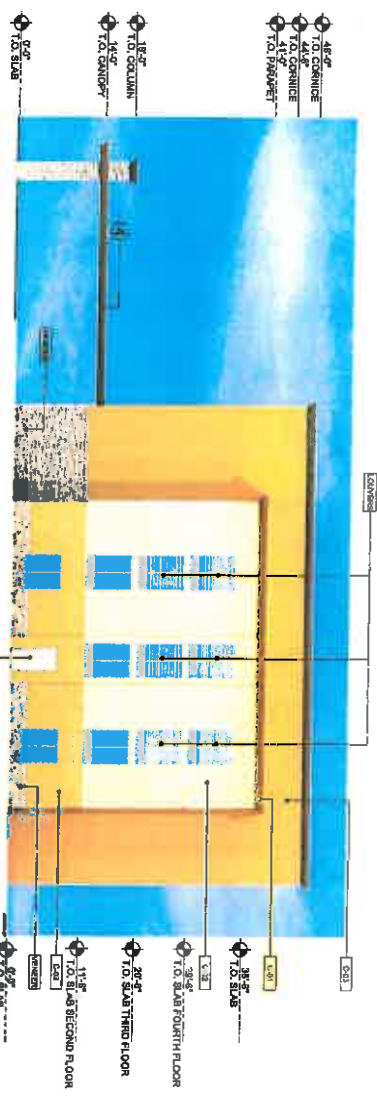
CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

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DATE	
DESIGNED BY	
CHECKED BY	
SCALE	
DATE	
PROJECT	
BY	
DATE	

7/10



SOUTH ELEVATION



EAST ELEVATION

HOTEL

KEYED NOTES:

1. SIGNAGE
2. SHERBACRY FRT
3. CORNICE W/SLING
4. GALLERY
5. SERVICE DOOR AND FRAME
6. ALUMINUM FRONT ENTRANCE DOOR
7. ALUMINUM BACK DOOR

EXTERIOR FINISHES

STUCCO - 1/2" SAND FINISH STUCCO FROM LAMP AND CEMENT PLASTER OVER METAL LATH PROVIDE CORNICE JOINTS AS REQUIRED

VENEER - CULTURED STONE VENEER DRESSED SIMILAR COLOR

LOUVERS - METAL LOUVERS

EXTERIOR PAINTS

- COR - COLOR: CHESTNUT RD # 8001, 1/4" x 1/4"
- COR2 - COLOR: SPRING MAHOGANY RD # 4511, 7/28"
- COR3 - COLOR: MOON STUCCO RD # 2011, 3/16"
- COR4 - COLOR: BROWN SAND RD # 2111, 3/16"

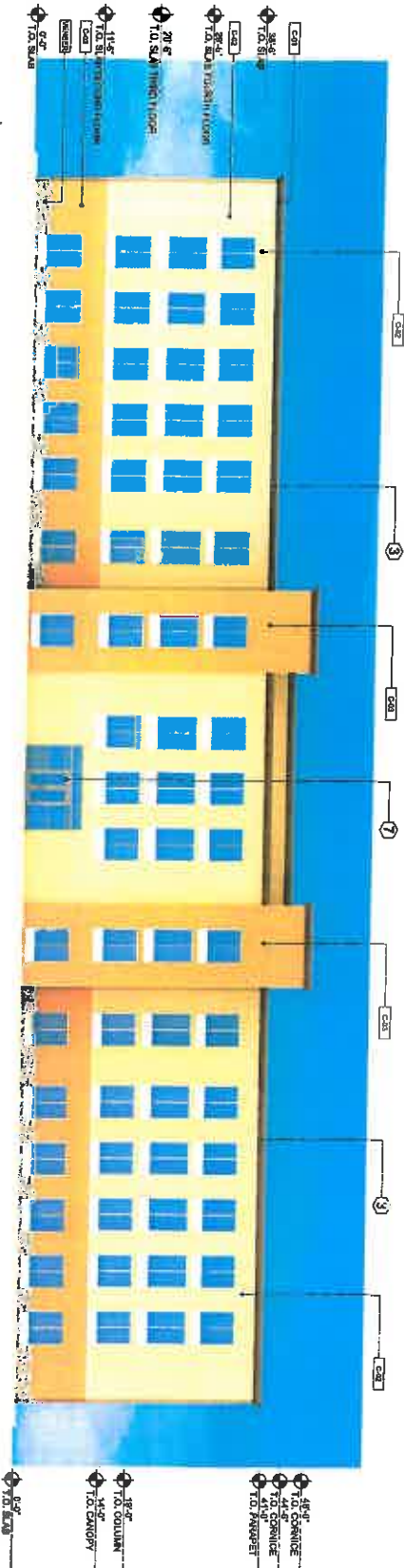
CHANDI GROUP USA
 4440
 888N 4TH
 AMESVILLE, OH 43001
 Phone: 614.396.2552
 Fax: 614.396.2549

CHANDI

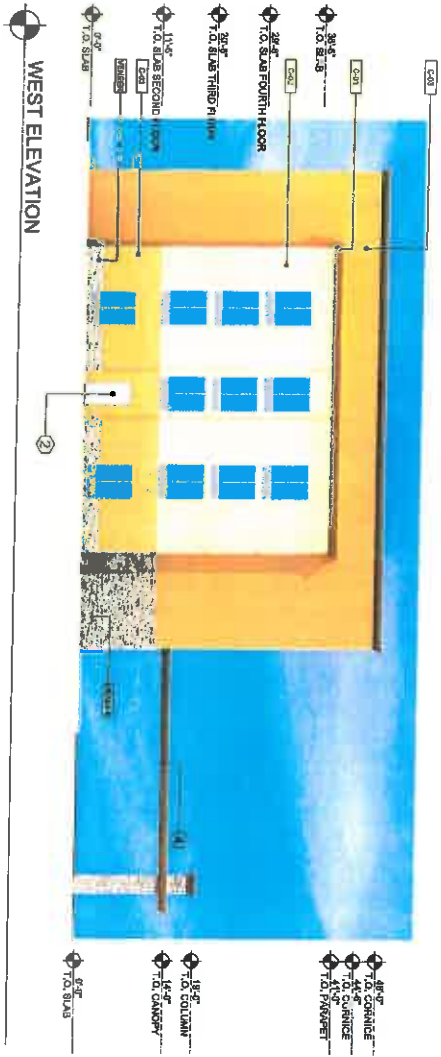
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CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

8/10



NORTH ELEVATION



WEST ELEVATION

HOTEL

KEYED NOTES:

- 1. STAINLESS STEEL FINISH
- 2. STAINLESS STEEL FINISH
- 3. CORNER MOLDING
- 4. CANOPY
- 5. SERVICE DOOR AND FRAME
- 6. ALUMINUM FRONT ENTRANCE DOOR
- 7. ALUMINUM BACK DOOR

EXTERIOR FINISHES

STUCCO - AIR SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN)

VENEER - CULTURED STONE VENEER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

- C01. COLORED CEMENT PUT
- C02. COLORED STUCCO
- C03. COLORED STUCCO
- C04. COLORED STUCCO

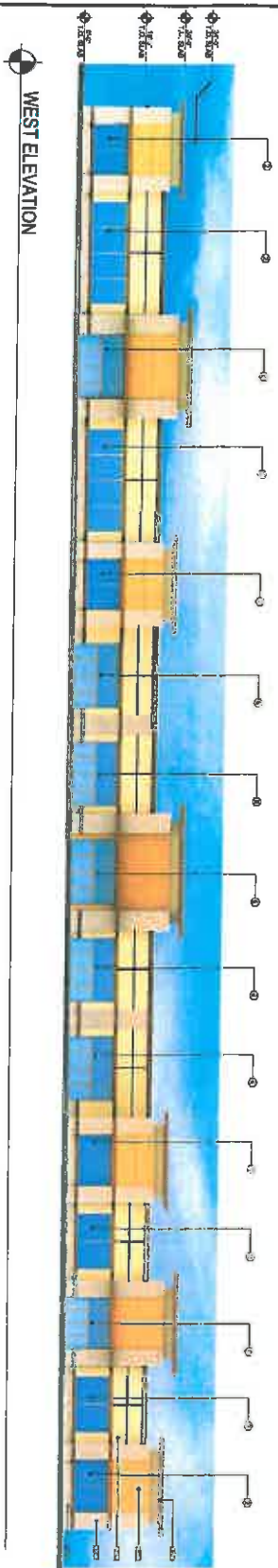
CHANDI GROUP USA

CHANDI GROUP USA
 9000 JRD
 MEDDA, CA 95224
 Phone: 950.626.7000
 Fax: 950.626.5245

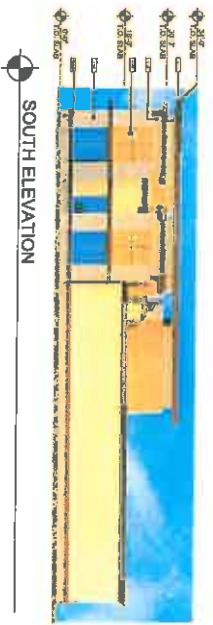
CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

NO.	DATE	REVISIONS	BY

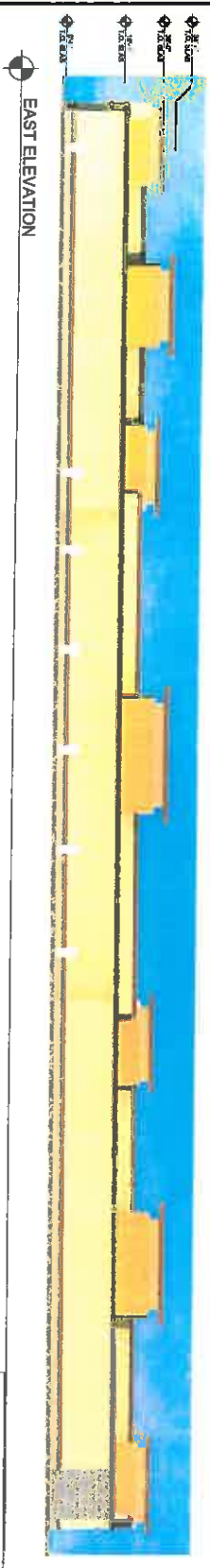
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DATE	
PROJECT NO.	



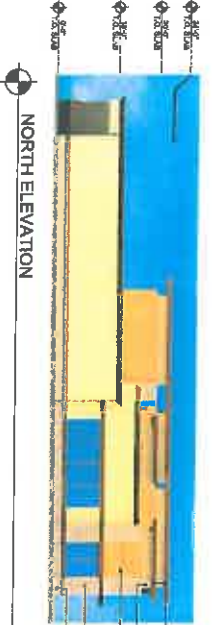
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



RETAIL

KEYED NOTES:

1. ALUMINUM STAINLESS STEEL
2. COLORED METAL
3. STAINLESS STEEL
4. STAINLESS STEEL
5. STAINLESS STEEL
6. STAINLESS STEEL
7. STAINLESS STEEL
8. STAINLESS STEEL

EXTERIOR FINISHES

STUCCO - 1/2" SAND FINISH STUCCO (PAINT AND COLOUR)
 EXTERIOR WALLS, EXTERIOR ROOFS, EXTERIOR
 ROOFING

EXTERIOR PAINTS

- VENEER - CANTON STONE SYSTEM (DESIGNED SIMILAR)
- [E-1] COLORED METAL
 - [E-2] COLORED METAL
 - [E-3] COLORED METAL
 - [E-4] COLORED METAL
 - [E-5] COLORED METAL
 - [E-6] COLORED METAL
 - [E-7] COLORED METAL
 - [E-8] COLORED METAL

CHANDI GROUP USA

191450
 3000 S. VISALIA
 VISALIA, CA 93281
 Phone: 953.966.0298
 Fax: 953.296.8733



NO.	DATE	REVISION	BY

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

NO.	DATE	REVISION	BY

PARKING CALCULATION

RETAIL SPACE	100,000 SF	1.5 SPACES/1,000 SF	150 SPACES
OFFICE SPACE	50,000 SF	1.0 SPACES/1,000 SF	50 SPACES
RESTROOMS	10,000 SF	1.0 SPACES/1,000 SF	10 SPACES
LANDSCAPE	20,000 SF	1.0 SPACES/1,000 SF	20 SPACES
TOTAL	180,000 SF	1.15 SPACES/1,000 SF	210 SPACES



Minimum 5' tall in order to screen existing landscape and allow other site users (pedestrians, bicyclists, etc.) to see through foliage.

EX. COMMERCIAL

Sample of local landscape to be used along the storm bank. Be prepared to create additional inventory.



Plant trees, shrubs, and groundcover to be used in parking lot areas.



Landscape Plan: Review with building footprint and site walking to break to some landscape areas.



CONCEPTUAL LANDSCAPE PLAN
CHANDI RETAIL MASTER PLAN
1" = 40'-0"

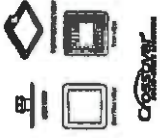


4ORBEKS

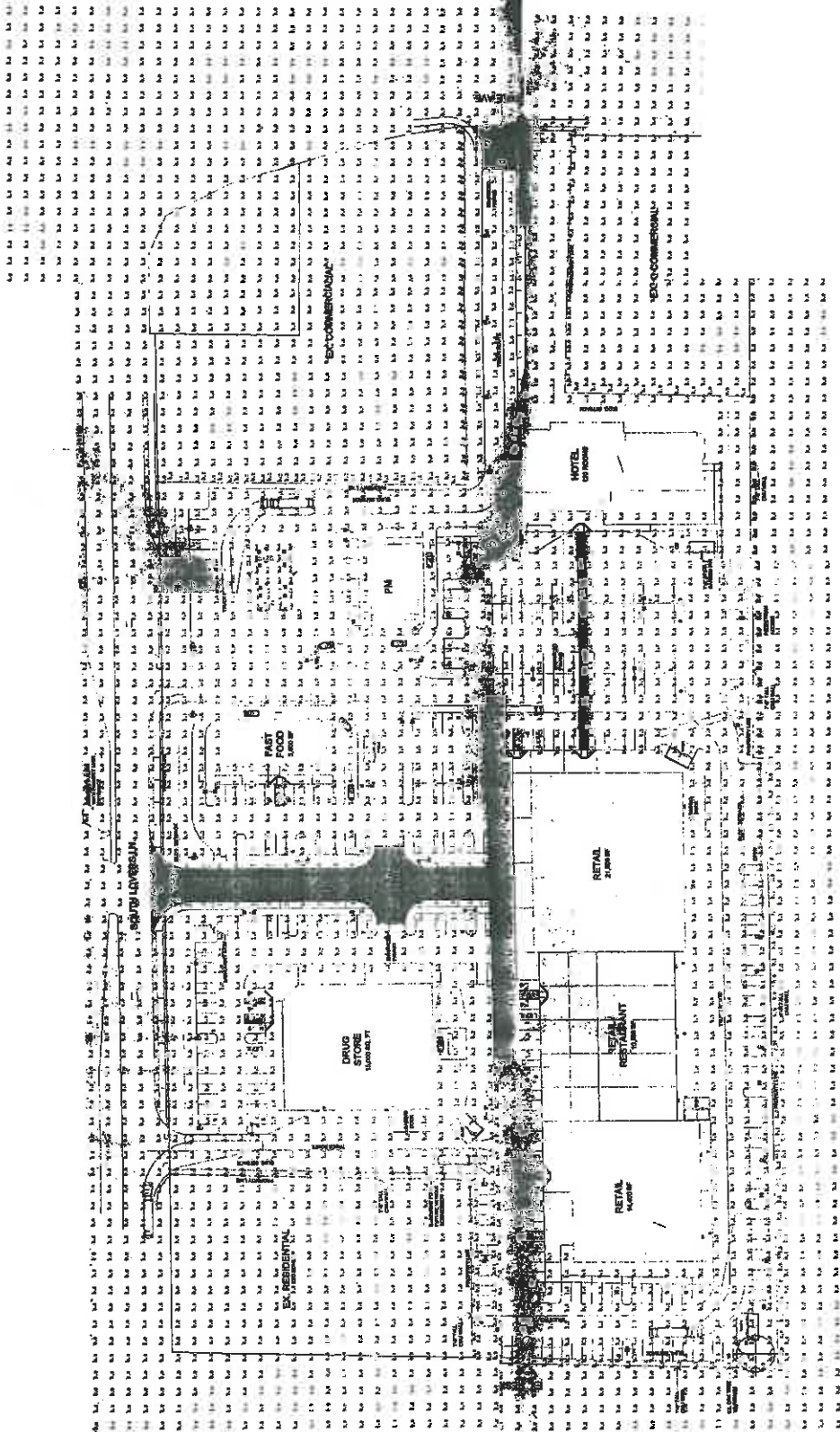
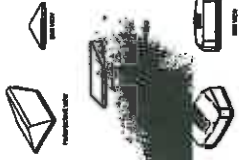
CHANDI GROUP RETAIL CENTER

PHOTOMETRIC PLAN

CRUSC-LED
LED CANOPY LIGHT - LEGACY



YASU
LED Chandelier Area Light





OPERATIONAL STATEMENT: CHANDI GROUP COMMERCIAL RETAIL CENTER

APN's: 101-030-025, 026, 027, & 028 (12 acres)

The proposed Chandi Group Commercial Retail Center includes an Arco am/pm fuel service station and convenience store (open 24 hours/7 days a week), fast food restaurant, drug store/pharmacy, 70,000 square foot commercial retail, and a 120 room hotel to be located at the southeast area of Noble Avenue and Lovers Lane in Visalia, CA. We also are proposing that Parcel 4 to be developed as a retail pad in the future during phase 4. A site plan for this pad would be submitted at that time if the opportunity arises for this parcel to be developed. The project is being proposed to be constructed in the following phases:

1st Phase: Arco fuel (10 pumps) service station, am/pm convenience store, sandwich shop and fast food restaurant

2nd Phase: Drug store/pharmacy

3rd Phase: Hotel

4th Phase: Retail commercial Center

The drug store/pharmacy, fast food restaurant, and Arco am/pm service station propose a drive-thru lane with the buildings for efficient transactions. The Arco am/pm service station and fast food pad will utilize the drive thru facilities as quick serve restaurants (QSR) and will be used frequently. Vehicle stacking from the pickup window shall be a minimum of 10 car lengths to prevent vehicle stacking in the parking lot drive aisles. The Arco am/pm will also include the fueling station component to the project and will be located in the center of the parcel. Fuel dispensers will be state-of-art that will accept both cash and debit payments for fueling without having to enter the store. Fueling trucks will enter into the project site from the Noble Avenue entrance, refill tanks on site, and exit onto Lovers Lane to allow for efficient truck movements through the project site. The drug store/pharmacy drive thru will be used for prescription pickup and will be utilized less frequently than the QSR drive thru's. Due to the close proximity of existing residential units, loading and unloading hours will be restricted and in accordance with the City requirements for Phase 4 retail buildings and Phase 2 drug store. The blockwall along the property lines will also be developed with each phase and will mitigate for any noise impacts from the loading and unloading for businesses.



The exterior of the drive thru aisles will include heavy landscaping and a minimum of a 3' hedge to soften the appearance of the drive thru aisles and provide for a more aesthetically appealing design. Landscaping will also be planted along the building between the drive aisle curb and the building to lessen hardscape areas of the drive aisles.

The landscape and internal road maintenance at a minimum will be included in a common area maintenance (CAM) agreement with all tenants/owners within the Chandi Retail Center. A fee schedule will be determined based on area owned/leased and fees/maintenance will be managed by a property management group.

The proposed drive-thru's will be included as part of the Conditional Use Permit application and will be submitted as a Master Plan Development.

4-23-14

APR 2014

Planning Commission -

In regards to the CHANDI GROUP
RETAIL CENTER on Louisa Lane

I have lived in this area for the past 50+ years & seen many changes, and deterioration. Driving on Louisa Lane is a nightmare - the road practically jerks my steering wheel out of my hand.

I don't know if you are aware of how many trucks, semis, buses, garbage trucks, agriculture haulers, use this area.

The group wants yet another service station (already 2 immediately there) and a market (next door to 7-11 & across from a grocery - & a strip mall). You seriously need to take a look at the traffic situation.

Much as we want something done at this "field" I don't think this much building can be handled for traffic.

Sorry this is hand written, my computer is confusing me & not running the way I want!

Hopefully - Joyce Elliott

15076 Hill 212
Vinalia, Ca 93292

PA 198-1223

(over)

P.S

Area that English style development is UGLY! Much as I like it in England, it doesn't belong here. The entire idea seems a good one though.

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

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: Chandi Group Retail Center Conditional Use Permit (CUP) No. 2014-11 and Parcel Map No. PM 2014-03

Project Description: Phased development and subdivision of a shopping center (CUP 2014-11) with an associated Parcel Map (PM 2014-03) to create six commercial parcels, consisting of a gasoline service station, fastfood with drive-thru, three-story hotel, drug store with drive-thru, and general retail space on 12 acres.

Project Location: The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)

Contact Person: Paul Scheibel, AICP, Principal Planner Phone: (559) 713-4369


Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on May 27, 2014, 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, with mitigation measures applied, will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2014-28 has not identified significant, adverse environmental impact(s), with mitigation measures applied, 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 Mitigated Negative Declaration will be accepted from April 29, 2014 to May 23, 2014.

Date: May 1, 2014

Signed: 
Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

MITIGATED NEGATIVE DECLARATION

Project Title: Chandi Group Retail Center Conditional Use Permit (CUP) No. 2014-11 and Parcel Map No. PM 2014-03

Project Description: Phased development and subdivision of a shopping center (CUP 2014-11) with an associated Parcel Map (PM 2014-03) to create six commercial parcels, consisting of a gasoline service station, fastfood with drive-thru, three-story hotel, drug store with drive-thru, and general retail space on 12 acres.

Project Location: The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028), in the City limits of Visalia, County of Tulare, State of California.

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

Attachments:

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

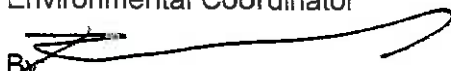
DECLARATION OF NO SIGNIFICANT EFFECT:

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

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

This Mitigated 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: April 29, 2014

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: Phased development and subdivision of a shopping center (CUP 2014-11) with an associated Parcel Map (PM 2014-03) to create six commercial parcels, consisting of a gasoline service station, fastfood with drive-thru, three-story hotel, drug store with drive-thru, and general retail space on 12 acres. The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)

B. Identification of the Environmental Setting:

The site currently vacant and moderately disturbed level ground. The project is located near the southeast corner of two arterial roadways. The east boundary of the site is adjacent to a residential neighborhood. The south boundary of the site is defined by an existing single-family residence with commercial development farther to the south along the east side of Lovers Lane. An existing strip commercial center and Noble Avenue are adjacent to the north. Lovers Lane is adjacent to the west, with varied commercial uses along the west side of Lovers Lane.

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 12-acre project site currently has a Land Use and Zoning Designation of Shopping/Office Commercial. This zoning allows for commercial / retail center shown in the proposed project by right in the zone. The specific uses of a gas station, convenience store, uses with drive-through lanes, and hotel are either permitted by right or conditionally allowed uses.

The proposed development at this location can be considered to be consistent with the General Plan and Zoning and Subdivision Ordinances based on the site's proximity to arterial-designated streets and other neighborhood and community-level commercial uses. The proposed project would be consistent with the commercial uses that are located at adjacent corner intersections near the project site. The City of Visalia's existing plans and policies specifically address the allowance of concentrated commercial development provided that it is developed consistent with and has minimal impacts upon adjacent land uses (City of Visalia Land Use Element Policies 3.5.1, 3.5.2).

City of Visalia Land Use Element Policy No. 3.5.7 states the following in regards to the proposed Land Use Designation:

Shopping/Office Centers for a range of neighborhood and community-level commercial and office uses. Consists of areas previously designated for local retail (C-2.5), neighborhood, community and regional commercial uses. Generally characterized as strip or linear in nature and serving a non-regional market area.

City of Visalia Zoning Ordinance, Section 17.18.010(B)(3), states the following in regards to the proposed Zoning Designation:

The purpose of the Planned Shopping/Office Zone district is to provide areas for a wide range of neighborhood and community level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project that cannot be mitigated to a level of insignificance. The City of Visalia Land Use Element and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance. Additionally, the project design and conditions of approval include mitigation measures that will reduce potentially significant impacts to a level that is less than significant.

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

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

III MITIGATION MEASURES

Mitigation Measure VIIa

Action: Construction Phases: Comply with the conclusions identified as CalEEMod mitigations in the GHG Analysis dated 03/11/14 completed for the project. Timing: During Construction. Responsible Party: Developer. Verified By: City construction permits.

Mitigation Measure VIIb

Action: Operational Phase: Comply with the conclusions identified as CalEEMod mitigations in the GHG Analysis dated 03/11/14 completed for the project. Timing: Before final occupancy for each development phase. Responsible Party: Developer. Verified By: City operating permits.

IV. 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.

V. 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.
- Chandi Group Traffic Impact Analysis Report in the City of Visalia, Final Report. April 29, 2014
4Creeks, Inc.
- Acoustical Analysis Chandi Group Retail Center, February 18, 2014, Brown-Buntin Associates, Inc.
- Photometric Analysis, Chandi Group Retail Center, LSI Industries, March 5, 2014.
- California Emissions Estimator Model (CalEEMod) Report, Chandi Group Retail Center, Visalia,
California, March 11, 2014. 4Creeks, Inc.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Paul Scheibel, AICP
Principal Planner/ Environmental Coordinator

4.29.14

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Development and subdivision of the Riverbend Commercial Center, consisting of General Plan Amendment No. 2011-14, Change of Zone No. 2011-15, Tentative Parcel Map No. 2013-01, and Conditional Use Permit No. 2013-25		
NAME OF PROPONENT:	Chandi Group	NAME OF AGENT:	4Creeks, Inc.
Address of Proponent:	90480 66 th Ave. Mecca, CA 92254	Address of Agent:	2929 W. Main St., Ste A Visalia, CA 93291
Telephone Number:	(760) 396-9260	Telephone Number:	(559) 802-3052
Date of Review	April 29, 2014	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?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

IV BIOLOGICAL RESOURCES

Would the project:

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

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

V CULTURAL RESOURCES

Would the project:

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

VI GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 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:

- 3 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 3 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?

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

X LAND USE AND PLANNING

Would the project:

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

XI MINERAL RESOURCES

Would the project:

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

XII NOISE

Would the project:

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

XIII POPULATION AND HOUSING

Would the project:

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

XIV PUBLIC SERVICES

Would the project:

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

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

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

XV RECREATION

Would the project:

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

XVI TRANSPORTATION / TRAFFIC

Would the project:

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 2 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)?
- 3 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 commercial and office 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 which the project will not adversely impact the view of.

- b. There are no scenic resources on the site.
- c. The proposed project includes commercial buildings 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 some new sources of light that is typical of urban development. The City has development standards that require that light be directed and/or shielded so it does not fall upon adjacent properties. In addition, a photometric study prepared for the project demonstrates its capability to meet all City light impact restrictions.

Enforcement of the City's development standards, which are in part demonstrated in the light study provided with the project, reduce potential impacts to a level that is less than significant. No further mitigation is required.

II. AGRICULTURAL RESOURCES

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

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District. The project in itself does not disrupt

implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact. The short-term construction impact of the proposed project's construction emissions are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the project will be subject to the SJVAPCD's 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.

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

The project could result in short-term air quality impacts related to dust generation 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. As described in the Identification of the Environmental Setting contained within the Initial Study, the project site has been vacant for over ten years and has not been cultivated during this time. The site is located near the southeast corner of two improved arterial roadways. The site is bound by development on all sides.

City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. In addition, staff had conducted an on-site visit to the site in April 2012 to observe biological conditions and did not observe any 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 not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. The City has a municipal ordinance in place to protect oak trees. Any oak trees existing on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance. There are no oak trees on the site.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

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

development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

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

VII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate GreenHouse Gas (GHG) emissions in the short-term as a result of construction emissions and in the long-term as a result of mobile and other sources of operational emissions. Estimated GHG emissions calculations are contained within the California Emissions Estimator Model (CalEEMod) report prepared for the project by 4Creeks, March 11, 2014.

According to the report, the project consisting of the phased development of the 12-acre site is expected to generate a total of 3122.7 metric tons of carbon dioxide equivalent emissions (CO₂E) associated with construction between 2014 and 2020, and a total of 8886.81 metric tons of CO₂E associated with operation under the business as usual scenario. However, the mitigated 2020 generation is 4570.81, which is below the threshold of significance for GHG generation, owing to a 48.6% reduction when compared with business as usual.

The report further reveals that a strong majority of the CO₂E emissions associated with annual operations will result from mobile sources or vehicle trips associated with the uses. A majority of the Vehicle Miles Traveled (VMT) associated with the convenience market and fast food restaurant should be considered as passer-by trips rather than destination / end of a trip based on the nature of these uses and their location in the context of the City. As a result, the VMT associated with these uses will be less than reported, and the emissions associated with these excess trips can be largely disregarded.

The project will result in the generation of GreenHouse Gas emissions that will result in an incremental impact on

the environment. The impact is considered marginal based on ongoing Federal and State-wide efforts to minimize emissions and the project-specific regulations discussed below.

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has released a document entitled *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*, which provides draft guidance for the determination of significant effects.

GreenHouse Gas emissions associated with new projects are found to have a cumulative effect rather than a direct impact on climate change. Because climate change is a global phenomenon, a direct impact cannot be associated for an individual land development project.

The California Global Warming Solutions Act of 2006, also known as Assembly Bill 32 or AB 32, required that the California Air Resources Board (CARB) design and implement emission limits, regulations, and other measures designed to reduce GHG to 1990 levels by 2020 representing a 29% reduction. Following this reduction target set in CARB's AB 32 Scoping Plan, the District evaluates GHG emission significance and finds that a project can avoid a significant impact by either:

- Using any combination of District approved GHG emission reduction measures to meet Best Performance Standards,
- Complying with an approved GHG plan or mitigation program, or
- Reducing GHG emissions by 29% from Business-As-Usual levels.

The proposed project will utilize a combination of District approved measures and existing State, Regional, and City regulations that will reduce the significance of the impact of GHG emissions.

The following regulations already in effect will assist in reducing the cumulative impact associated with GHG emissions:

- Compliance with the California Building Code of 2010 including Title 24 requirements,
- Compliance with the City of Visalia's water efficient landscape standards,
- Applicability of the SJVAPCD's Indirect Source Rule 9510 to the project,
- Compliance with the City of Visalia Development Standards (Chapter 17.30 of the Municipal Code), which requires the placement of parking lot shade trees and street trees along public streets;
- Change in use from residential to horizontal mixed use.

The project will also be in compliance with certain measures approved by the SJVAPCD that are designated as an effective means of reducing the project's GHG emissions to meet Best Performance Standards and would provide a measurable reduction of GHG emissions.

The following SJVAPCD-approved measures are being required as project mitigation, further described in the Mitigation Measures section of the Initial Study:

- An on-site pedestrian access network that internally links all uses and connects to existing and planned streets;
 - Minimization of pedestrian barriers which impede pedestrian and bicycle access and inter-connectivity;
 - Providing of shade and/or light-colored materials on at least 30% of the site's non-roof impervious surfaces including parking lots;
 - Commitment to exceed Title 24 requirements by 20%;
 - Utilization of off-road diesel vehicles in compliance with Title 13, CCR, Section 2449 during project construction.
- b. The State of California has enacted the Global Warming Solutions Act of 2006 under Assembly Bill 32 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020.

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 is no school site located 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 X, which indicates an area that is not within flood hazard area.
- h. The project area is located within Zone X, which indicates an area that is not within a flood hazard area.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

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

The project site is designated for commercial uses according to the General Plan land use map and the Zoning map of the City of Visalia. Changes to noise, traffic, and light in association with this project are addressed elsewhere in the initial study.
- c. The project does not conflict with any applicable conservation plan.

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along Lovers Lane and Noble Avenue, existing fully-improved 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.

A noise analysis was prepared for the proposed restaurant with drive-through service which shows that the City of Visalia Community Noise Standards will be met, and that no additional mitigation measures are identified for the restaurant with drive-through service beyond what is shown for development on the site plan.

- 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 EIR 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 56 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
 - iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the site without a need for alteration.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

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

XVI. TRANSPORTATION AND TRAFFIC

- a. Development and operation of the project is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project will result in an increase in traffic levels on arterial 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.

A revised final Traffic Impact Study was conducted for the project, dated April 29, 2014, which studied key roadways and intersections in the vicinity of the project site. The analysis considered existing roadway conditions and year 2026 (ten years after buildout) base conditions, with and without the project conditions. The analysis identified

recommended roadway and intersection improvements to the vicinity of the project to ensure that the project will operate at acceptable LOS "D" conditions or better through 2026.

The City has determined that the development and operation of the proposed project in itself does not warrant immediate improvements to the intersection of Lovers Lane and Noble Ave. at this time. The City of Visalia will therefore continue to monitor and evaluate these intersections and carry out improvements for controlled movements when such measures are critically necessary.

- 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 urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

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

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Paul Scheibel, AICP
Environmental Coordinator

April 29, 2014

Date





MEETING DATE 12/24/2013
SITE PLAN NO. 13-194
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



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: December 24, 2013
SITE PLAN NO: SPR13194 **RESUBMIT**
PROJECT TITLE: COMMERCIAL RETAIL CENTER
DESCRIPTION: COMMERCIAL RETAIL CENTER & CUP ON 12 ACRES
70,000-SQ FT RETAIL WITH 120 ROOM HOTEL (CSO
ZONED) (DISTRICT B)
APPLICANT: 4 CREEKS -DAVID DUDA
PROP OWNER: CHANDI GROUP USA INC
LOCATION: 3007 E NOBLE AVE
APN(S): 101-030-025 101-030-026 101-030-027 101-030-028

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 are fire hydrants required for this project.
- A construction 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. The access road shall be capable of holding a 80,000 pound piece of fire apparatus.
- 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.
- Subdivision streets shall be a minimum of 36 feet wide from curb to curb to allow fire department access and to permit parking on both sides of the street.
- 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. Fire lanes shall allow fire apparatus to be within 150 feet of all points around the building. Fire lanes shall be a minimum of 20 feet wide with no parking allowed at any time.
- 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 throughout 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

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: December 24, 2013

SITE PLAN NO: SPR13194 **RESUBMIT**

PROJECT TITLE: COMMERCIAL RETAIL CENTER

DESCRIPTION: COMMERCIAL RETAIL CENTER & CUP ON 12 ACRES
70,000 SQ FT RETAIL WITH 120 ROOM HOTEL (CSD
ZONED) (DISTRICT B)

APPLICANT: 4 CREEKS - DAVID DUDA

PROP OWNER: CHANDI GROUP USA INC

LOCATION: 3007 E NOBLE AVE

APN(S): 101-030-025 101-030-026 101-030-027 101-030-028

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: *FOR EACH*

- WASTEWATER DISCHARGE PERMIT APPLICATION *10,500 SQ FT RESTAURANT
3,000 SQ FT FAST FOOD
5,000 SQ FT HOTEL AP 120*
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL *FOR EACH
10,500 SQ FT RESTAURANT
3,000 SQ FT FAST FOOD*
- 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

[Handwritten Signature]

AUTHORIZED SIGNATURE

12-25-13

DATE

SPC 13194

FOR 10,000 SQ FT RESTAURANT



CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct
to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

3PA 13194
FOR 3603 28 FT FOST FIELD



CITY OF VISALIA NONSIGNIFICANT WASTEWATER DISCHARGE PERMIT APPLICATION

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487



**CITY OF VISALIA
NONSIGNIFICANT WASTEWATER
DISCHARGE PERMIT APPLICATION**

Agency Use:
Permit No: _____
Code No: _____
Data Entry By: _____

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: _____ PHONE: _____

BUSINESS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

BUSINESS OWNER: _____ PHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ TITLE: _____

NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: _____ HOURS OPEN: _____ AM/PM TO _____ AM/PM

DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO

If yes, Name of trap: _____ Size of trap: _____ How often is trap cleaned: _____

I hereby affirm that all information furnished is true and correct to the best of my knowledge.

Signature Date

Public Works Department
Quality Assurance Division
7579 Ave 288
Visalia CA 93277
(559) 713-4487

CITY OF VISALIA
ORDINANCE 13.08

13.08.570 Traps required.

Grease, oil and sand traps shall be provided when, in the opinion of the City, they are necessary for the protection of the sewerage system from liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such traps shall not be required for buildings used solely for residential purposes. Such traps shall be required for example, on discharges from all service stations, automotive repair garages, car washes, restaurants, eating establishments and food preparation establishments, and such other commercial or industrial establishments as the city may designate. (Prior code § 4254)

13.08.580 Construction of traps.

All traps shall be of a type and capacity approved by the city, and shall be so located as to be readily and easily accessible for cleaning and inspection. Restaurant traps shall be gas-tight, of a type approved for restaurant use by the division of building safety. Traps for all other facilities, including service stations and garages, shall be in accordance with the adopted plan of the city for such traps or shall be the approved equal thereof as determined by the director. (Prior code § 4255)

13.08.590 Maintenance of traps.

When installed, all grease, oil and sand traps shall be maintained by the owner, at owner's expense, in continuously efficient operation at all times. (Prior code § 4256)

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

ITEM NO: 1 DATE: December 24, 2013
SITE PLAN NO: SPR13194 RESUBMIT
PROJECT TITLE: COMMERCIAL RETAIL CENTER
DESCRIPTION: COMMERCIAL RETAIL CENTER & CUP ON 12 ACRES
70,000 SQ FT RETAIL WITH 120 ROOM HOTEL (CSO
ZONED) (DISTRICT B)
4 CREEKS - DAVID DUDA
APPLICANT: CHANDI GROUP USA INC
PROP OWNER: 3007 E NOBLE AVE
LOCATION: 101-030-025 101-030-026 101-030-027 101-030-028
APN(S):

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 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

CHECK PARCEL 6 RETAIL, TRASH ENCLOSURE IS NEXT TO WALL, WILL THEY BE PUTTING A SPRINKLER SYSTEM OR WILL THEY RELOCATE TRASH ENCLOSURE?

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 24, 2013

ITEM NO: <u>1</u>	RESUBMTL
SITE PLAN NO:	SPR13194
PROJECT TITLE:	COMMERCIAL RETAIL CENTER
DESCRIPTION:	COMMERCIAL RETAIL CENTER & CUP ON 12 ACRES 70,000 SQ FT RETAIL WITH 120 ROOM HOTEL (CSO ZONED) (DISTRICT B)
APPLICANT:	4 CREEKS -DAVID DUDA
PROP. OWNER:	CHANDI GROUP USA INC
LOCATION:	3007 E NOBLE AVE
APN(S):	101-030-025 101-030-026 101-030-027 101-030-028

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:

•

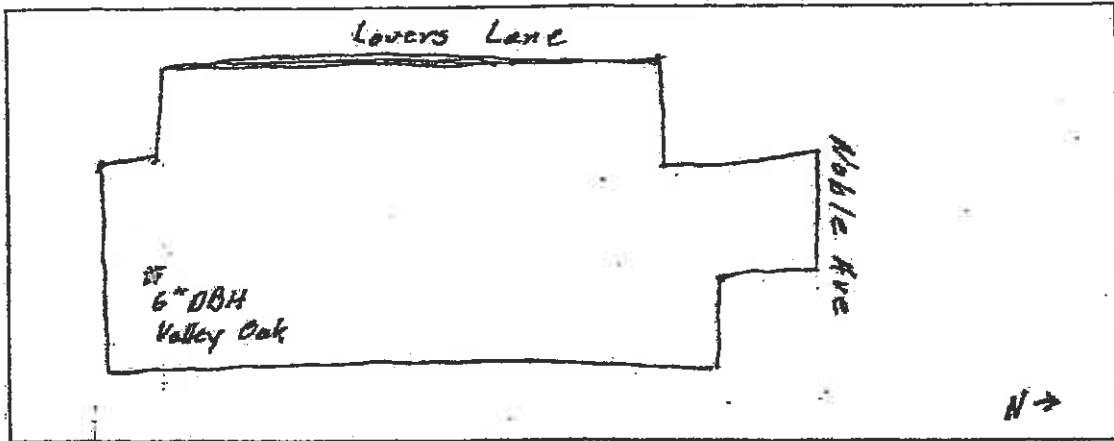


Leslie Blair

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: Nov, 27, 2013 / 12-10-13
Dec, 17, 2013 / 12-23-13
Site Plan Review # 13-194
13-199

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

1- 6" DBH Valley Oak on property.

Joel Hooyer
Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

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

Date: December 24, 2013

SITE PLAN NO: 13-194 - C
PROJECT: COMMERCIAL RETAIL CENTER
DESCRIPTION: COMMERCIAL RETAIL CENTER CUP AND TENTATIVE PARCEL MAP ON 12 ACRES 70,000 SQ FT RETAIL WITH 120 ROOM HOTEL (CSO ZONED) (DISTRICT B)
APPLICANT: 4 CREEKS -DAVID DUDA
PROP. OWNER: CHANDI GROUP USA INC
LOCATION TITLE: 3007 E NOBLE AVE
APN TITLE: 101-030-025, 026, 027 & 028

General Plan: CSO – (Shopping / Office Commercial)
Existing Zoning: CSO – (Shopping / Office Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit (Master Plan Development for all CUP uses)
- Variance for multiple monument signs (Two monument signs, on different streets, which meet code may be done as a "Sign Program" through the CUP)
- Traffic Impact Study/Greenhouse Gas Analysis/Noise Study/Photometric Study – These are required as a part of the CUP application – NOTE: The CUP application is not deemed complete until such studies are reviewed and found to be sufficient for the application/action by staff. Staff acceptance of a study does not certify that it can withstand challenges or other actions.
- Conceptual Landscape Plan
- Proposed Floor Plans
- Proposed Elevations – Building elevations should be specific for the drive-thrus, fast food and gas station, typical architectural elevations may be used for the general retail buildings. NOTE: Building elevations become part of the review and approval process for the CUP.
- Phasing Development Plan
- Building Permit
- Additional Information as Needed – Provide basic Operational Statements for the drive-thrus, fast food and gas station

PROJECT SPECIFIC INFORMATION: 12/24/2013

1. Comply with applicable comments from 11/27/2013 & 12/18/13.
2. Provide detailed phasing lines as a part of the CUP application package, including landscaping improvements. Applicant may wish to review with staff to determine if any staff changes in phasing will be recommended as a part of the CUP.
3. Relocate the solid waste enclosure based upon Solid Waste comments and phasing.
4. CUP required for parcels with no public street frontage.
5. Provide a noise and headlight screen along the east side of the drive-thru.
6. Block Wall – the wall may be phased – but will be required with any development of the eastern parcels. Block Wall will also be required with the full build out of the Lovers Lane frontage.
7. Provide a cross-section of the Lovers Lane frontage at the bus stop and at a typical section.
8. Provide a cross access easement to the site at the north side of this site.

9. Landscape and irrigation plans are required with each building permit. Lovers Lane and Noble Avenue frontage landscaping improvements are required with the first building permit.
10. See Transit Comments for the bus stop.

PROJECT SPECIFIC INFORMATION: 12/18/2013

1. Comply with comments from 11/27/2013.
2. The new hotel location helps to reduce potential impacts that staff has previously noted. Because the hotel requires a CUP, final determination of consistency will be made by the Planning Commission.
3. A 12-foot Irrevocable Offer of Dedication (IOD) is required along Lovers Lane. Redesign 15-foot landscape setback to account for the 12-foot IOD. The landscape setback shall be designed to 27-feet.
4. Provide a hammer-head turn around along Kaweah Avenue as required by Engineering Division. Pedestrian access shall be maintained along Kaweah Avenue into the shopping center site.
5. Protect the Valley Oak Tree located south of the retail building pad. The Valley Oak Tree shall be incorporated into the landscape area.
6. At this time staff does not support any left turn movements from the shopping center site onto Lovers Lane. The proposed left-turn movement at the primary access drive is not supported by staff.
7. Any additional drive-thru lanes shall be depicted on the site plan. Any drive-thru not depicted, but requested at a later time is subject to Site Plan Review and may require amending an approved entitlement.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 11/27/2013

1. There are several uses proposed for this shopping center development that require a Conditional Use Permit (CUP). A CUP is required for the service station with a drive-thru carwash, hotel, fast food restaurant with a drive-thru and drug store with a drive-thru. Staff will require one master planned site development plan to address all CUP's proposed at this location.
2. Given the major issues regarding the Lovers Lane / State Route 198 interchange, the applicant shall work with CalTrans and City staff in an effort to clearly depict the proposed on/off ramp & interchange improvements being considered. Depict areas of the property that might be affected by the Interchange widening.
3. Staff may not support the location of the hotel as currently depicted. The four-story hotel is located near existing residential development to the east and south resulting in unobstructed views from the hotel rooms into the abutting residential homes. Staff strongly encourages the applicant to reconsider the location of the hotel near residential development.
4. The shopping center shall be designed as a unified development. This shall include architectural compatibility with all buildings. Provide building elevations depicting the unified theme for the shopping center. Ensure the architecture incorporates substantial horizontal and vertical articulation. Outpad buildings should incorporate the positive thematic elements of the main buildings.
5. Clearly depict all loading docks for the large retail pads. A Noise Study is required to address loading/unloading activities for the large retail operator pads located near residential development. The Noise Study may also need to address the carwash if the retail pad development directly to the east is not constructed as part of the initial phase of development.
6. Relocate the trash enclosure's from the east property line abutting the residential property's to the east. No trash enclosures shall be placed within 15 feet from residential-zoned properties.
7. Provide pedestrian access to the shopping center from the neighborhood to the east. This may be feasible by installing a pedestrian opening along the Kaweah Avenue alignment.
8. A block wall is required along the south and east property lines. The block wall may be required to be installed with the first phase of development.

9. The site plan shall include dimensions for the parking stalls, drive-aisles, building setbacks, landscaping setbacks, pedestrian walkways, trash enclosures, etc.
10. Staff may not support any proposed left-turn movements from the site onto Lovers Lane.
11. Recommend pedestrian pathways connecting outpad buildings along Lovers Lane with the main buildings to the east.
12. The proposed drive thru lane should show a minimum of 10 vehicle stacking volume.
13. Provide enhanced landscaping and entry design for the proposed access points along Lovers Lane and Noble Avenue.
14. Clearly depict location of Bus Turn Out/Bus Stop along the Lovers Lane frontage.
15. Depict cart storage areas and method of screening/containment being proposed.
16. Signage shall be unified in theme and shall not be extended above the roof line of any building or canopy. All signs require a separate building permit. Additional monument signs will not be allowed without a sign program and a variance to signage.
17. Any proposed gas island canopy lights must be recessed in the canopy to preclude direct visibility of the lamp elements.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the consistency of the proposed site plan with the City General Plan cannot be determined until sufficient information is submitted for further consideration.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 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: 5 acres

Parking: As prescribed in Chapter 17.34

Parking:

1. Provide shall be provided at the following ratios:
 - Motels, hotels. One parking space for each guest room. Further, there shall be one parking space for each two employees per shift regularly employed by the motel, or any independent business located within the motel structure. If the motel provides an area for the consumption of food or beverages or provides meeting or assembly halls the following requirements must be met.

Number of Motel Rooms	Parking Requirements
3-10	One parking space for each 100 square feet of area used for the consumption of food or beverages and one parking space for each 35 square feet of meeting or assembly hall space.
11-40	One parking space for every 200 square feet of area used for the consumption of food or beverages and one parking space for each 70 square feet of meeting hall or assembly hall space.

41-75 One parking space for each 300 square feet of area designated for the consumption of food or beverages and one parking space for each 150 square feet of meeting or assembly hall space.

76 or more One parking space for each 400 square feet of area set aside for the consumption of food or beverages and one parking space for each 300 square feet of meeting or assembly hall area.

- Shopping centers (major): one parking space for each two hundred twenty-five (225) square feet of floor area.
3. 30% of the required parking stalls may be compact and **shall be evenly distributed** in the lot (Zoning Ordinance Section 17.34.030.I).
 4. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
 5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
 6. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
 7. It is highly recommended that bicycle rack(s) be provided on site plan.
 8. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
 9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
 10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
 11. Provide shopping cart storage areas on site plan.
 12. Provide transit facilities on site plan.
 13. Shared parking/access agreements are required. Said agreements shall be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
 14. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. 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.
7. 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).
8. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: **South and East property lines**
9. 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.
10. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with

Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELO) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
8. Provide a conceptual landscape plan for resubmittal or planning commission review.
9. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

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.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

Staff believes that the proposed project may not meet the City Noise Ordinance as proposed. As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission/City Council.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District.

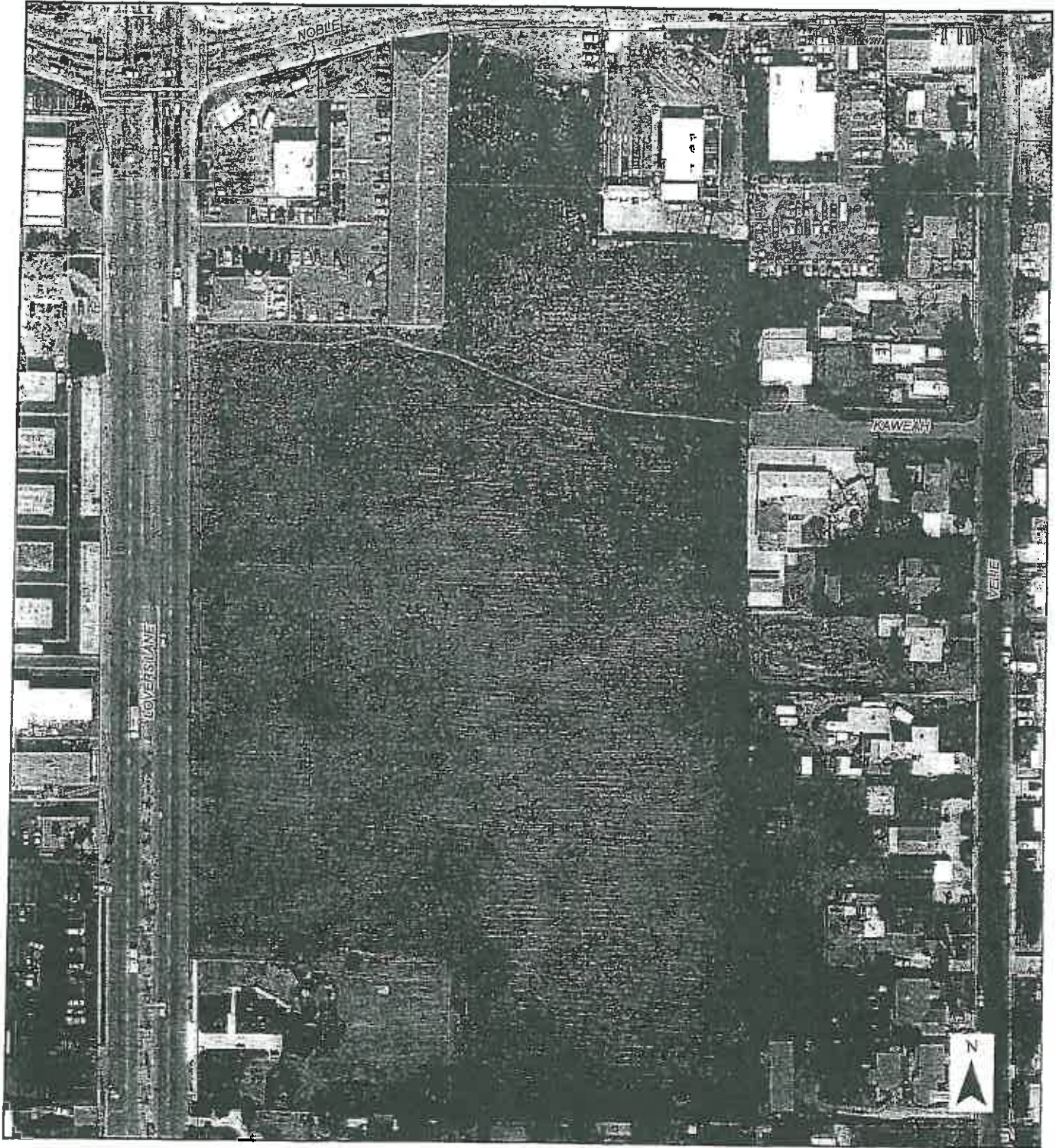
The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

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. A discretionary action that must be approved by the Planning Commission. The fees are not refundable if the action is denied.

Signature _____



City of Visalia



Aerial Photo

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: DECEMBER 24, 2013

SITE PLAN NO.: 13-194 2nd RESUBMITTAL
 PROJECT TITLE: COMMERCIAL RETAIL CENTER
 DESCRIPTION: COMMERCIAL RETAIL CENTER CUP AND TENTATIVE PARCEL MAP ON 12 ACRES 70,000 SQ FT RETAIL WITH 120 ROOM HOTEL (CSO ZONED) (DISTRICT B)
 APPLICANT: 4 CREEKS - DAVID DUDA
 PROP OWNER: CHANDI GROUP USA INC
 LOCATION: 3007 E NOBLE AVE
 APN: 101-030-025

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb, gutter **NOBLE**
 - Drive approach size: **30' MIN** Use radius return; **20' RADIUS FOR MINOR APPROACH, 35' MAJOR**
 - Sidewalk: **6' width**; **10' parkway width at LOVERS LANE**
 - 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. **12' IRREVOCABLE OFFER OF DEDICATION ALONG EAST SIDE OF LOVERS LANE, RIGHT OF WAY NECESSARY FOR HAMMERHEAD AT END OF KAWEAH AVE, AND VARYING RIGHT-OF-WAY ON NOBLE AVE.**
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required **FOR ANY WORK NECESSARY IN CITY RIGHT OF WAY**
 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 = 0.020%, 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, **NOBLE AVE.**
- 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, Oaks, 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. A traffic impact study is required for this project. Additional conditions may be imposed as part of this analysis.**
- 2. The City std. hammer head at end of Kaweah Ave. is adequate. This condition shall be met with the appropriated phase.**
- 3. An analysis of the available capacity in the existing 18" storm drain main in Lovers Lane is required. Subject to sufficient capacity, on-site improvements may drain to Lovers Lane. Additional drainage improvements may be necessary.**
- 4. Provide master plan design for the development area prior to or concurrent with 1st phase; to include ingress/egress, storm drain, and sanitary sewer.**
- 5. Sanitary sewer lateral connection to main line in Lovers Lane shall be bored. The 21" sewer main is located on the west side of Lovers Lane.**
- 6. Frontage improvements shown along Lovers Lane are incorrect. A 6' sidewalk with 10' parkway is required with first phase of development along Lovers Lane; to include parkway landscaping, street trees & street lights. An easement for sidewalk will be required.**
- 7. Left out movement onto Lovers Lane is prohibited due to safety concerns. Drive approaches shall meet City standards for major and minor commercial design. 30' minimum width is required for minor approach with 20' radius returns. 36' min. width for major approach with 35' radius returns.**

8. *The southerly approach on Lovers Lane does not meet City standards for proximity to adjacent parcel. A minimum of 4' distance from property line is required prior to beginning of approach.*
9. *Noble street frontage shall be fully improved with phase 1; to include 6' sidewalk, street trees, street lights, pavement, and any necessary street striping. Right-of-way dedication varies.*
10. *Noble access point may be predetermined by Caltrans; revise site plan as necessary.*
11. *The drive approach on Noble shall meet City design standards for "major commercial" with 35' radius returns.*
12. *All trash enclosures shall meet 24' wide City standard refuse enclosure with concrete apron and gates. Reposition trash enclosure located at gas station to create a "direct stab" approach for Solid Waste vehicle. Due to phasing boundary, this location does not meet City standard criteria.*
13. *Revisions to phasing and/or master plan layout shall be submitted to Site Plan Review.*
14. *Refer to Planning conditions for block wall phasing.*
15. *Development impact fees vary, refer to page 4 for fee summary. Fees due at time of building permit issuance.*
16. *Plan check and inspection fees apply, due at time of building permit issuance.*
17. *All City details can be found on the City website at www.ci.visalia.ca.us*
18. *Proposed median improvements shall meet City design criteria.*
19. *Potential design requirements of this project (Lovers Lane median openings, additional right of way, etc) are contingent upon a City Project Report for the Lovers Lane/Hwy 198 interchange currently underway. Applicant shall obtain interchange project status from Caltrans and any design information which may impact proposed site plan.*
20. *Bus stop location is adequate. Refer to City standard Bus turn out details.*
21. *Cross access location to the adjacent lot to the north of Parcel 1 shall be included in design.*

PREVIOUS SITE PLAN REFERENCE NOS. 07-085, 08-11, & 08-135

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-194 2nd RESUBMITTAL

Date: 12/24/2013

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:8/16/2013)

(Project type for fee rates:VARIES)

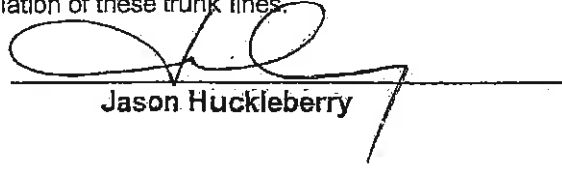
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116 AC
<input checked="" type="checkbox"/> Transportation Impact Fee	RETAIL \$11,337/1000SF, OFFICE \$5,072/1000SF, HOTEL \$2,011/RM, GAS STATION \$21,598/ 1 ST -4 TH POSITION + \$16,199/ 5 TH -8 TH POSITION + \$12,149/ 9 TH -12 TH POSITION + \$9,112/ 13 TH - BEYOND
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	HOTEL \$63.40/ROOM, RETAIL \$20.50/1000SF, OFFICE \$84/1000SF, FAST FOOD \$3,910.60/EACH, RESTAURANT VARIES. TREATMENT PLANT FEES: FAST FOOD \$17,154.30/EACH, RESTAURANT VARIES, RETAIL \$48.80/1000SF, OFFICE \$199.60/1000SF, HOTEL \$364.50/ROOM
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF X 675 (LOVERS LANE)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,611.40/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,119.14/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$7,480.20/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,636.70/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$360.00/1000SF
<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



MEETING DATE 12/24/2013
SITE PLAN NO. 13-199
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS This project requires a COnditional Use Permit.

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

Site Plan Review Committee



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: 2 DATE: December 24, 2013
SITE PLAN NO: SPR13199 **RESUBMIT**
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 6 PARCELS
 ON 12 ACRES (CSO ZONED) (DISTRICT B) (REFER
 13-1B4)
APPLICANT: CHANDI GROUP
PROP OWNER: WESTAMERICA BANK
LOCATION: 3007 E NOBLE AVE
APN(S): 101-030-025 101-030-026 101-030-027 101-030-028

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.)
- A construction 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. The access road shall be capable of holding a 80,000 pound piece of fire apparatus.
- 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.
- Subdivision streets shall be a minimum of 36 feet wide from curb to curb to allow fire department access and to permit parking on both sides of the street.
- 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. Fire lanes shall allow fire apparatus to be within 150 feet of all points around the building. Fire lanes shall be a minimum of 20 feet wide with no parking allowed at any time.
- 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.
- Special comments:


 Kurtis Brown, Assistant Fire Marshal

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 2 DATE: December 24, 2013
SITE PLAN NO: SPR13189 **RESUBMIT**
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 6 PARCELS
 ON 12 ACRES (CSO ZONED) (DISTRICT B) (REFER
 13-194)
APPLICANT: CHANDI GROUP
PROP OWNER: WESTAMERICA BANK
LOCATION: 3007 E NOBLE AVE
APN(S): 101-030-025 101-030-026 101-030-027 101-030-028

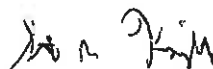
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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 – 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

12-23-13

DATE

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

ITEM NO: 2

DATE: December 24, 2013

SITE PLAN NO:

SPR13189 RESUBMIT

PROJECT TITLE:

TENTATIVE PARCEL MAP

DESCRIPTION:

TENTATIVE PARCEL MAP TO CREATE 6 PARCELS
ON 12 ACRES (CSO ZONED) (DISTRICT B) (REFER
13-184)

APPLICANT:

CHANDI GROUP

PROP OWNER:

WESTAMERICA BANK

LOCATION:

3007 E NOBLE AVE

APN(S):

101-030-025 101-030-026 101-030-027 101-030-028

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
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

[]

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 24, 2013

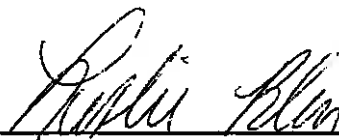
ITEM NO: 2	RESUBMTL
SITE PLAN NO:	SPR13199
PROJECT TITLE:	TENTATIVE PARCEL MAP
DESCRIPTION:	TENTATIVE PARCEL MAP TO CREATE 6 PARCELS ON 12 ACRES (CSO ZONED) (DISTRICT B) (REFER 13-184)
APPLICANT:	CHANDI GROUP
PROP. OWNER:	WESTAMERICA BANK
LOCATION:	3007 E NOBLE AVE
APN(S):	101-030-025 101-030-026 101-030-027 101-030-028

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:

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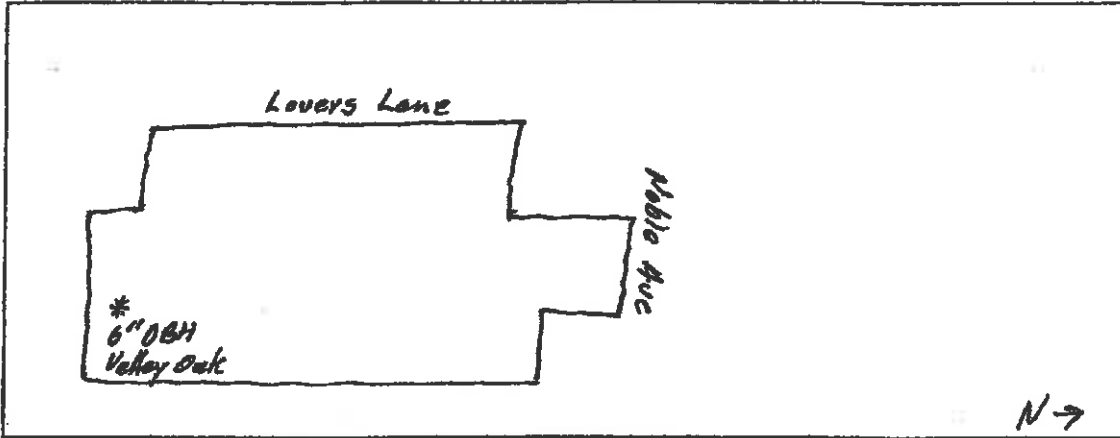


Leslie Blair

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: Dec 17, 2013
Dec 23, 2013
Site Plan Review # 13-199

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: 1) 6" DBH Valley Oak on property


Joel Hooyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

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

Date: December 24, 2013

SITE PLAN NO: 13-199
PROJECT: PM for COMMERCIAL RETAIL CENTER
DESCRIPTION: PM for COMMERCIAL RETAIL CENTER SIX PARCELS (CSO ZONED)
(DISTRICT B)
APPLICANT: 4 CREEKS -DAVID DUDA
PROP. OWNER: CHANDI GROUP USA INC
LOCATION TITLE: 3007 E NOBLE AVE
APN TITLE: 101-030-025, 026, 027 & 028

General Plan: CSO – (Shopping / Office Commercial)
Existing Zoning: CSO – (Shopping / Office Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Traffic Impact Study
- Phasing Development Plan
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 12/24/2013

1. Comply with applicable comments from SPR No. 2013-194.
2. Provide detailed phasing lines as a part of the PM/CUP application package, including landscaping improvements. Applicant may wish to review with staff to determine if any staff changes in phasing will be recommended as a part of the CUP.
3. CUP required for parcels with no public street frontage. This may be combined with the CUP for the underlying development pattern as long as they are filed together.
4. Block Wall – the wall may be phased – but will be required with any development of the eastern parcels. Block Wall will also be required with the full build out of the Lovers Lane frontage.
5. Provide a cross-section of the Lovers Lane frontage at the bus stop and at a typical section.
6. Provide a cross access easement to the site at the north side of this site.
7. See Transit Comments for the bus stop.
8. See Engineering comments for any improvements which may be required as a part of the Parcel Map

1. A 12-foot Irrevocable Offer of Dedication (IOD) is required along Lovers Lane. Redesign 15-foot landscape setback to account for the 12-foot IOD. The landscape setback shall be designed to 27-feet.
2. Provide a hammer-head turn around along Kaweah Avenue as required by Engineering Division. Pedestrian access shall be maintained along Kaweah Avenue into the shopping center site.
3. Protect the Valley Oak Tree located south of the retail building pad. The Valley Oak Tree shall be incorporated into the landscape area.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the consistency of the proposed site plan with the City General Plan cannot be determined until sufficient information is submitted for further consideration.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 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: 5 acres

Parking: As prescribed in Chapter 17.34

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. A discretionary action that must be approved by the Planning Commission. The fees are not refundable if the action is denied.

Signature

A handwritten signature in black ink, appearing to be "AJ", written over a horizontal line.

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 2 DATE: DECEMBER 24, 2013

SITE PLAN NO.: 13-199 RESUBMITTAL
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 6
PARCELS ON 12 ACRES (CSO ZONED)
(DISTRICT B) (REFER 13-194)
APPLICANT: CHANDI GROUP
PROP. OWNER: WESTAMERICA BANK
LOCATION: 3007 E NOBLE AVE & 600 S LOVERS LANE
APN: 101-030-025, 026, 027, 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.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **NOBLE**
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 6 ft. wide, with 10 ft. wide parkway on **LOVERS LANE**
 - 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. A 12' wide Irrevocable Offer of Dedication is required along Lovers Lane frontage. Dedicate to the City by map.**
- 2. Noble Ave. existing right-of-way varies. Additional right-of-way shall be dedicated to the City by map to support a continuous 10' from curb face to property line.**
- 3. Revise map accordingly to meet conditions specified with master plan layout, SPR 13-194.**
- 4. A copy of recorded CC&R's shall be provided to the City at time of first development or parcel map submittal.**
- 5. Map shows a 12' dedication to the City along Lovers Lane which is incorrect. The City currently maintains a 10' right-of-way from curb face.**
- 6. Refer to page 3 for impact fee summary.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-199 RESUBMITTAL

Date: 12/24/2013

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:8/17/2013)

(Project type for fee rates:PARCEL MAP)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

Sewer Front Foot Fee **\$37.04 LF (LOVERS LANE)**

Storm Drainage Acquisition Fee **\$5,050.30/AC**

Park Acquisition Fee


Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

Waterways Acquisition Fee **\$4,119.14/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.



Jason Huckleberry

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7396

FAX (559) 488-4088

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January 6, 2014

2135-IGR/CEQA

6-TUL-198-11.76

SPR 13194 – COMMERCIAL RETAIL CENTER

SPR 13199 – TENTATIVE PARCEL MAP

AGENDA 11/27, 12/18, 12/24

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

Dear Ms. Cloyd:

Thank you for the opportunity to review Site Plan Review (SPR) #13194 proposing a commercial retail center and SPR #13199 proposing to divide the 12 acre site into 6 parcels. The commercial retail center proposes:

1. 46,500 square feet (s.f.) for retail space,
2. 15,000 s.f. drug store,
3. 5,000 s.f. gas station / convenience store with 8 pumps and car wash,
4. 3,600 s.f. fast food restaurant and,
5. 120 room hotel.

The project is located at 3007 E. Noble Avenue, in the southeast quadrant of the State Route (SR) 198/Lovers Lane Interchange (IC). Caltrans has the following comments:

Since 2008, Caltrans and the City have been collaborating to determine the scope of work for operational improvements to the SR 198/Lovers Lane IC. Caltrans anticipates that this project will have *significant impacts* to the SR 198/Lovers Lane IC.

Caltrans recommends that a Traffic Impact Study (TIS) needs to be completed to assess the project-related impacts to the State Highway system and appropriate mitigation measures. Please have the preparer of the traffic study reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans Guide, while advisory, contains Best Practices and gives insight into Caltrans' expectations when reviewing a traffic study. If the traffic consultant has any issues or concerns regarding the use of the Guide or its interpretation, please contact us so resolution can be reached.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'David Deel', written over a horizontal line.

DAVID DEEL
Associate Transportation Planner
North Planning Branch



OPERATIONAL STATEMENT: CHANDI GROUP COMMERCIAL RETAIL CENTER

APN's: 101-030-025, 026, 027, & 028 (12 acres)

The proposed Chandi Group Commercial Retail Center includes an Arco am/pm fuel service station and convenience store (open 24 hours/7 days a week), fast food restaurant, drug store/pharmacy, 70,000 square foot commercial retail, and a 120 room hotel to be located at the southeast area of Noble Avenue and Lovers Lane in Visalia, CA. We also are proposing that Parcel 4 to be developed as a retail pad in the future during phase 4. A site plan for this pad would be submitted at that time if the opportunity arises for this parcel to be developed. The project is being proposed to be constructed in the following phases:

1st Phase: Arco fuel (10 pumps) service station, am/pm convenience store, sandwich shop and fast food restaurant

2nd Phase: Drug store/pharmacy

3rd Phase: Hotel

4th Phase: Retail commercial Center

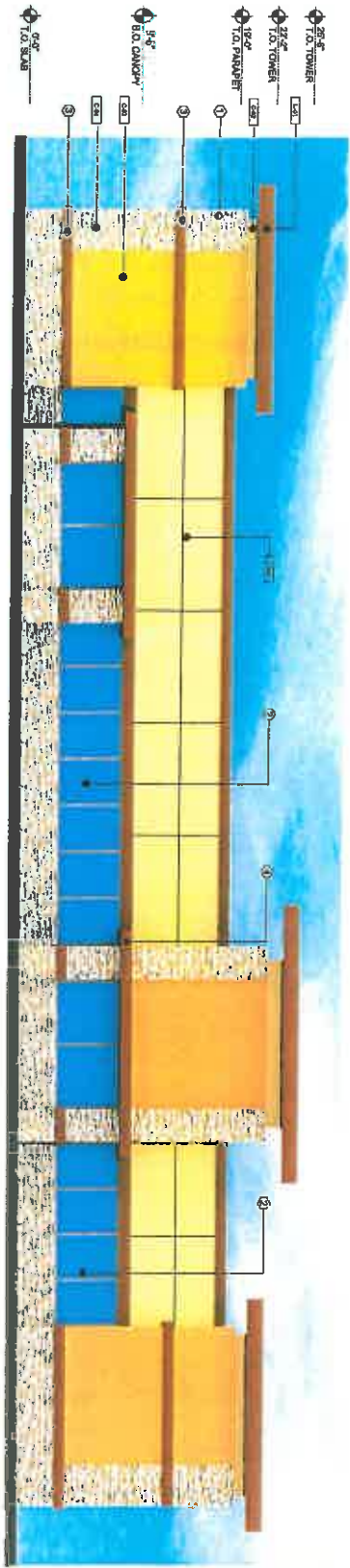
The drug store/pharmacy, fast food restaurant, and Arco am/pm service station propose a drive-thru lane with the buildings for efficient transactions. The Arco am/pm service station and fast food pad will utilize the drive thru facilities as quick serve restaurants (QSR) and will be used frequently. Vehicle stacking from the pickup window shall be a minimum of 10 car lengths to prevent vehicle stacking in the parking lot drive aisles. The Arco am/pm will also include the fueling station component to the project and will be located in the center of the parcel. Fuel dispensers will be state-of-art that will accept both cash and debit payments for fueling without having to enter the store. Fueling trucks will enter into the project site from the Noble Avenue entrance, refill tanks on site, and exit onto Lovers Lane to allow for efficient truck movements through the project site. The drug store/pharmacy drive thru will be used for prescription pickup and will be utilized less frequently than the QSR drive thru's. Due to the close proximity of existing residential units, loading and unloading hours will be restricted and in accordance with the City requirements for Phase 4 retail buildings and Phase 2 drug store. The blockwall along the property lines will also be developed with each phase and will mitigate for any noise impacts from the loading and unloading for businesses.



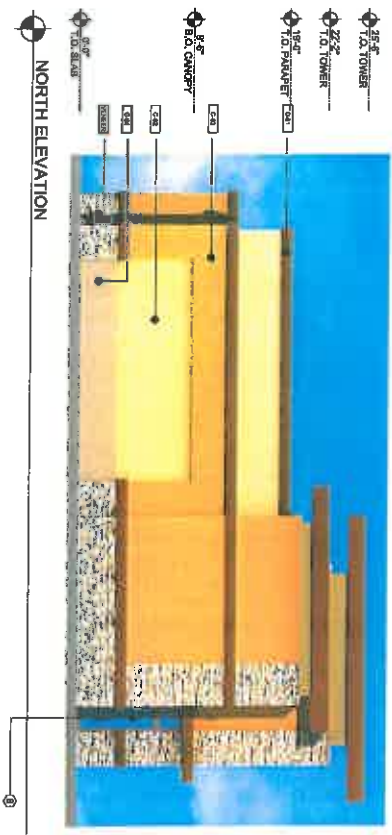
The exterior of the drive thru aisles will include heavy landscaping and a minimum of a 3' hedge to soften the appearance of the drive thru aisles and provide for a more aesthetically appealing design. Landscaping will also be planted along the building between the drive aisle curb and the building to lessen hardscape areas of the drive aisles.

The landscape and internal road maintenance at a minimum will be included in a common area maintenance (CAM) agreement with all tenants/owners within the Chandi Retail Center. A fee schedule will be determined based on area owned/leased and fees/maintenance will be managed by a property management group.

The proposed drive-thru's will be included as part of the Conditional Use Permit application and will be submitted as a Master Plan Development.



WEST ELEVATION



NORTH ELEVATION

KEYED NOTES:

1. STUCCO
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS

EXTERIOR FINISHES

STUCCO- 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED)

VENEER- CULTURED STONE VENEER (PRESSED SIMILAR COLOR)

EXTERIOR PAINTS

- C-01 COLOR: CHESTNUT
- C-02 COLOR: SPRING MANGONIA
- C-03 COLOR: WOOD STUCCO
- C-04 COLOR: SPONGE PA6



AM PM

CHANDHI GROUP USA

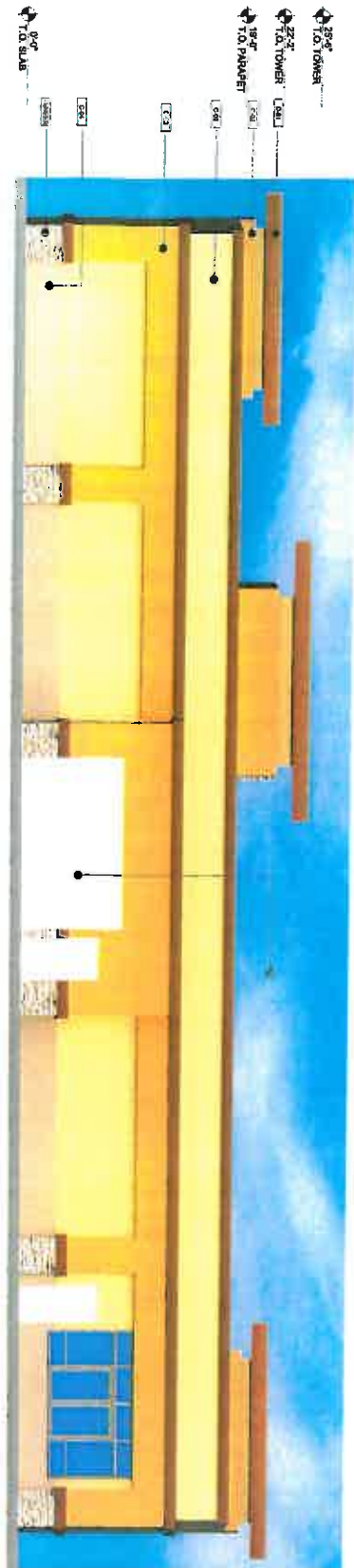
80-480
65TH AVE
MILPITAS, CA 95035
Phone: 760.336.8280
Fax: 760.366.6246



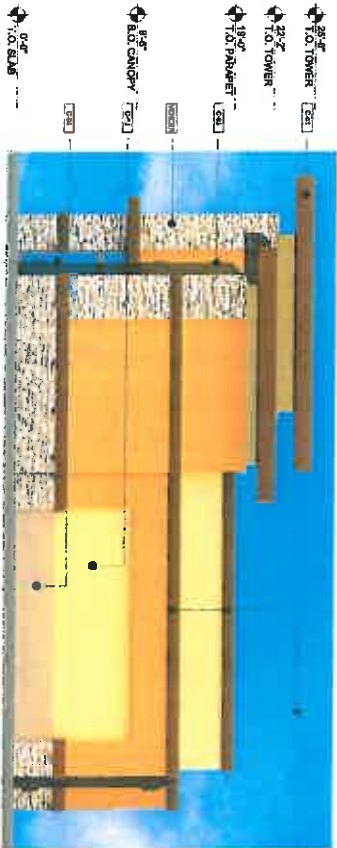
NO.	DATE	REVISIONS	BY

CHANDHI GROUP RETAIL CENTRE
VISALIA, CA 93292

PROJECT NO.	
DATE	
DESIGNER	
CLIENT	
LOCATION	
SCALE	



EAST ELEVATION



SOUTH ELEVATION

AM PM

KEYED NOTES:

1. STORAGE
2. FINISH STORAGE SYSTEM
3. GROUND ANCHORING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS

EXTERIOR FINISHES

STUCCO: 7/8" SAND FINEST STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

VENEER: CULTURED STONE VENEER (DRESSED) SIMILAR COLOR

EXTERIOR PAINTS

- C-01 COLOR: CHEST NUT
ICI # 8078 3325
- C-02 COLOR: SPRING MANICULA
ICI # 4977 7220
- C-03 COLOR: MOON STRUCK
ICI # 2077 5443
- C-04 COLOR: BROWN SAND
ICI # 1077 2618

6.

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

NO.	DATE	REVISIONS	BY

CHANDI GROUP USA
90-480
8TH AVE
MEDICA, CA 92754
Phone: 780.306.6260
Fax: 787.307.6146



DATE	
BY	



CANOPY ELEVATIONS

SIDE ELEVATION



TO CANOPY
TO SLAB

TO CANOPY
TO CANOPY
TO CANOPY
TO CANOPY

FRONT ELEVATION



TO CANOPY
TO SLAB

TO CANOPY
TO CANOPY
TO CANOPY

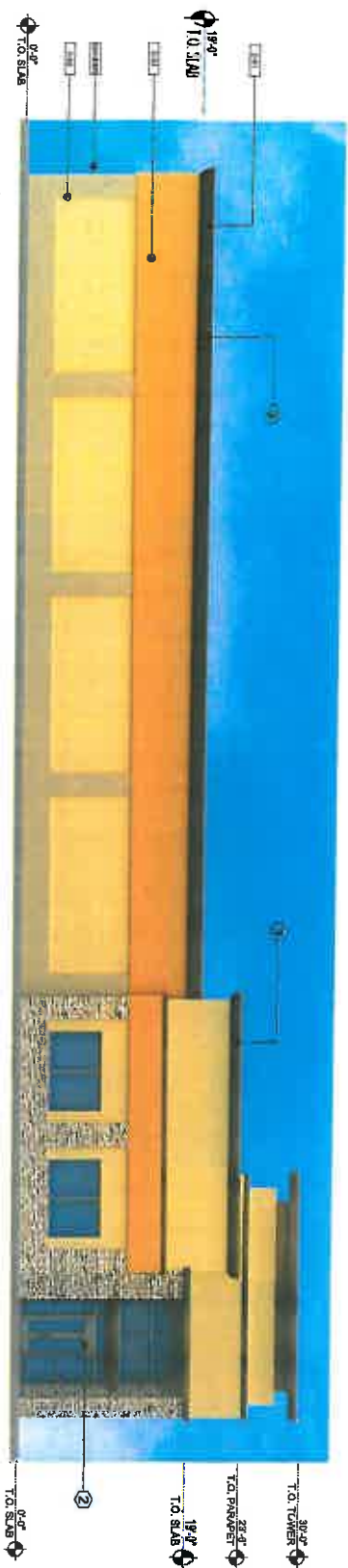
DATE	10/10/2014
BY	CHANDI GROUP USA
PROJECT	CHANDI GROUP RETAIL CENTRE
LOCATION	VISALIA, CA 93292
SCALE	AS SHOWN
STATUS	FOR APPROVAL
REVISIONS	
APPROVED BY	
DATE	

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

NO.	DATE	REVISIONS	BY

CHANDI GROUP USA
95-480
95TH AVE
MEDICA, CA 92554
Phone: 760.398.8250
Fax: 760.398.8245





NORTH ELEVATION



WEST ELEVATION

DRUG STORE

KEYED NOTES:

1. SIGNAGE
2. ALUMINUM STOREFRONT SYSTEM
3. CORNER MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO - 2% SAND FINEST STUCCO PORTLAND CEMENT PLASTER POLYMER MODIFIED CONTROL Joints AS REQUIRED

VENEER - CULTURED STONE VENEER DRESSED SHALLEN COLOR

EXTERIOR PAINTS

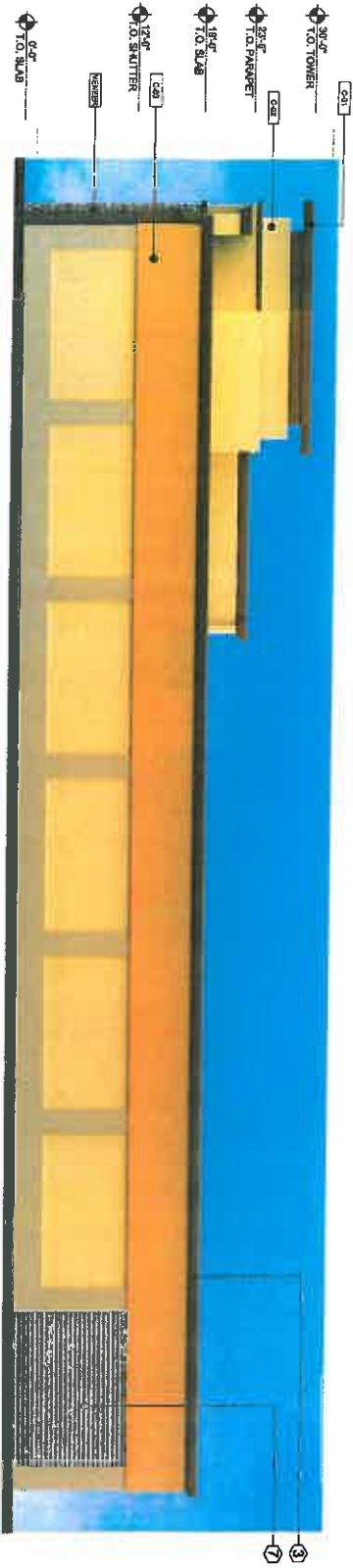
- C-01 COLOR: CHERRY PUT
ICI # 3091 13428
- C-02 COLOR: STING WAGONIA
ICI # 4517 72280
- C-03 COLOR: MOON STRUCK
ICI # 2017 58423
- C-04 COLOR: BROWN BAY
ICI # 1017 58186

CHANDI GROUP USA
 80-480
 88TH A' E
 REDDING, CA 96224
 Phone: 709.368.5280
 Fax: 709.368.6245

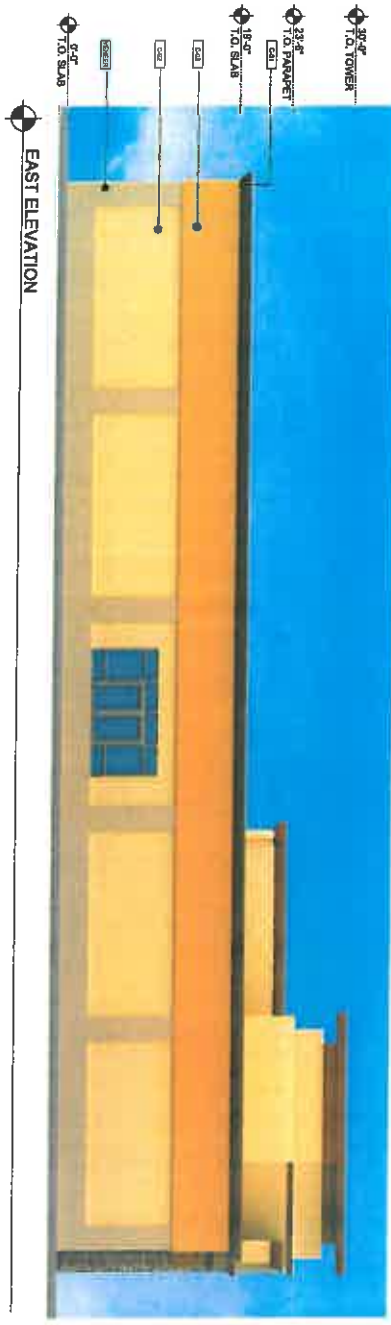
NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DATE	



SOUTH ELEVATION



EAST ELEVATION

DRUG STORE

KEYED NOTES:

1. ACQUAKE ALUMINUM STOREROOM ST1318A
2. LIGNITE MOLDING
3. CANOPY
4. SERVICE BOOK AND FRAME
5. ALUMINUM STOREROOM ENTRANCE DOORS
6. ALUMINUM STOREROOM ENTRANCE DOORS
7. STEEL SPANTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO-- 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER MET'L LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENEER-- CULTURED STONE VENEER (PRESSED ANGLANT COLOR)

EXTERIOR PAINTS

- C-01 COLOR: SERRA NUT
S&W 9551
- C-02 COLOR: SERRA MANGUVA
S&W 9529
- C-03 COLOR: LUCK STRUCK
KILZ 200Y (S&W)
- C-04 COLOR: BROWN S. G.
ICI 9 100Y 20718

CHANDI GROUP USA

80-180
8TH AVE
MIDCDA, CA 93294

Phone: 760.396.6260
Fax: 760.396.5245

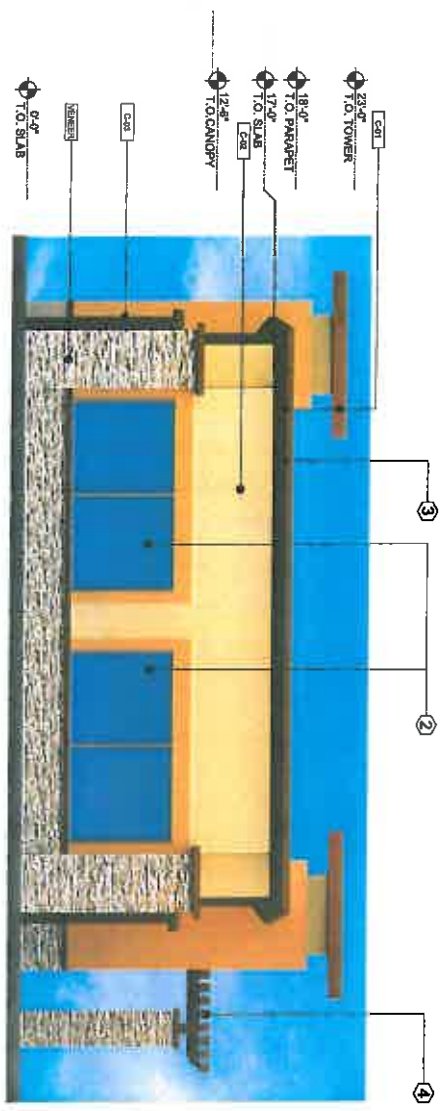
NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

PROJECT NO.	
DATE	
SCALE	
DESIGNER	
CHECKER	
APPROVER	



NORTH ELEVATION



WEST ELEVATION

FAST FOOD

KEYED NOTES:

1. STUCCO
2. STUCCO FINISH SYSTEM
3. SERVICE HOLDING CANOPY
4. SERVICE DOOR AND FRAME
5. ALUMINUM STORMFRONT ENTRANCE DOORS
6. STEEL SHUTTER OPENING FOR UNLOADING
7. DRIVE THRU SERVICE WINDOW

EXTERIOR FINISHES

STUCCO: - 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENEER: - CULTURED STONE VENEER (DRESSED SIMILAR COLOR)

EXTERIOR PAINTS

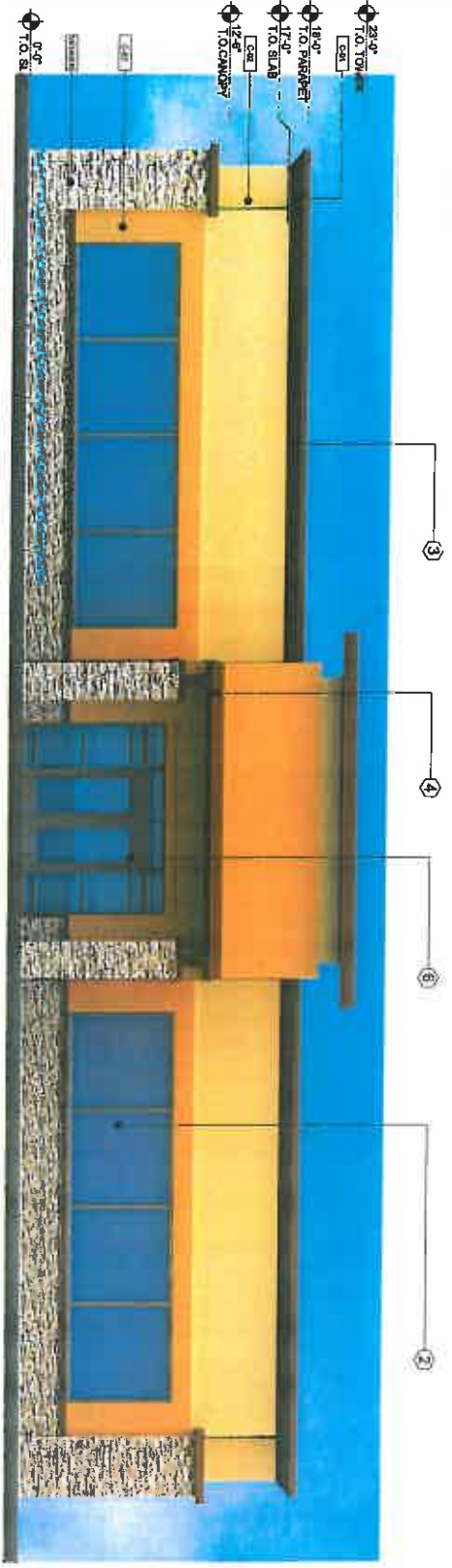
- C-01 COLOR: CHESTNUT
- C-02 COLOR: SPRING MANGONIA
- C-03 COLOR: SAGE
- C-04 COLOR: SANDY STRUCK
- C-05 COLOR: ASPEN
- C-06 COLOR: ASPEN

CHANDI GROUP USA
 80-480
 88TH AVE
 MERCED, CA 95364
 Phone: 780.388.8080
 Fax: 780.388.5045

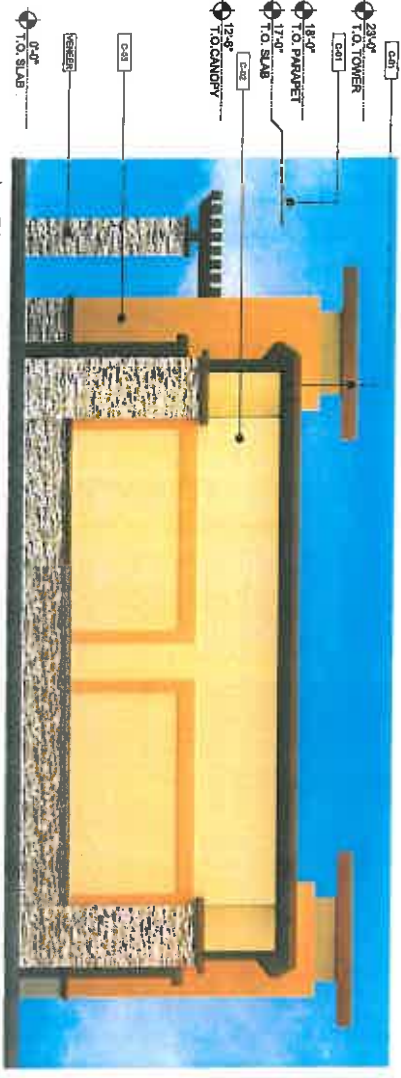
NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

PROJECT NO.	
DATE	
SCALE	
DESIGNER	
CHECKED	
APPROVED	
DATE	



SOUTH ELEVATION



EAST ELEVATION

FAST FOOD

KEYED NOTES:

1. SIGNAGE
2. ALUMINUM STOREFRONT SYSTEM
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM STOREFRONT ENTRANCE DOORS
7. STEEL SHUTTER OPENING FOR UNLOADING

EXTERIOR FINISHES

STUCCO-- 2R SAND PAPER STUCCO PORTLAND CEMENT PA ASTERO OPEN METAL LANT PROVIDE CONTROL JOINTS AS REQUIRED

VENEER-- CULTURED STONE VENEER DRESSED SIMILAR COLOR

EXTERIOR PAINTS

- C-01 GOLDEN CHEER HUR 801 8 800R 1528H
- C-02 COLOR SPRING MAMMOLOIA IC1 # 45V 772AD
- C-03 COLOR MOON STRUCK IC1 # 20V 55A23
- C-04 COLOR BROWN BAY IC1 # 10V 32R196

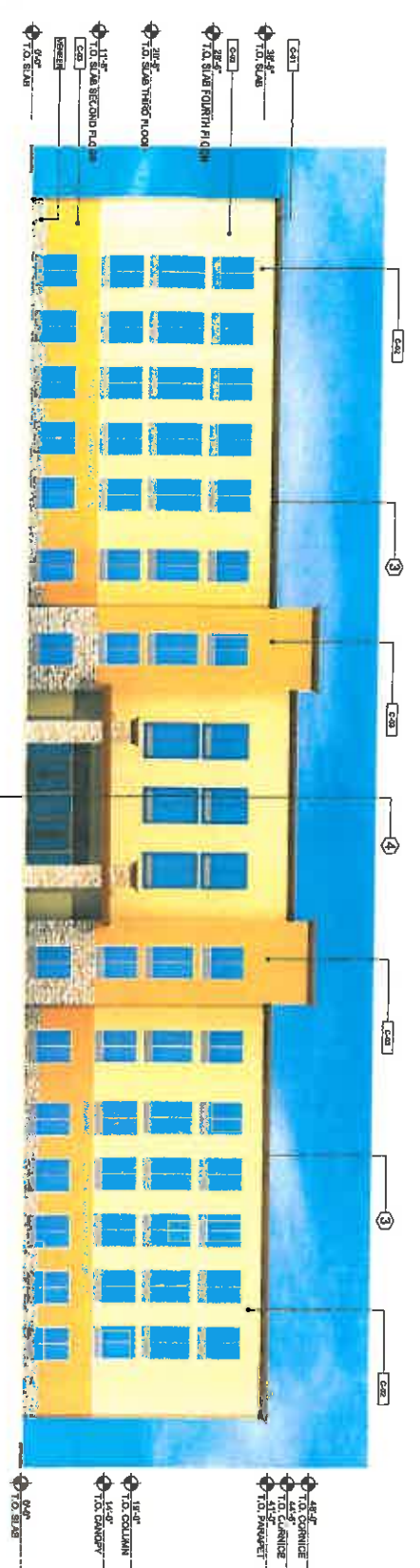
CHANDI GROUP USA

3D-460
60TH A E
MILPITAS, CA 95034
Phone: 760.336.5200
Fax: 760.306.5245

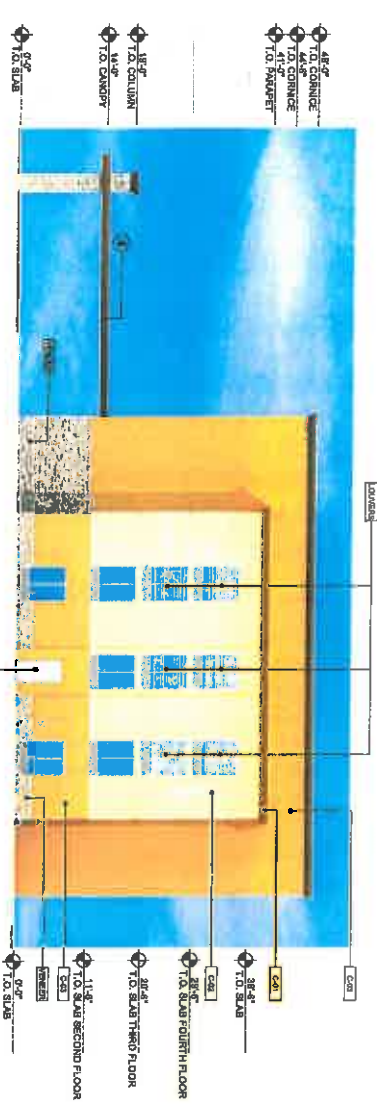
NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

PROJECT NO.	
DATE	
SCALE	
DESIGNER	
DATE	



SOUTH ELEVATION



EAST ELEVATION

HOTEL

KEYED NOTES:

1. SIGNAGE
2. SERVICE/EXIT
3. CORNER MOLDING
4. CANOPY
5. SERVICE DOOR AND FINALE
6. ALUMINUM FRONT ENTRANCE DOOR
7. ALUMINUM SIDE DOOR

EXTERIOR FINISHES

STUCCO- 3/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER OVER METAL LATH) PROVIDE CONTROL JOINTS AS REQUIRED

VENEER- CULTURED STONE VENEER DRESSED SIMILAR COLOR

LOUVERS- METAL LOUVERS

EXTERIOR PAINTS

- C-01 COLOR: CHEST NUT
K1 # 8971 1528
- C-02 COLOR: SPRING MANDALINA
K1 # 4917 7230
- C-03 COLOR: MOON STRUCK
K1 # 2917 5243
- C-04 COLOR: BROWN BIRD
K1 # 1917 3018

CHANDI GROUP USA
 30-180
 LITH ALIE
 MERCED, CA 95224
 Phone: 709.596.0280
 Fax: 709.596.5246

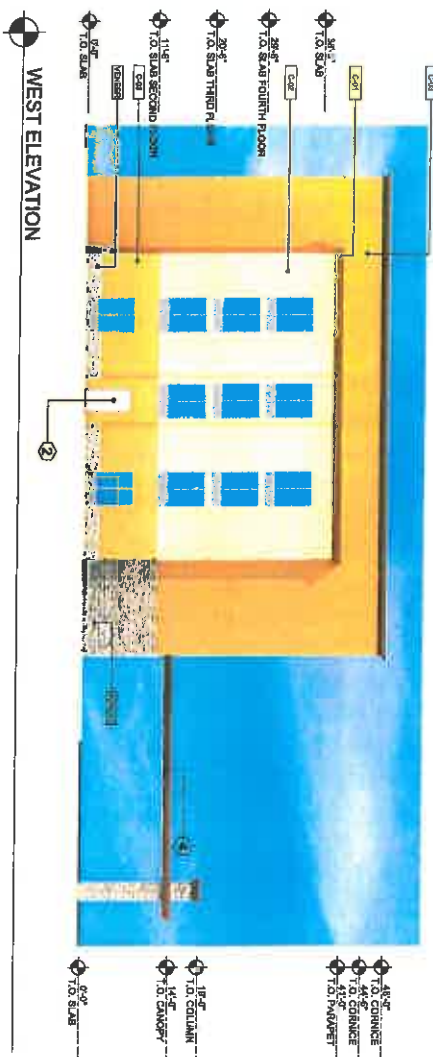
NO.	DATE	REVISIONS	BY

CHANDI GROUP RETAIL CENTRE
VISALIA, CA 93292

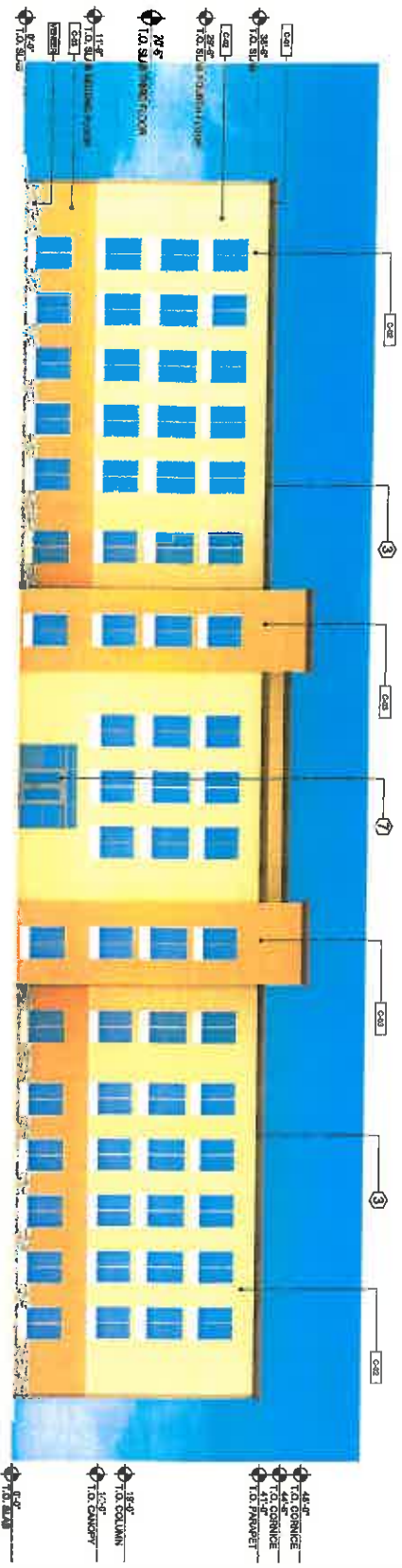
DATE: 11/11/2011
 TIME: 10:00 AM
 PROJECT: HOTEL
 DRAWING: EXTERIOR ELEVATIONS



HOTEL



NORTH ELEVATION



KEYED NOTES:

1. STUCCO
2. BURSTING EXIT
3. CORNICE MOLDING
4. CANOPY
5. SERVICE DOOR AND FRAME
6. ALUMINUM FRONT ENTRANCE DOOR
7. ALUMINUM BACK DOOR

EXTERIOR FINISHES

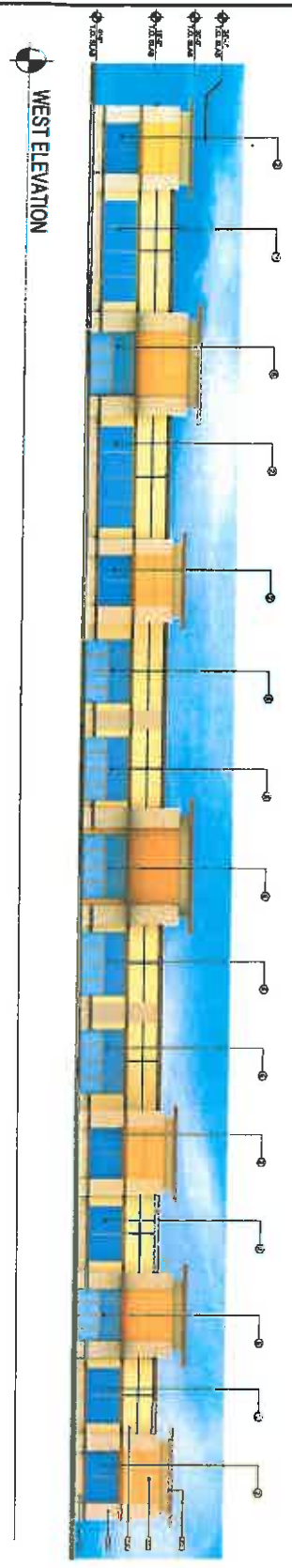
STUCCO - THE SAND FINISH STUCCO (PORTLAND CEMENT FINISH) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

VENEER - CULTURED STONE VENEER DRESSED SIMILAR COLOR

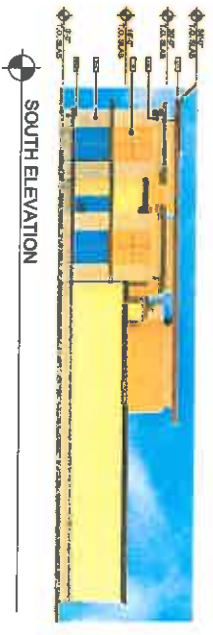
EXTERIOR PAINTS

- C-21 COLOR: CHESTNUT
- C-22 101 BROWN SAND
- C-23 COLOR: SPRING MARGOLLA
- C-24 101 B 2007V SANDS
- C-24 COLOR: BROWN BAG
- ICI # 101V 2019H

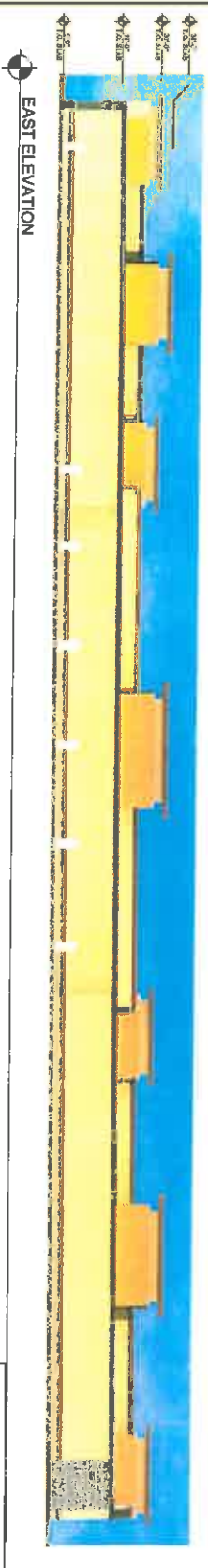
CHANDI GROUP RETAIL CENTRE		CHANDI GROUP USA																	
VISALIA, CA 93292		90-180 86TH AVE MESA, CA 92254 Phone: 760.338.8200 Fax: 760.368.5245																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	REVISIONS	BY														
NO.	DATE	REVISIONS	BY																



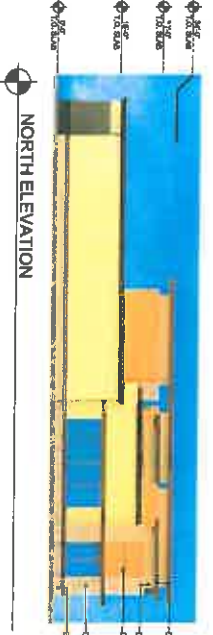
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



RETAIL

KEYED NOTES:

1. SLOPE
2. ALUMINUM/STAINLESS STEEL
3. GLASS
4. CONCRETE
5. BRICK
6. STAINLESS STEEL
7. STEEL
8. CONCRETE

EXTERIOR FINISHES:

STUCCO - 3/8" THICK OVER 1" POLYSTYRENE INSULATION
 PLASTER OVER 1/2" POLYSTYRENE INSULATION
 ROOFING

EXTERIOR PAINTS:

- [E2] 100% ACRYLIC EMULSION
- [E3] 100% ACRYLIC EMULSION
- [E4] 100% ACRYLIC EMULSION
- [E5] 100% ACRYLIC EMULSION

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292

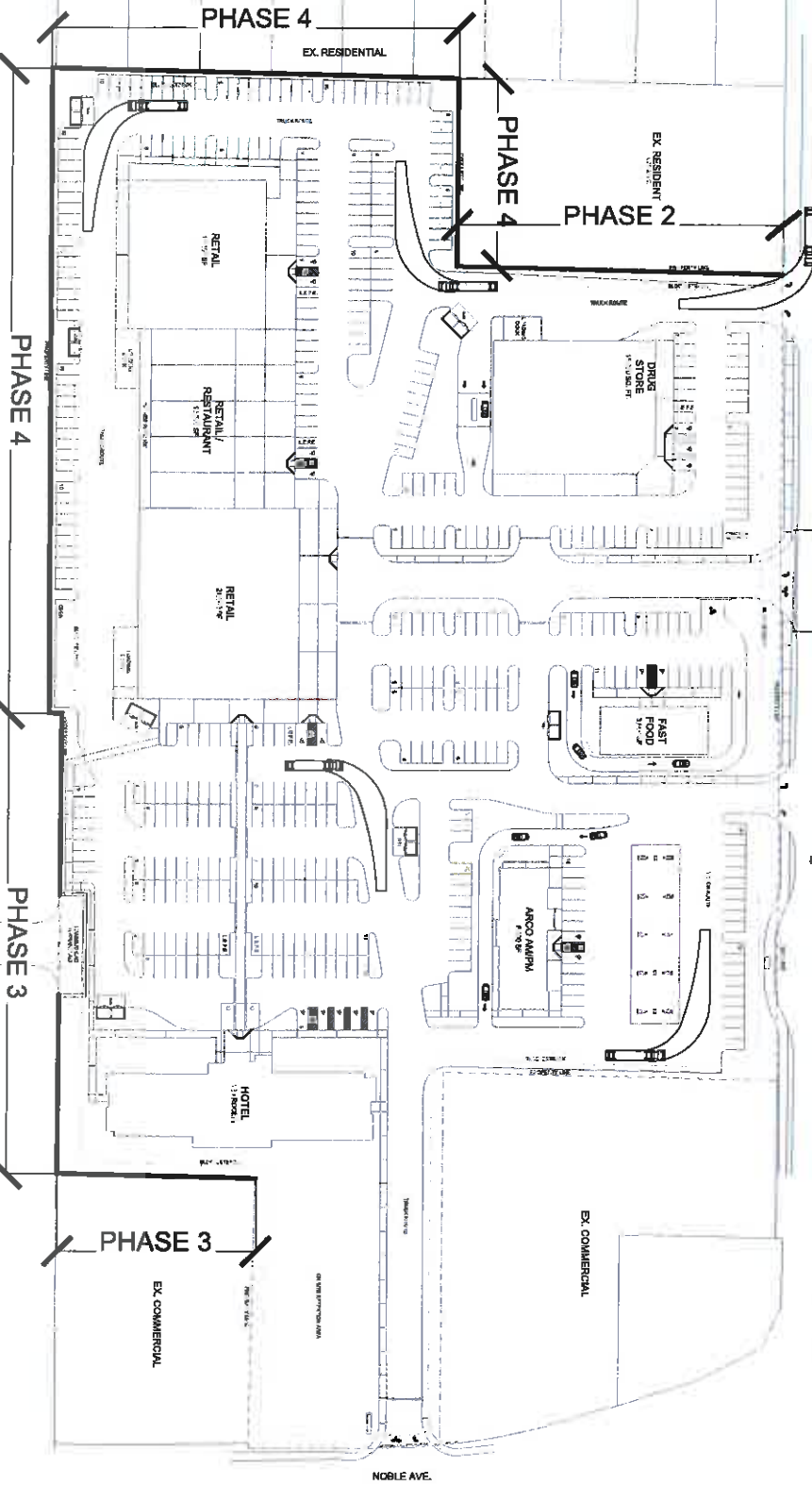
NO.	DATE	REVISIONS	BY

CHANDI GROUP USA
 80-480
 80TH AVE
 MEDCA, CA 91754
 Phone: 760.395.8790
 Fax: 760.395.9245





BLOCK WALL



PARKING CALCULATION

NET AREA	4,100 SF	100% PARKING	410
NET AREA	1,000 SF	100% PARKING	100
NET AREA	2,200 SF	100% PARKING	220
NET AREA	1,000 SF	100% PARKING	100
NET AREA	1,000 SF	100% PARKING	100
TOTAL	9,300 SF	100% PARKING	930

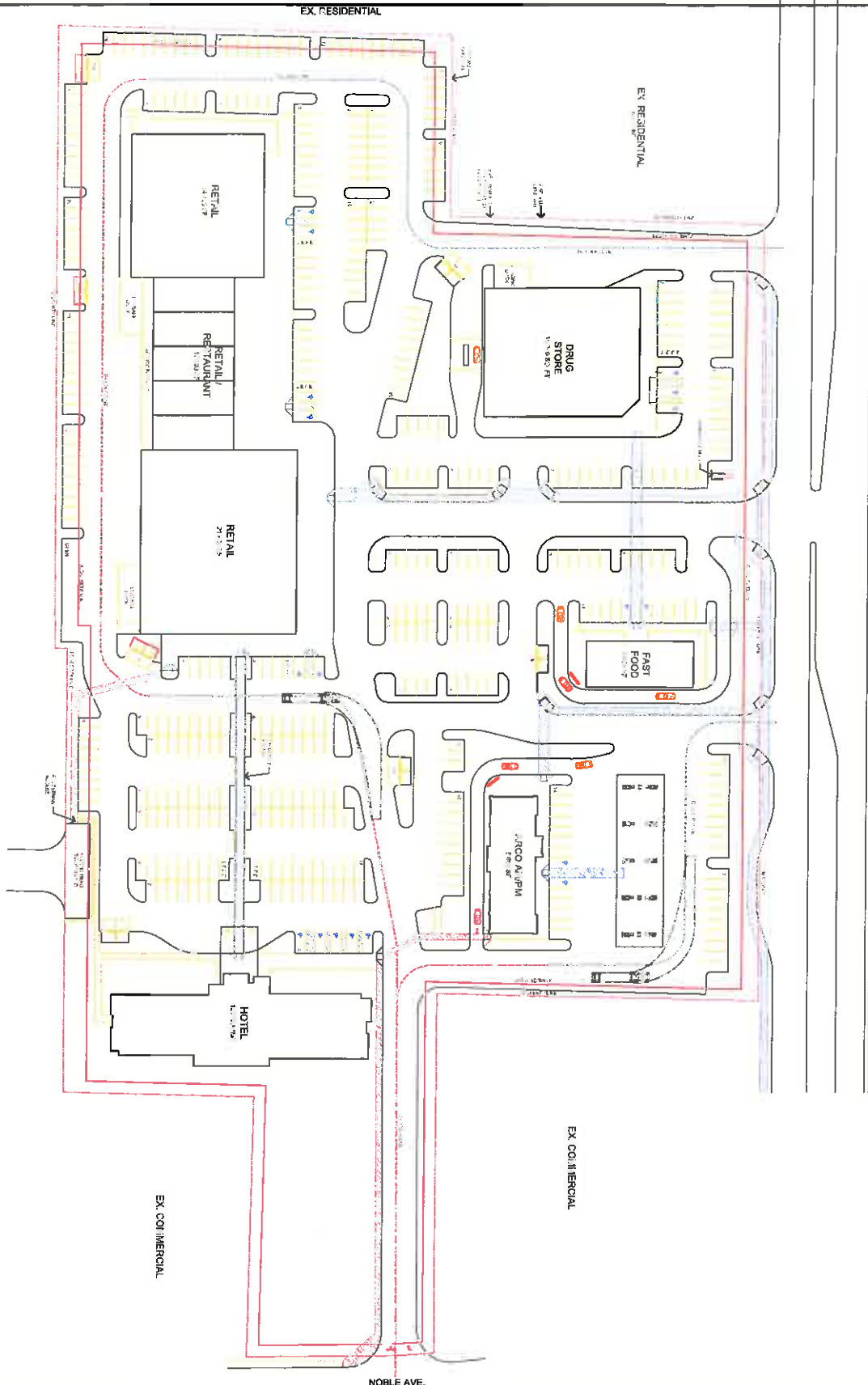
PROJECT NO.	100-000000
DATE	01/11/2005
SCALE	AS SHOWN
DRAWN BY	CHANDI
CHECKED BY	CHANDI

CHANDI GROUP RETAIL CENTRE
 VISALIA, CA 93292





NO.	DATE	REVISIONS	BY

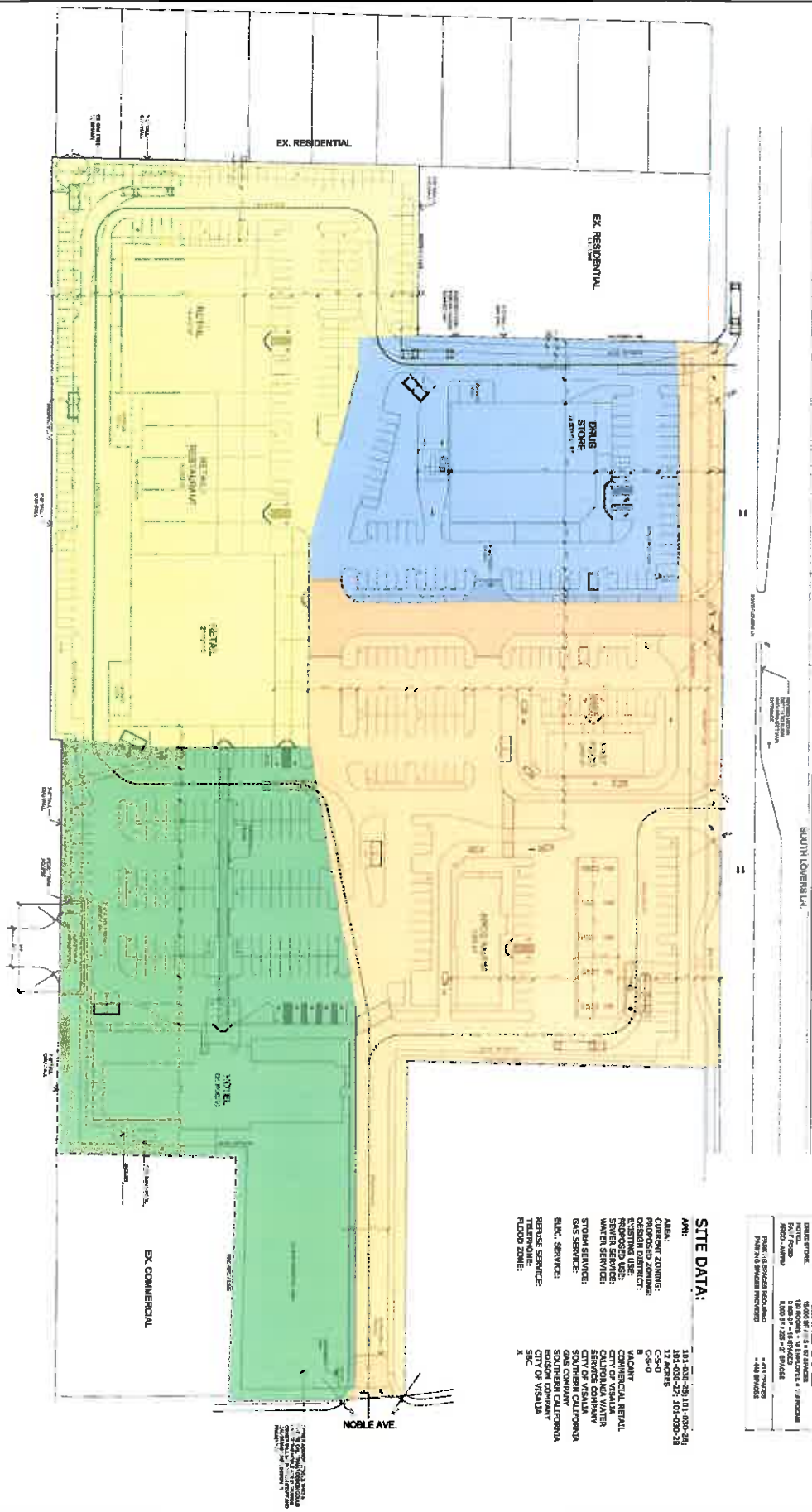
CHANDI GROUP USA
 80-480
 43TH AVE
 MECCA, CA 91254
 Phone: 760.386.8260
 Fax: 760.386.5245

ADA TRAVEL PATH



<p>CHANDI GROUP RETAIL CENTRE VISALIA, CA 93292</p>		<p>NO. DATE</p>	<p>REVISIONS</p>	<p>BY</p>	<p>CHANDI GROUP USA</p> <p>96-480 66TH AVE MECCA, CA 92254 Phone: 760.366.7060 Fax: 760.366.5245</p>
<p>DATE</p>	<p>BY</p>	<p>REVISIONS</p>	<p>BY</p>	<p>BY</p>	<p>CHANDI GROUP USA</p> <p>CHANDI GROUP USA</p>

LEGEND			
	PHASE 1	AMPM GAS STATION FAST FOOD RESTAURANT	5,000 S.F. 3,000 S.F.
	PHASE 2	DRUG STORE	15,000 S.F.
	PHASE 3	HOTEL	120 ROOMS
	PHASE 4	RETAIL SPACE	46,500 S.F.



SITE PHASING PLAN

**CHANDI RETAIL CENTRE
CONDITIONAL USE PERMIT**



PARKING CALCULATION

RETAIL SPACE	46,500 SF / 125 = 372 SPACES
DRUG STORE	15,000 SF / 15 = 1,000 SPACES
RESTAURANT	3,000 SF / 15 = 200 SPACES
PHASE 1	3,000 SF / 15 = 200 SPACES
PHASE 2	15,000 SF / 15 = 1,000 SPACES
PHASE 3	120 ROOMS / 10 = 12,000 SPACES
PHASE 4	46,500 SF / 125 = 372 SPACES
TOTAL	13,572 SPACES

SITE DATA:

APN: 111-011-261-111-000-36
 111-011-271-101-000-28
 111-011-271-101-000-28

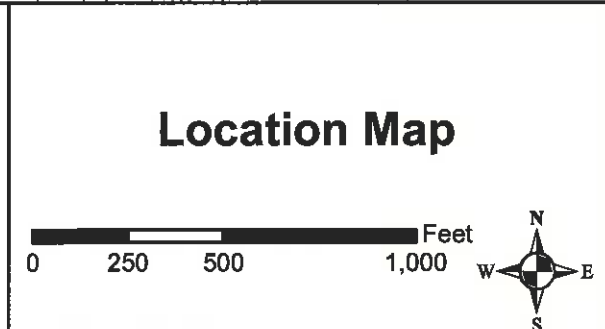
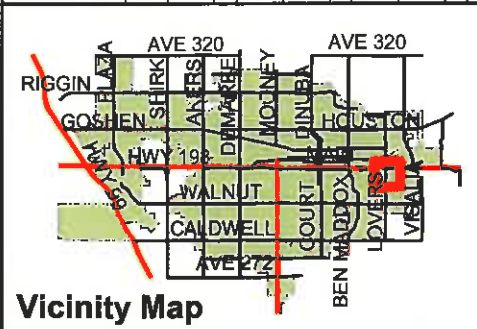
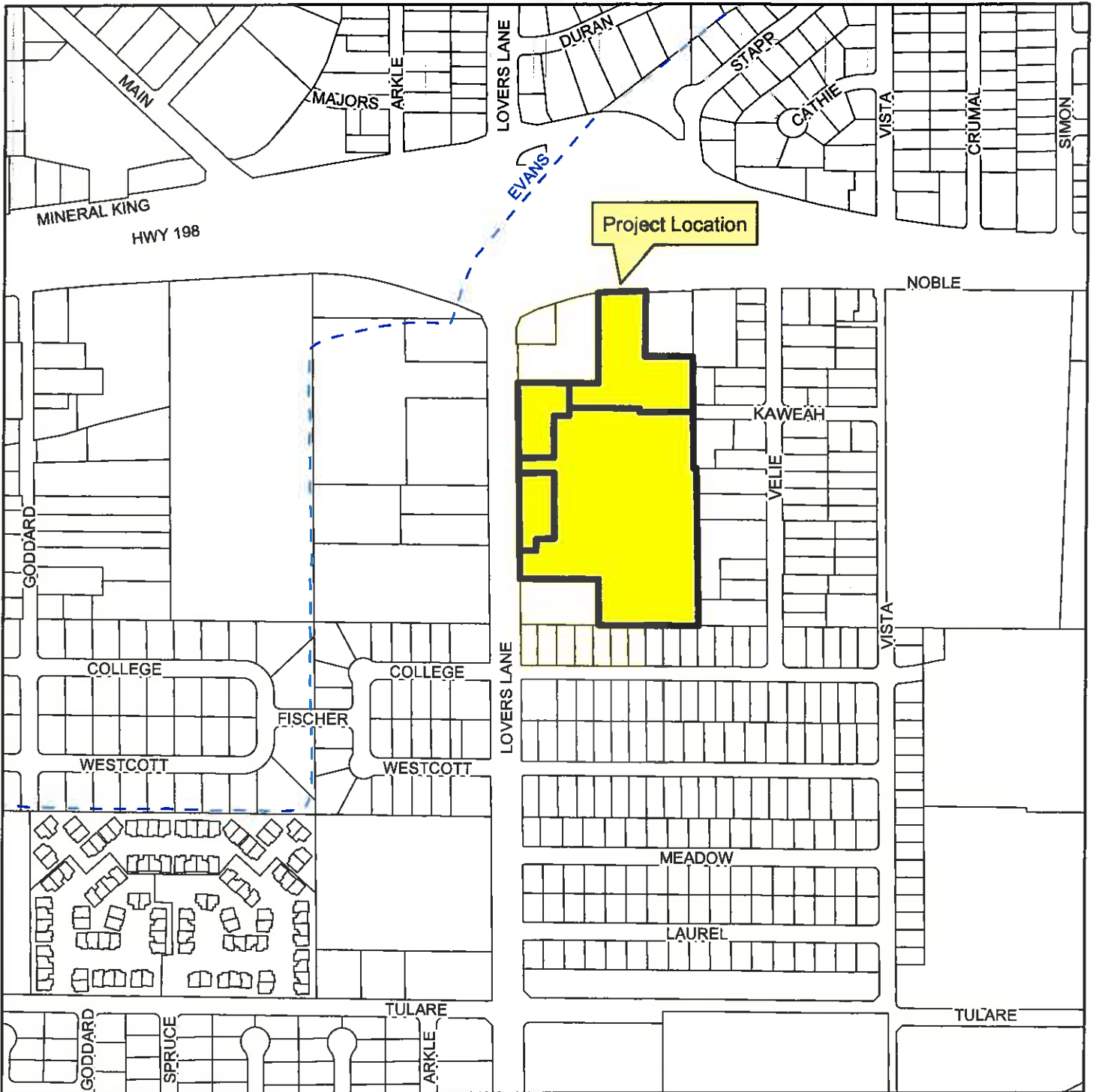
AMR:

CURRENT ZONING: C-5-D
 PROPOSED ZONING: C-5-D
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL RETAIL
 WATER SERVICE: CALIFORNIA WATER SERVICE COMPANY
 SEWER SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 ELEC. SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY
 REFUSE SERVICE: CITY OF VISALIA
 FLOOD ZONE: X

CHANDI GROUP RETAIL CENTRE		CHANDI GROUP USA	
VISALIA, CA 93292		90-480 96TH AVE MIROCK, CA 93254 Phone: 760.298.0280 Fax: 760.298.0245	
NO.	DATE	REVISIONS	BY

Conditional Use Permit No. 2014-11 and Tentative Parcel Map No. 2014-03

The subject site is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)



Conditional Use Permit No. 2014-11 and Tentative Parcel Map No. 2014-03

The subject site is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)



Vicinity Map

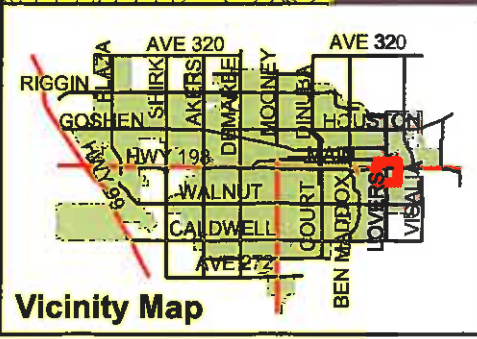
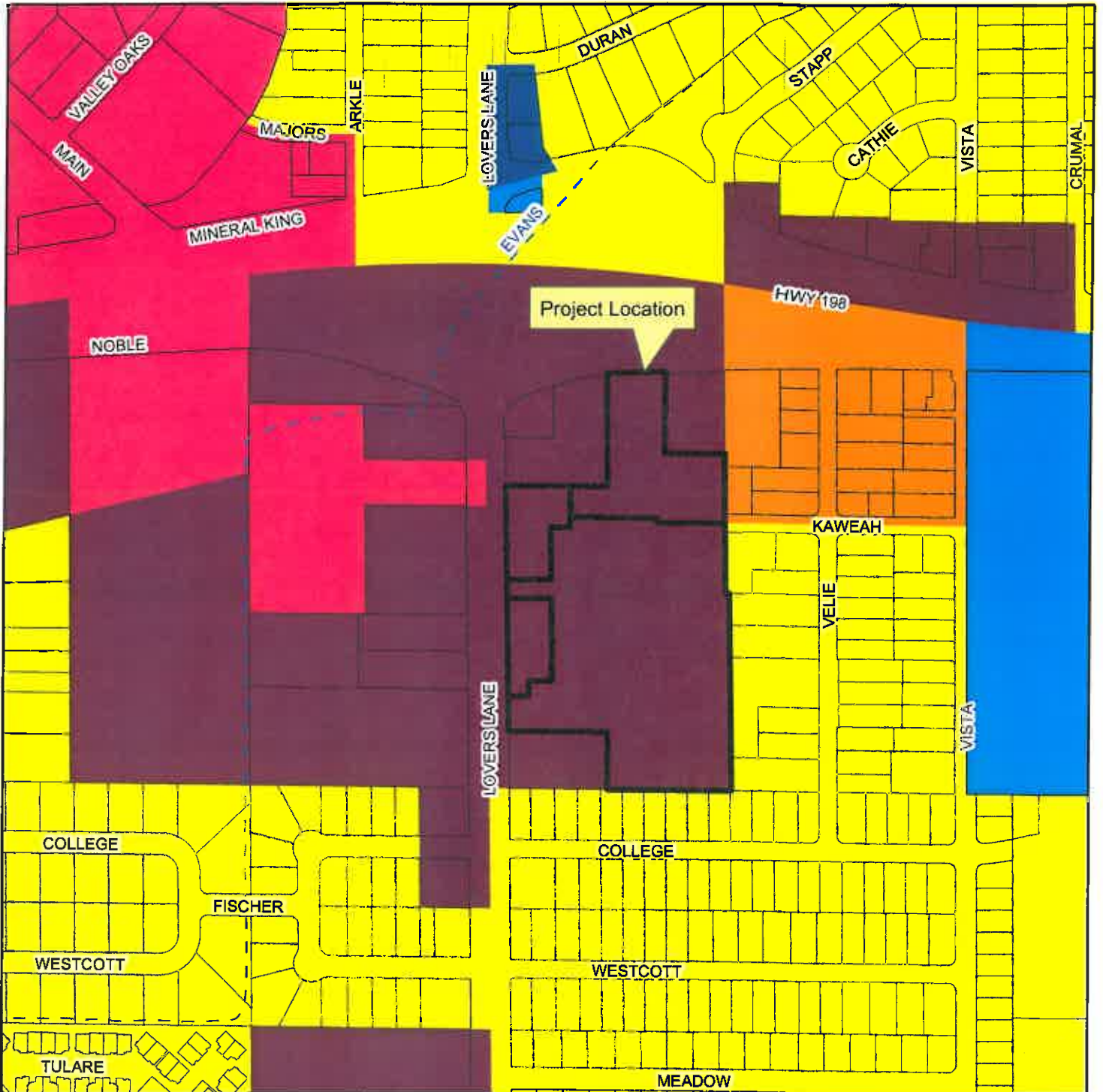
Aerial Photo

Photo Taken March 2012



Conditional Use Permit No. 2014-11 and Tentative Parcel Map No. 2014-03

The subject site is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)



General Plan Land Use Map

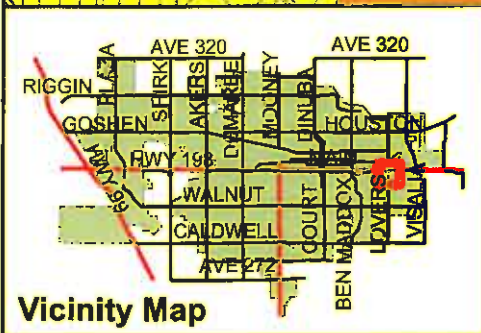
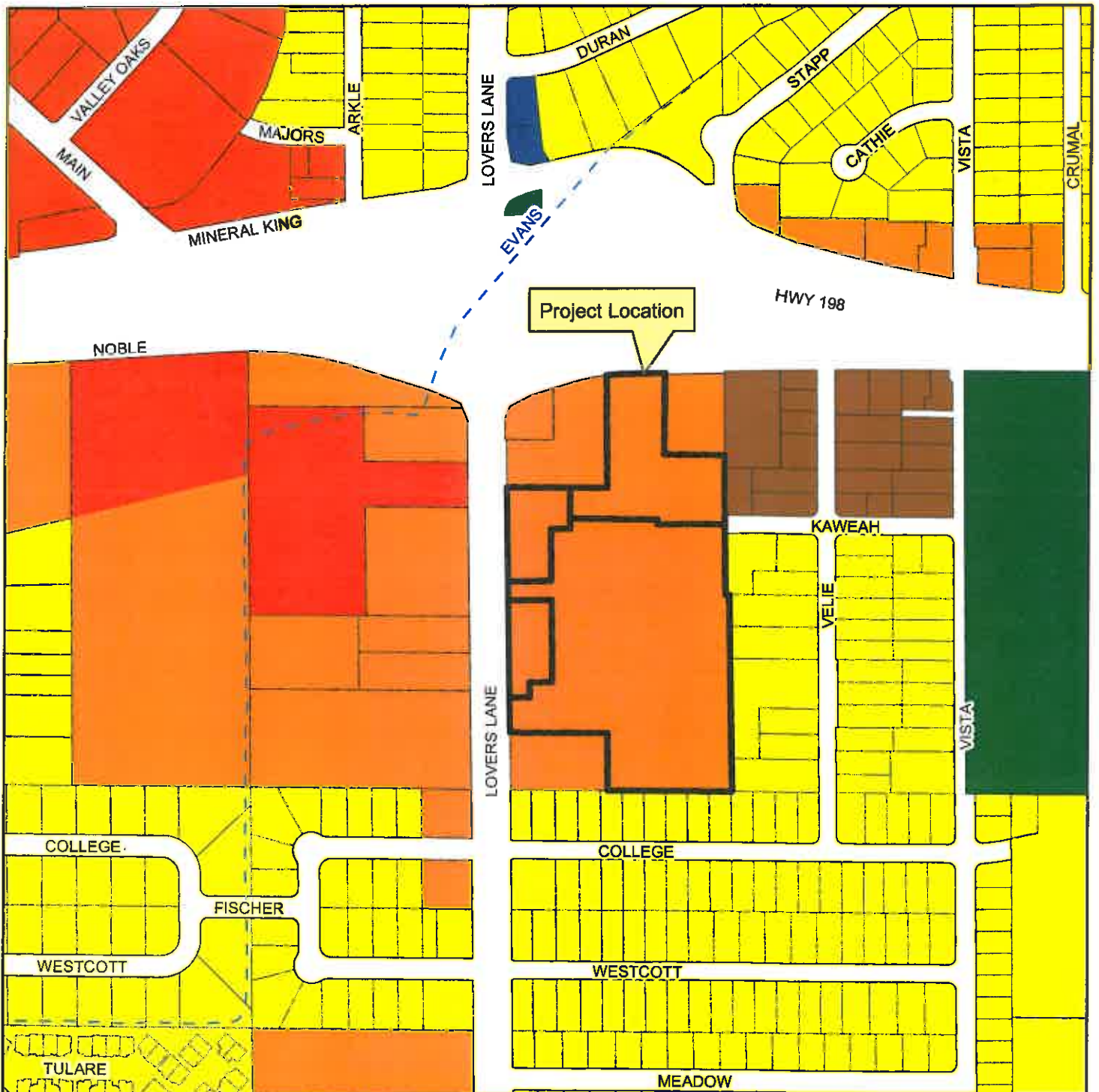


Legend:

- SERVICE COMMERCIAL
- SHOPPING / OFFICE COMMERCIAL
- PROFESSIONAL / ADMIN OFFICE
- PUBLIC INSTITUTIONAL
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY

Conditional Use Permit No. 2014-11 and Tentative Parcel Map No. 2014-03

The subject site is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028)



Zoning Map

