

3.15 Phase 2 Paving - 2020

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217
Total	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217

3.16 Phase 3 Paving - 2020

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6021	19.6021	6.3400e-003	0.0000	19.7352
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6021	19.6021	6.3400e-003	0.0000	19.7352

**3.16 Phase 3 Paving - 2020
Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.9208	4.0000e-005	0.9208	0.0000	0.0000	0.0000	0.9217
Total	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.9208	4.0000e-005	0.9208	0.0000	0.0000	0.0000	0.9217

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	19.6020	6.3400e-003	19.6020	0.0000	0.0000	0.0000	19.7352
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	19.6020	6.3400e-003	19.6020	0.0000	0.0000	0.0000	19.7352

3.16 Phase 3 Paving - 2020
Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217
Total	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217

3.17 Phase 4 Paving - 2020
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6021	19.6021	6.3400e-003	0.0000	19.7352
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6021	19.6021	6.3400e-003	0.0000	19.7352

**3.17 Phase 4 Paving - 2020
Unmitigated Construction Off-Site**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217
Total	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6020	19.6020	6.3400e-003	0.0000	19.7352
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1378	0.1435	2.2000e-004	7.3900e-003	7.3900e-003	7.3900e-003	6.8000e-003	6.8000e-003	6.8000e-003	0.0000	19.6020	19.6020	6.3400e-003	0.0000	19.7352

3.17 Phase 4 Paving - 2020

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217
Total	3.7000e-004	4.7000e-004	4.5700e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9208	0.9208	4.0000e-005	0.0000	0.9217

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Destination Accessibility
- Increase Transit Accessibility
- Improve Pedestrian Network
- Increase Transit Frequency
- Implement Trip Reduction Program
- Encourage Telecommuting and Alternative Work Schedules
- Market Commute Trip Reduction Option

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Mitigated	5.1368	8.8322	54.6781	0.0671	3.3545	0.1326	3.4871	0.9012	0.1223	1.0235	0.0000	4,661,075	4,661,075	0.1261	0.0000	4,663,722
Unmitigated	5.5487	11.3302	61.2612	0.1089	5.7987	0.2070	6.0057	1.5578	0.1908	1.7486	0.0000	7,575,423	7,575,423	0.1873	0.0000	7,579,356
												5	5			2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments High Rise	184.52	200.48	169.96	535,285	314,491
Bank (with Drive-Through)	2,577.81	1,501.97	555.06	1,974,966	1,140,636
Condo/Townhouse	362.45	393.80	333.85	1,051,452	617,750
Convenience Market With Gas Pumps	8,681.60	3,271.52	2,670.08	3,781,619	2,184,520
General Office Building	592.34	127.51	52.72	1,072,630	618,947
General Office Building	352.32	75.84	31.36	637,996	368,147
High Turnover (Sit Down Restaurant)	1,430.44	1,781.66	1,483.20	1,726,648	997,152
Hotel	1,143.80	1,146.60	833.00	2,089,544	1,206,270
Strip Mall	1,684.16	1,597.52	776.34	2,374,876	1,371,121
Total	17,009.44	10,096.90	6,905.57	15,245,015	8,819,034

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	10.80	7.30	7.50	45.60	19.00	35.40	45.60	19.00	35.40	86	11	3
Bank (with Drive-Through)	9.50	7.30	7.30	6.60	74.40	19.00	6.60	74.40	19.00	27	26	47
Condo/Townhouse	10.80	7.30	7.50	45.60	19.00	35.40	45.60	19.00	35.40	86	11	3
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	0.80	80.20	19.00	14	21	65
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	33.00	48.00	19.00	77	19	4
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down)	9.50	7.30	7.30	8.50	72.50	19.00	8.50	72.50	19.00	37	20	43
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	19.40	61.60	19.00	58	38	4
Strip Mall	9.50	7.30	7.30	16.60	64.40	19.00	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.413413	0.063073	0.155160	0.173397	0.051093	0.007959	0.020021	0.102512	0.001779	0.001618	0.006843	0.000803	0.002329

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Electricity Mitigated						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	776.6677	776.6677	0.0357	7.3900e-003		779.7072
Electricity Unmitigated						0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	782.3910	782.3910	0.0360	7.4400e-003		785.4529
Natural Gas Mitigated	0.0403	0.3625	0.2793	2.2000e-003		0.0279	0.0279	0.0279	0.0279	0.0279	0.0000	398.8755	398.8755	7.6500e-003	7.3100e-003		401.3030
Natural Gas Unmitigated	0.0403	0.3625	0.2793	2.2000e-003		0.0279	0.0279	0.0279	0.0279	0.0279	0.0000	398.8755	398.8755	7.6500e-003	7.3100e-003		401.3030

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	tons/yr										MT/yr					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Bank (with Drive-Through)	378624	2.0400e-003	0.0186	0.0156	1.1000e-004	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	0.0000	20.2048	20.2048	3.9000e-004	3.7000e-004	20.3278
Condo/Townhouse	993730	5.3600e-003	0.0458	0.0195	2.9000e-004	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	0.0000	53.0292	53.0292	1.0200e-003	9.7000e-004	53.3520
Convenience Market With Gas Drive-Through	25185.6	1.4000e-004	1.2300e-003	1.0400e-003	1.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0000	1.3440	1.3440	3.0000e-005	2.0000e-005	1.3522
General Office Building	439040	2.3700e-003	0.0215	0.0181	1.3000e-004	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	0.0000	23.4289	23.4289	4.5000e-004	4.3000e-004	23.5714
General Office Building	738136	3.9800e-003	0.0362	0.0304	2.2000e-004	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	0.0000	39.3898	39.3898	7.5000e-004	7.2000e-004	39.6295
High Turnover (Sit Down Restaurant)	2.38826e+006	0.0129	0.1171	0.0983	7.0000e-004	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	0.0000	127.4468	127.4468	2.4400e-003	2.3400e-003	128.2224
Hotel	1.76303e+006	9.5100e-003	0.0864	0.0726	5.2000e-004	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	0.0000	94.0821	94.0821	1.8000e-003	1.7200e-003	94.6547
Strip Mall	423700	2.2800e-003	0.0208	0.0175	1.2000e-004	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	0.0000	22.6103	22.6103	4.3000e-004	4.1000e-004	22.7479
Apartments High Rise	324934	1.7500e-003	0.0150	6.3700e-003	1.0000e-004	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	0.0000	17.3397	17.3397	3.3000e-004	3.2000e-004	17.4453
Total		0.0403	0.3625	0.2793	2.2000e-003	0.0279	0.0279	0.0279	0.0279	0.0279	0.0279	0.0000	398.8755	398.8755	7.6400e-003	7.3000e-003	401.3030

5.2 Energy by Land Use - Natural Gas Mitigated

Land Use	Natural Gas Use kBtu/yr	tons/yr										MT/yr					
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Condo/Townhouse	993730	5.3600e-003	0.0458	0.0195	2.9000e-004	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	3.7000e-003	0.0000	53.0292	53.0292	1.0200e-003	9.7000e-004	53.3520
Convenience Market With Gas Dispensing	25185.6	1.4000e-004	1.2300e-003	1.0400e-003	1.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	9.0000e-005	0.0000	1.3440	1.3440	3.0000e-005	2.0000e-005	1.3522
General Office Building	439040	2.3700e-003	0.0215	0.0181	1.3000e-004	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	1.6400e-003	0.0000	23.4289	23.4289	4.5000e-004	4.3000e-004	23.5714
General Office Building	738136	3.9800e-003	0.0362	0.0304	2.2000e-004	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	2.7500e-003	0.0000	39.3898	39.3898	7.5000e-004	7.2000e-004	39.6295
High Turnover (Sit Down Restaurant)	2.38826e+006	0.0129	0.1171	0.0983	7.0000e-004	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	8.9000e-003	0.0000	127.4468	127.4468	2.4400e-003	2.3400e-003	128.2224
Hotel	1.76303e+006	9.5100e-003	0.0864	0.0726	5.2000e-004	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	6.5700e-003	0.0000	94.0821	94.0821	1.8000e-003	1.7200e-003	94.6547
Strip Mall	423700	2.2800e-003	0.0208	0.0175	1.2000e-004	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	1.5800e-003	0.0000	22.6103	22.6103	4.3000e-004	4.1000e-004	22.7479
Apartments High Rise	324934	1.7500e-003	0.0150	6.3700e-003	1.0000e-004	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	0.0000	17.3397	17.3397	3.3000e-004	3.2000e-004	17.4453
Bank (with Drive-Through)	378624	2.0400e-003	0.0186	0.0156	1.1000e-004	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	1.4100e-003	0.0000	20.2048	20.2048	3.9000e-004	3.7000e-004	20.3278
Total		0.0403	0.3625	0.2793	2.2000e-003	0.0279	0.0279	0.0279	0.0279	0.0279	0.0279	0.0000	398.8755	398.8755	7.6400e-003	7.3000e-003	401.3030

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use	Total CO2	CH4	N2O	CO2e
	kWh/yr	MT/yr			
Apartments High Rise	104243	29.8309	1.3700e-003	2.8000e-004	29.9476
Bank (with Drive-Through)	168084	48.1001	2.2100e-003	4.6000e-004	48.2883
Condo/Townhouse	256653	73.4456	3.3800e-003	7.0000e-004	73.7331
Convenience Market With Gas Drive-Through	20622.8	5.9016	2.7000e-004	6.0000e-005	5.9247
General Office Building	323840	92.6723	4.2600e-003	8.8000e-004	93.0350
General Office Building	544456	155.8053	7.1600e-003	1.4800e-003	156.4150
High Turnover (Sit Down Restaurant)	350888	100.4124	4.6200e-003	9.5000e-004	100.8054
Hotel	618311	176.9402	8.1300e-003	1.6800e-003	177.6327
Strip Mall	346940	99.2827	4.5600e-003	9.4000e-004	99.6713
Total		782.3910	0.0360	7.4300e-003	785.4529

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use	Total CO2	CH4	N2O	CO2e
	KWh/yr	MT/yr			
Apartments High Rise	102021	29.1949	1.3400e-003	2.8000e-004	29.3092
Bank (with Drive-Through)	165862	47.4642	2.1800e-003	4.5000e-004	47.6499
Condo/Townhouse	254431	72.8097	3.3500e-003	6.9000e-004	73.0946
Convenience Market With Gas	18400.6	5.2657	2.4000e-004	5.0000e-005	5.2863
General Office Building	321618	92.0364	4.2300e-003	8.8000e-004	92.3966
General Office Building	542234	155.1694	7.1300e-003	1.4800e-003	155.7766
High Turnover (Sit Down Restaurant)	348665	99.7765	4.5900e-003	9.5000e-004	100.1669
Hotel	616089	176.3043	8.1000e-003	1.6800e-003	176.9943
Strip Mall	344718	98.6468	4.5300e-003	9.4000e-004	99.0329
Total		776.6677	0.0357	7.4000e-003	779.7072

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Electric Lawnmower
- Use Electric Leafblower
- Use Electric Chainsaw
- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths
- Use Low VOC Cleaning Supplies

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr						
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	1.3508	5.9400e-003	0.4986	2.0000e-005	5.2400e-003	5.2400e-003	5.2400e-003	5.2100e-003	5.2100e-003	5.2100e-003	0.0000	36.7246	36.7246	1.2900e-003	6.6000e-004	36.9560
Unmitigated	1.5263	0.0189	1.3376	2.3800e-003	0.1234	0.1234	0.1234	0.1234	0.1234	0.1234	15.7262	36.9684	52.6946	0.0752	6.6000e-004	54.4777

6.2 Area by SubCategory

Unmitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2325					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1923					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0829	0.0117	0.7202	2.3500e-003		0.1200	0.1200		0.1199	0.1199	15.7262	35.9562	51.6824	0.0742	6.6000e-004	53.4451
Landscaping	0.0186	7.1100e-003	0.6175	3.0000e-005		3.4300e-003	3.4300e-003		3.4300e-003	3.4300e-003	0.0000	1.0122	1.0122	9.7000e-004	0.0000	1.0326
Total	1.5263	0.0189	1.3376	2.3800e-003		0.1234	0.1234		0.1234	0.1234	15.7262	36.9684	52.6946	0.0752	6.6000e-004	54.4777

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	tons/yr					MT/yr							
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Architectural Coating	0.2325					0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.1031					0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.6300e-003	0.0000	2.0000e-004	0.0000		2.5100e-003	2.5100e-003	2.4800e-003			2.4800e-003	35.9562	6.9000e-004	6.6000e-004	6.6000e-004	36.1750	0.0000
Landscaping	0.0116	5.9400e-003	0.4984	2.0000e-005		2.7300e-003	2.7300e-003	2.7300e-003			2.7300e-003	0.7684	6.0000e-004	6.0000e-004	6.0000e-004	0.7810	0.0000
Total	1.3508	5.9400e-003	0.4986	2.0000e-005		5.2400e-003	5.2400e-003	5.2100e-003			5.2100e-003	36.7246	1.2900e-003	6.6000e-004	6.6000e-004	36.9560	

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	58.7034	0.8691	0.0209	83.4473
Unmitigated	74.0304	1.0227	0.0247	103.1603

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Apartments High Rise	1.82431 / 1.15011	4.5556	0.0596	1.4400e-003	6.2546
Bank (with Drive-Through)	0.689439 / 0.422559	1.7095	0.0225	5.4000e-004	2.3516
Condo/Townhouse	3.58347 / 2.25915	8.9484	0.1171	2.8300e-003	12.2858
Convenience Market With Gas Drive	0.167315 / 0.102548	0.4149	5.4700e-003	1.3000e-004	0.5707
General Office Building	15.2496 / 9.3465	37.8125	0.4984	0.0121	52.0138
High Turnover (Sit Down Restaurant)	3.41475 / 0.217963	6.5892	0.1115	2.6800e-003	9.7619
Hotel	3.55135 / 0.394594	7.0210	0.1160	2.7900e-003	10.3212
Strip Mall	2.81476 / 1.72517	6.9794	0.0920	2.2200e-003	9.6007
Total		74.0304	1.0227	0.0247	103.1603

7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Apartments High Rise	1.55067 / 0.920088	3.6141	0.0507	1.2200e-003	5.0573
Bank (with Drive-Through)	0.586023 / 0.338047	1.3561	0.0192	4.6000e-004	1.9015
Condo/Townhouse	3.04595 / 1.80732	7.0991	0.0995	2.4000e-003	9.9339
Convenience Market With Gas Drive-Through	0.142218 / 0.0820383	0.3291	4.6500e-003	1.1000e-004	0.4615
General Office Building	12.9621 / 7.4772	29.9961	0.4236	0.0102	42.0589
High Turnover (Sit Down Restaurant)	2.90254 / 0.17437	5.2145	0.0948	2.2700e-003	7.9098
Hotel	3.01865 / 0.315675	5.5577	0.0986	2.3700e-003	8.3613
Strip Mall	2.39254 / 1.38014	5.5367	0.0782	1.8900e-003	7.7632
Total		58.7034	0.8691	0.0209	83.4473

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	39.0382	2.3071	0.0000	87.4871
Unmitigated	78.0764	4.6142	0.0000	174.9743

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO ₂ e			
		CO ₂	CH ₄	N ₂ O	CO ₂ e
		MT/yr			
Apartments High Rise	12.88	2.6145	0.1545	0.0000	5.8593
Bank (with Drive-Through)	16.23	3.2945	0.1947	0.0000	7.3833
Condo/Townhouse	25.3	5.1357	0.3035	0.0000	11.5094
General Office Building	79.79	16.1967	0.9572	0.0000	36.2977
High Turnover (Sit Down Restaurant)	133.88	27.1764	1.6061	0.0000	60.9041
Hotel	76.65	15.5593	0.9195	0.0000	34.8693
Strip Mall	39.9	8.0993	0.4787	0.0000	18.1511
Total		78.0764	4.6142	0.0000	174.9743

8.2 Waste by Land Use

Mitigated

Land Use	Waste Disposed tons	Total CO2				CO2e
		CH4	N2O	MT/yr		
Apartments High Rise	6.44	1.3073	0.0773	0.0000	2.9297	
Bank (with Drive-Through)	8.115	1.6473	0.0974	0.0000	3.6916	
Condo/Townhouse	12.65	2.5678	0.1518	0.0000	5.7547	
General Office Building	39.895	8.0983	0.4786	0.0000	18.1489	
High Turnover (Sit Down Restaurant)	66.94	13.5882	0.8030	0.0000	30.4521	
Hotel	38.325	7.7796	0.4598	0.0000	17.4347	
Strip Mall	19.95	4.0497	0.2393	0.0000	9.0756	
Total		39.0382	2.3071	0.0000	87.4872	

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	33.7000	0.0000	0.0000	33.7000

10.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Spruce	50	33.7000	0.0000	0.0000	33.7000
Total		33.7000	0.0000	0.0000	33.7000



MEETING DATE 3/26/2014
SITE PLAN NO. 13-198R
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS _____

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

7

MEETING DATE MARCH 20, 2014
SITE PLAN NO. 13-198 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 7 DATE: March 26, 2014
SITE PLAN NO: SPR13198 **RESUBMIT**
PROJECT TITLE: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH
MASTER PLAN, CONDITIONAL USE PERMIT AND
PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
PROP OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN(S): 081-170-001 081-170-002 081-170-003 081-170-009
081-170-010 081-170-014

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: _____

G. Ferrello

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: 7 DATE: March 26, 2014
SITE PLAN NO: SPR 13198 RESUBMIT
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LOCATION: 224 S NEELEY ST
APN(S): 081-170-001 081-170-002 081-170-003 081-170-009
081-170-010 081-170-014

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 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.

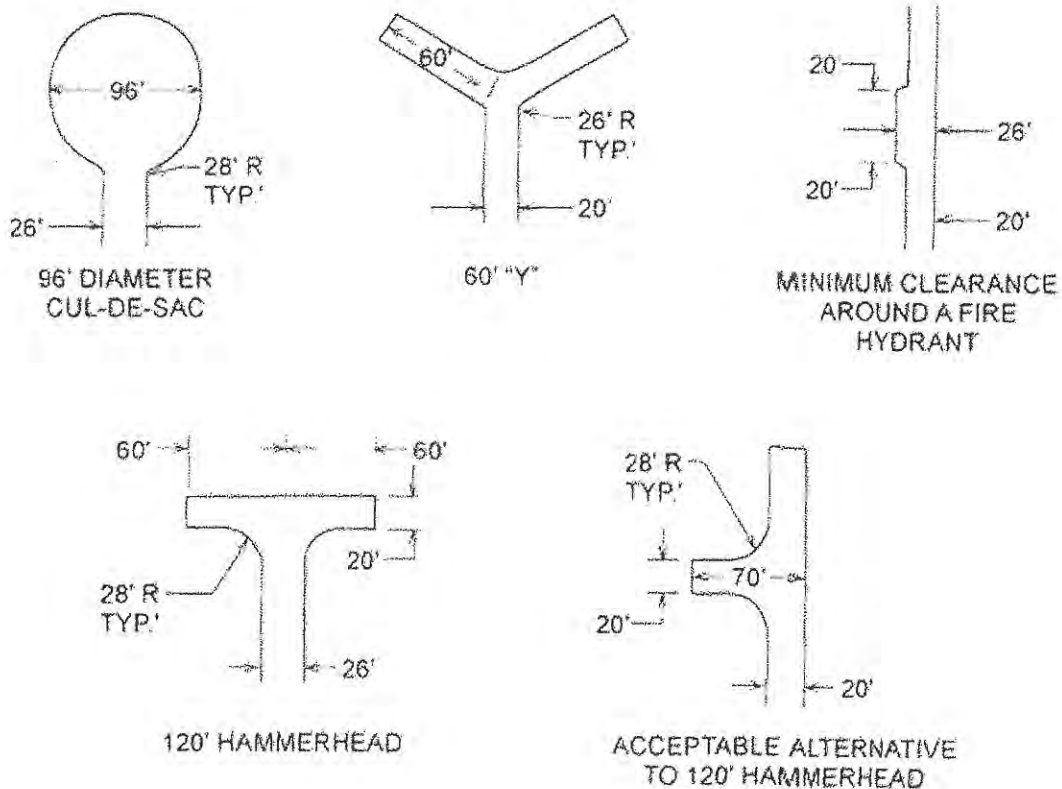


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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 or 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: 2 DATE: March 26, 2014
SITE PLAN NO: SPR 13198 **RESUBMIT**
PROJECT TITLE: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH
MASTER PLAN, CONDITIONAL USE PERMIT AND
PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
PROP OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN(S): 081-170-001 081-170-002 081-170-003 081-170-009
081-170-010 081-170-014

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:

B. WINTER 198
Visalia Police Department

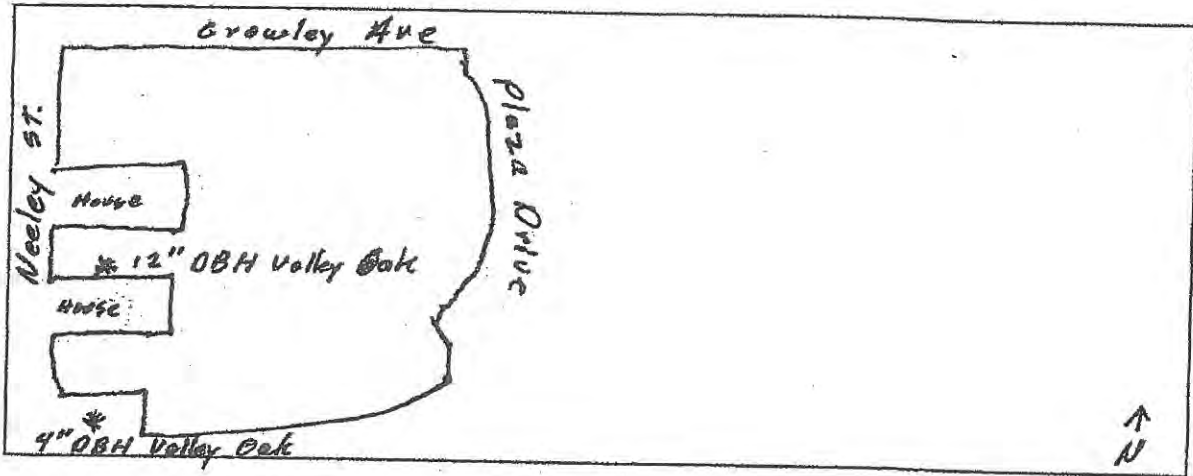
City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: ~~12-17-13~~ 3-25-14
~~3-11-14~~

Site Plan Review # 13-198

14-039

SITE PLAN REVIEW COMMENTS

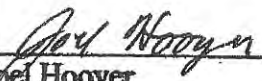


COMMENTS: See Below None

- 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) 12" valley oak on property


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 - 4338

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR 13198 **RESUBMIT**
PROJECT TITLE: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH
MASTER PLAN, CONDITIONAL USE PERMIT AND
PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
PROP OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN(S): 081-170-001 081-170-002 081-170-003 081-170-009
081-170-010 081-170-014

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

This location has existing bin service.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 7 DATE: March 26, 2014
SITE PLAN NO: SPR13198 **RESUBMIT**
PROJECT TITLE: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH
 MASTER PLAN, CONDITIONAL USE PERMIT AND
 PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
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 081-170-010 081-170-014

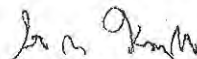
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT FOR CAR WASH
- GREASE INTERCEPTOR min. 1000 GAL FOR RESTAURANT
- GARBAGE GRINDER - 3/4 HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED - NO COMMENTS

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

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



AUTHORIZED SIGNATURE

3-21-14

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



SP 13198 CA 4 WASH

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: (auto repair, car wash, machine shop, painting, battery dealer, etc.)

Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO
Does your facility conduct automotive servicing operations that involve the exchange or replacement of fluids (e.g. oil, transmission or brake fluid, radiator coolant etc.)? YES NO
Does your facility have any floor drains? YES NO
Does your facility have a steam cleaner? YES NO
Does your facility wash vehicles on site? YES NO

If generated, how do you dispose of the following:

Grease, oil and sand interceptor contents _____

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)

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2014

ITEM NO: 7	RESUBMTL
SITE PLAN NO: SPR13198	
PROJECT TITLE: BUSINESS RESEARCH PARK	
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)	
APPLICANT: ROYE MICHAEL	
PROP. OWNER: ROYE LINDA	
LOCATION: 224 S NEELEY ST	
APN(S): 081-170-001 081-170-002	
081-170-003 081-170-009	
081-170-010 081-170-014	

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

- No Comments
- See Previous Site Plan Comments
- Install *at driveways* Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at *driveway* Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards. Major commercial drive approach is to have a 35 ft. radius curb return. City Standards C-26 and C-27.
- Traffic Impact Analysis required. The residential properties within the block should also be included in the study.

Additional Comments:

- Driveway locations are to comply with City Standard C-32. The most easterly driveway onto Crowley Ave. is too close to the intersection of Crowley and Plaza Drive. Driveway shall be a minimum of 200' from intersection. Separation between driveways shall be a minimum of 250'
- Crowley Ave. tapers down at Neeley St. Full width is needed to provide Two Way Left Turn Lane to access driveways.
- Sign at northeast corner of site infringes onto public right-of-way.
- Right-of-way corner cut for pedestrian access ramps is required at southeast corner of Crowley and Neeley.
-



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 7 DATE: MARCH 26, 2014

SITE PLAN NO.: 13-198 2ND RESUBMITTAL
PROJECT TITLE: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)

APPLICANT: ROYE MICHAEL
PROP OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN: 081-170-001 002 003 009 010 014

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. 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. *City standard street lights are required in public right-of-way.*
2. *First phase shall install Crowley improvements. Neeley improvements to be installed with subsequent parcel development fronting Neeley.*
3. *Improvements to existing residential frontage on Neeley shall be installed with each adjacent parcel development. Developer to notify and coordinate with residence.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-198 2nd RESUBMITTAL

Date: 3/26/2014

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:REFER PREVIOUS COMMENTS)

Existing uses may qualify for credits on Development Impact Fees.

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

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 26, 2014

SITE PLAN NO: 2013-198 (B)
PROJECT: BUSINESS RESEARCH PARK
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN,
CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
PROP. OWNER: ROYE LINDA
LOCATION TITLE: 224 S NEELEY ST
APN TITLE: 081-170-001

General Plan: BRP – (Business Research Park)
Existing Zoning: BRP – (Business Research Park)

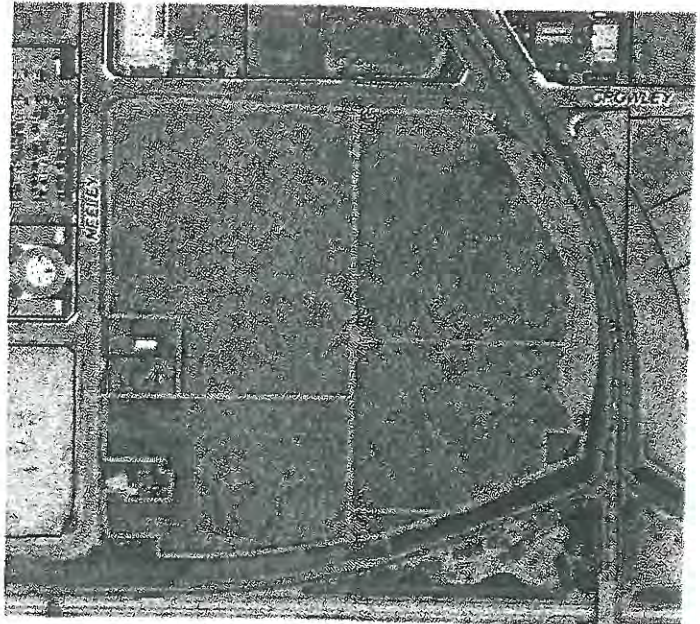
Planning Division Recommendation:

- Revise and Proceed
 Resubmit

PROJECT SPECIFIC INFORMATION:

See previous comments.

1. Provide a letter from the TC ALUC that they do not need to review the proposed project.
2. As a mixed use project, the parking ratios are supportable by staff, please provide a separate detail of the parking/uses and related for use as an exhibit.
3. The development of the individual parcels is subject to site plan review to determine consistency with the master plan and to address the development requirements of the individual parcels related to access, parking and circulation improvements along with solid waste and fire for each site.



The Master Plan comments below were previously sent: NOTE that there may be additional comments as the plan is processed through the Planning Commission along with the proposed tentative parcel map.

- After title page - the City Council review and adoption may be removed – unless it is appealed.
- Page 12 – Table 3.2-2 Rear: South Boundary (landscaping should be 30 – while it is a rear, HWY 198 and the ramps are considered a street frontage similar to Plaza with a 30 foot landscape requirement. Actually looks like it is already at or greater than 30 feet in the plan.
- Some of the building rendering figures should be transitioned from black/white to color if possible
- Page 25 – Landscape Plan Guidelines – The project will be subject to MWELo standards, we would recommend inserting some recognition of this in this section.
- Provide a map of the proposed monument sign locations – hard to discern/visualize as it is written in the text. Staff may not support the requested one monument sign per parcel along Neeley and Crowley roadways – are they 10 feet tall with 35 sq. f.t per side, or 4 feet tall with 25 sq. ft. per side – Figure 4 does not provide a good visualization of the proposed signs.
- Page 28 – picture in lower right corner – City does not currently provide allowances for projection/blade signs.

o Page 34 – Second paragraph – administrative approval – If the projects are considered to comply with the adopted master plan, then the project will not be required to go back to the Planning Commission for approval unless a conditional use permit or other discretionary action is required.

Project Requirements – March 12

- See **Previous Project Comments** below.
- Provide a **Phasing Plan** which includes the right-of-way infrastructure.
- Staff would suggest that if a **Parcel Map** is anticipated, that it be processed with the Master Plan CUP. Any parcel map should be reviewed at the same time as the master plan through the Site Plan Review process.
- Engineering/Traffic is requiring a **Traffic Study**, this should be done during the Site Plan Review for this site should any right-of-way changes be identified which would affect the site plan.
- **Conditional Use Permit** - to allow a master-planned development. Use permit may include related conditional uses which are identified on the site plan and describe in detail (exact location, size, operational statement), that are conditionally allowed in the BRP zone.
- Conceptual Master Plan document –
- **Pylon Sign** is not allowed and will not be supported by Staff through any of the processes.

Previous Project Comments – December 18, 2013

- Conditional Use Permit(s) - to allow a master-planned development, and for the following uses that are conditionally allowed in the BRP zone.
- Review of Conceptual Master Plan and/or Specific Plan document
- Variance for pylon sign (staff does not support pylon signs that exceed the monument signage standards of Sign Standards for Design District "G").
- Tentative Parcel Map
- Traffic Impact Study as determined by the City Engineer
- Greenhouse Gas Analysis
- Photometric Study
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 12/18/2013

1. A Master Conditional Use Permit shall be prepared for this business park and shall serve as the master plan for this site in accordance with Land Use Element Policy 3.6.3 (see below). Master CUP shall address site design, circulation and parking layout, architectural design (elevations for each building with material call-outs), sign program, and related information. Future amendments to this CUP to reflect changes of the Master Plan can be processed as Amendments to the CUP. NOTE: Uses which require a CUP in this zone will not be covered under the Master CUP unless they are identified and considered with applicable details during the Site Plan Review process and included in the Master CUP application.
2. Provide a phasing plan, which includes all common infrastructure improvements per each Phase, and phasing of landscaping.
3. Retail is limited to a maximum 4,000 square feet per building. Retail space is provided throughout the development but in case shall any individual tenant spaces exceed the size limitations as identified in the zoning ordinance. Note, the retail allowance in this zone is for general retail, other retail uses listed in the Zoning Matrix which do not contain a "P" on the "BRP" line would not be allowed, retail uses with a "C" on the BRP" line would require an amendment to the Master CUP.
4. Staff requires that the site design considered establishing an interior drive aisle that is free and clear of parking stalls. This dedicated drive aisle shall provide a loop drive through the entire site without interference from vehicles backing out onto this drive aisle.
5. All Parcel Maps require a separate Site Plan Review. If a parcel map is also proposed, it should be processed concurrently with the Master CUP.

6. A Property Owner Common Maintenance agreement is required for landscape and common infrastructure if the site is parceled. Provide a phasing plan of landscaping and common infrastructure improvements. The requirement is to develop and maintain all the properties within the CUP Master Plan area in a uniform manner consistent with the campus style setting.
7. Staff recommends that the architectural design and sign program details be submitted to staff for review prior to filing for the Master CUP. Staff would like to meet with the applicant to review these details. The architectural details and common infrastructure which tie the development together into a campus style setting should be similar to the integrated components in the Plaza Business Park (not necessarily the same style) in that entry statements at the access points (ID Monuments and paving), sign bases, bus stops and related infrastructure all combined a single architectural theme which highlights the campus setting, and is carried over to the primary and secondary buildings.
8. Staff will not support any vehicular access drives onto Plaza Drive.
9. Comply with building/landscape setback requirements as identified per Design District "G". Increase the building/landscape setbacks along Neely and Crowley to 25-feet and 40-feet along Highway 198.
10. The project site is located in the Visalia Airport Master Plan's Horizontal Zone (H). The Horizontal Zone requires no more than three dwelling units per acre; no schools, arenas, auditoriums, or similar uses which attract a large numbers of people; no industries involving large quantities of high volatile flammable materials or processes; and the maximum structural coverage of a parcel should not exceed 20 percent (under traffic pattern) of a parcels total area. Maximum structural coverage of a parcel should not exceed 50 percent outside the traffic pattern.
11. Any building heights greater than the Airport Master Plan's requirements is subject to review by Tulare County Airport Land Use Commission.

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 a Specific or Master Plan is submitted, reviewed, and adopted by the City. Staff initial finding is that the proposed site plan shall be further revised to address issues and comments generated by City staff. 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.

Policy 3.6.3 of the General Plan Land Use Element designates this site as a location for a Business Research Park center. In accordance with this policy, along with Sections 17.24 and 17.30 of the Visalia Zoning Ordinance, Business Research Park centers shall be developed as part of a Specific Plan or Master Plan. At a minimum, said plans prepared for Business Research Park centers shall include discussion, policies, and standards for the following:

- location of open space and ancillary uses,
- compatibility with the developing character of the neighboring area,
- development phasing,
- coordinated architectural standards,
- landscaping standards,
- on-site circulation,
- integration of alternate transportation opportunities including mass transit and ride sharing,
- lot sizes and setbacks, and plan implementation.

Design District: "G" (See Chapter 17.24 For BRP Zoned Sites) [17.30.220]

Maximum Building Height: 75 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front (Plaza Drive)	45 Feet	30 Feet

➤ Front (Hurley, Crowley, Neeley, Kelsey)	25 Feet	25 Feet
➤ Front with SR 198 frontage	45 Feet	45 Feet
➤ Side	20 Feet	20 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	30 Feet	20 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acre minimum (divisions under 5 acres may be approved in conjunction with an adopted master plan for the site)

Parking: As prescribed in Chapter 17.34

Note: Development within the BRP is subject to approval of a conditional use permit (CUP) for a Master Plan which is to provide a cohesive architectural design to create a campus style setting, including shared vehicular and pedestrian access, shared parking within the individual Master Plan area, common open space and related amenities. A comprehensive sign program is also required as a component of the CUP process for the Master Plan.

Signage: [see Zoning Ordinance Section 17.48]

1. All signs require a building permit.
2. Provide a comprehensive sign program with Master Planned/Specific Plan document.

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 (please see http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf).

Valley Oak Tree

NOTE: Any development under the canopy of a Valley Oak Tree must be reviewed and approved by the City Arborist. Applicants should not prepare any final plans without a review and approval of a detailed site plan by the City Arborist or his appointee.

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.

As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project Staff may determine it appropriate to review the proposed project for potential Noise Ordinance conformity. If it is determined that the proposed project may not meet the Noise Ordinance a Noise Study may be required prior to public hearing on the project.

Parking:

1. Provide parking based upon gross floor area (see Zoning Ordinance Section 17.34.020).
2. Hotel Parking shall be based on the following: One parking space for each guest room. Further, there shall be one parking space for each two employees per shift regularly employed by the hotel or any independent business located within the hotel structure. If the hotel 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 Parking Requirements

Rooms

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.

4. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
5. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
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 tall solid wall or shrubs when located adjacent to a public street.
11. 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).
12. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
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. 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. 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.

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.
 4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
 5. Provide a detailed landscape and irrigation plan as a part of the building permit package.
 6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
 7. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
 8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter.
- 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. A discretionary action that must be approved by the Planning Commission. The fees are not refundable if the action is denied.

Signature



Paul Bernal

From: Leslie Blair
Sent: Wednesday, October 08, 2014 9:56 AM
To: Paul Bernal
Cc: Nick Mascia
Subject: RE: The Square at Plaza Dr

Paul,

I have reviewed 4Creek's revised TIS for the Square at Plaza Drive, and confirm that they have incorporated all of the City's comments. Please let me know if you require additional information.

Thanks,

Leslie Blair, P.E.
Civil Engineer
City of Visalia
Leslie.blair@ci.visalia.ca.us
(559)713-4633

From: Paul Bernal
Sent: Tuesday, October 07, 2014 3:25 PM
To: Leslie Blair
Subject: FW: The Square at Plaza Dr

FYI

From: Deel, David@DOT [<mailto:david.deel@dot.ca.gov>]
Sent: Monday, September 29, 2014 1:26 PM
To: Paul Bernal; Jason Huckleberry
Cc: Wally Hutcheson; matta@4-creeks.com; David Duda
Subject: RE: The Square at Plaza Dr

Paul –

Per Wally's email and phone call today, that the 80 second cycle length will be included in the draft TIS, Caltrans has no further comments and appears all Caltrans issues have been addressed on the TIS for the Square at Plaza Dr.

At your earliest convenience, could you or the consultant provide a final version of the TIS on disc (preferred) or hard copy.

Thank You!

DAVID DEEL - CALTRANS D6 - Desk 559.488.7396

From: Wally Hutcheson [mailto:wally.hutch@gmail.com]
Sent: Monday, September 29, 2014 11:55 AM
To: Deel, David@DOT
Cc: matta@4-creeks.com; David Duda
Subject: Re: Plaza Drive LOS Files

Hello David,

Per our phone conversation two weeks ago and again today, I will revise the Plaza Square TIS to include the revised Synchro factors and an 80 second cycle length at the ramp intersections during the 2036 scenario(s). The revised results will be included in the TIS. All other items from your comments letters appear to have been addressed. Please acknowledge if these changes satisfy Caltrans' review of the TIS.

Thanks,

Wally Hutcheson, TE
559.303.1482

On Wed, Sep 24, 2014 at 4:24 PM, Deel, David@DOT <david.deel@dot.ca.gov> wrote:

Wally –

Per our review of the files, please use an 80 second cycle length inside the Caltrans ROW for the ramp intersections for 2036.

Coordinate with the City of Visalia regarding the local streets.

Thank You!

From: Wally Hutcheson [mailto:wally.hutch@gmail.com]
Sent: Tuesday, September 23, 2014 7:01 PM
To: Deel, David@DOT
Cc: matta@4-creeks.com
Subject: Plaza Drive LOS Files

Hello David,

Here are the LOS files for the 2036 AM and PM peak hours. I made the adjustments to the ped timing, saturation flow rate, and heavy vehicle percentages. As we discussed on the call today, the LOS reaches D at the ramp intersections. The ramp intersections are largely affected by the timing and adjustments at the Crowley Avenue intersection. Call me with any questions.

Thanks,

Wally Hutcheson, TE

559.303.1482

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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August 25, 2014

2135-IGR/CEQA
6-TUL-198-4.74
DRAFT TIS
SPR 13198
THE SQUARE @ PLAZA DR

Mr. Paul Bernal
Principal Planner
City of Visalia - Community Development Department - Planning
315 East Acequia Avenue
Visalia, CA 93291

Dear Mr. Bernal:

Thank you for the opportunity to review the Draft Traffic Impact Study (TIS) for "The Square at Plaza Drive" which proposes a master planned multi-use development. The project proposes to construct:

1. 23 Townhome residential units,
2. 38,200 square-feet of retail space,
3. 97,200 square feet for office space,
4. 11,250 square-foot restaurant,
5. 65-room hotel,
6. 879 parking stalls.

The project is located in the northwest quadrant of the State Route (SR) 198 / Plaza Drive interchange. Access to the project will be provided by entrances along Crowley Avenue, Plaza Drive and Neeley Street.

Caltrans has the following comments:

1. Please provide a detailed site plan showing the proposed driveway locations for this project.
2. Ideal base saturation flow rate should be 1800 vphpl (vehicles per hour per lane) for left and right turns.
3. Please add the Plaza Drive Interchange ramp merge/diverge analysis to the study.
4. The number of pumps (16 pumps should equal 32 fueling positions) does not appear to match the number of trips obtained from Institute of Transportation Engineers (ITE) Trip Generation Handbook (ITE Code 946).

5. Is the heavy vehicle data based on actual vehicle classification counts?
6. The Peak Hour Factor (PHF) used to analyze existing intersections can be determined from actual traffic counts.
7. This project needs a trip distribution diagram showing the in/out direction of the project traffic in percentages in the major cardinal directions.
8. The diverted-link trips for this project are being incorrectly categorized as "pass-by" trips. These trips are being subtracted in Table 8 of the TIS improperly. Diverted-link trips can only be deducted from thru traffic.
9. Referring to the Highway Design Manual (HDM), Section 405.2(e) and Table 405.2B, Caltrans recommends not using more than a 10 mph reduction for the left turn pocket design within State right-of-way for the purpose of designing the left turn lanes.
10. Please use formula $L = (V / (3600 / (C - g))) * 1.8 * s / NSL + \text{Deceleration Length}$ (HDM Table 405.2B) to calculate queue storage values for any intersection and provide a table in the TIS showing the calculated Queue values where:
 - L=Queue length (feet)
 - V=Adjusted peak hour volume
 - C=Cycle Length (seconds)
 - g=effective green (seconds)
 - s= Weighted length of cars and trucks for the peak hour
 - NSL=Number of storage lanes
11. The TIS should also address equitable fair share toward improvements of State Highway facilities where mitigation is necessary.
12. Provide a copy of the Synchro, and Highway Capacity Software (HCS) files for Caltrans review; additional comments may be provided after this office reviews the Synchro files and TIS.

Please send a response to our comments. If you have any questions, please contact me at (559) 488-7396.

Sincerely,

DAVID DEEL
Associate Transportation Planner
North Planning Branch



August 26, 2014

Mr. Paul Bernal
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

Dear Mr. Bernal,

This letter is prepared to address the comments provided by Caltrans District 6 (dated August 25, 2014) regarding the *Traffic Impact Study for the Plaza Square*, prepared by 4 Creeks on May 14, 2014. 4 Creeks has the following responses to the comments:

Comment 1: Please provide a detailed site plan showing the proposed driveway locations for this project.

Response 1: This will be provided. The western-most and middle driveways on Crowley Avenue have been aligned with existing driveways on the north side of the roadway.

Comment 2: Ideal base saturation flow rate should be 1800 vphpl (vehicles per hour per lane) for left and right turns.

Response 2: Please provide a source for this default ideal saturation rate. The Highway Capacity Manual has traditionally recommended 1,900 vphpl as the ideal saturation flow rate.

Comment 3: Please add the Plaza Drive Interchange ramp merge/diverge analysis to the study.

Response 3: This analysis was not requested in the initial scoping process for this TIS. During March and April of 2014, I coordinated review of the TIS' draft scope of work with Caltrans and the City of Visalia. The draft scope of work included all analysis scenarios, locations, methodologies and assumptions to be used in the TIS. All comments received during this time period were incorporated into the scope of work for the TIS. Additional analysis will require further delays to the Project as the TIS is revised and re-reviewed.

Further, the interchange of Plaza Drive at SR 198 has recently been expanded and upgraded. Presumably the PSR and EIR for this interchange project included thorough analysis of the freeway weaving sections.

Comment 4: The number of pumps (16 pumps should equal 32 fueling positions) does not appear to match the number of trips obtained from Institute of Transportation Engineers (ITE) Trip Generation Handbook (ITE Code 946).

Response 4: The number of fueling stations analyzed in the TIS and used to calculate the Project's trip generation is 16. This matches the site plan (figure 2).

Comment 5: Is the heavy vehicle data based on actual vehicle classification counts?

Response 5: Heavy vehicle percentages are not based on actual classification counts. Instead, an assumption was made based on the current and projected traffic conditions and land uses.

Visalia Office

2929 W. Main St. Suite A
Visalia, California 93291
P: (559) 802.3052
F: (559) 802.3215

Porterville Office

881 W. Morton Ave., Suite D
Porterville, California 93257
P: (559) 781. 0102
F: (559) 781.6840

www.4-creeks.com

Comment 6: The Peak Hour Factor (PHF) used to analyze existing intersections can be determined from actual traffic counts.

Response 6: It may; however the study area is currently underdeveloped and as it continues to develop the current PHF will likely change. As such, the HCM 2010 recommended default PHF of 0.92 (HCM2010 Exhibit 18-34) was used throughout the TIS. HCM2010 recommends 0.90 for low volume intersections, however this change will not affect the results of the analysis for those low volume intersections (project driveways) in the TIS.

Comment 7: This project needs a trip distribution diagram showing the in/out direction of the project traffic in percentages in the major cardinal directions.

Response 7: The requested figure is attached (figure X). In the future, this figure will be included in all Traffic Impact Studies.

Comment 8: The diverted-link trips for this project are being incorrectly categorized as "pass-by" trips. These trips are being subtracted in Table 8 of the TIS improperly. Diverted-link trips can only be deducted from thru traffic.

Response 8: No Diverted-link trips were analyzed, nor mentioned in the TIS. Pass-by trips were calculated only for through movements on Plaza Drive per ITE methodologies. No assumptions were made regarding diverted link trips from SR 198 or other City streets.

Comment 9: Referring to the Highway Design Manual (HDM), Section 405.2(e) and Table 405.2B, Caltrans recommends not using more than a 10 mph reduction for the left turn pocket design within State right-of-way for the purpose of designing the left turn lanes.

Response 9: The TIS does not include any left-turn storage calculations. The intersections in the immediate vicinity of the SR 198 interchange (Airport to Crowley) have all been designed for their ultimate configuration during the interchange Project and development of the Plaza Business Park.

Comment 10: Please use formula $L = (V / (3600 / (C - g))) * 1.8 * s / NSL + \text{Deceleration Length}$ (HDM Table 405.2B) to calculate queue storage values for any intersection and provide a table in the TIS showing the calculated Queue values where:

L=Queue length (feet)
V=Adjusted peak hour volume
C=Cycle Length (seconds)
g=effective green (seconds)
s= Weighted length of cars and trucks for the peak hour
NSL=Number of storage lanes

Response 10: This analysis was not requested during the scoping of the Project. Please see response 3 above.

Further, the 95th percentile queues for all movements are included in the LOS worksheets included in the Appendices of the TIS. The 95th percentile queues are calculated based on HCM2010 methodologies.

Comment 11: The TIS should also address equitable fair share toward improvements of State Highway facilities where mitigation is necessary.

Response 11: No improvements were recommended to state highway facilities in the TIS, thus no fair share calculations have been prepared. The City of Visalia does not require fair share calculations for their roadways/intersections.

Comment 12: Provide a copy of the Synchro, and Highway Capacity Software (HCS) files for Caltrans review; additional comments may be provided after this office reviews the Synchro files and TIS.

Response 12: The Synchro files will be sent. However, if this is to be required with all TIS' please notify me during the initial scoping period to help expedite the review process.

Letter to Mr. Paul Bernal
August 26, 2014
Page 3

Thank you for your input, concerns, and comments. Please let me know if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wally Hutcheson', with a large, stylized initial 'W'.

Wally Hutcheson, TE

cc: Leslie Blair, City of Visalia
David Duda, 4 Creeks, Inc.

Attachments: Figure X: Project Trip Distribution
Synchro LOS files (electronic attachment)

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
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January 29, 2014

2135-IGR/CEQA
6-TUL-198-4.74
SPR 13-198
THE SQUARE @ PLAZA DR
AGENDA 12/18/2013

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 # 13-198 proposing a master planned multi-use development. The project proposes to construct:

1. 23 Townhome residential units,
2. 38,200 square-feet of retail space,
3. 97,200 square feet for office space,
4. 11,250 square-foot restaurant,
5. 65-room hotel,
6. 879 parking stalls.

The project is located in the northwest quadrant of the State Route (SR) 198 / Plaza Drive interchange. Access to the project will be provided by entrances along Crowley Avenue, Plaza Drive and Neeley Street.

Caltrans has the following comments:

Caltrans anticipates the project will have significant impacts to the SR 198 / Plaza Drive interchange, the SR 198 / Shirk Road interchange, and potentially to the SR 198 / Akers Street interchange. Caltrans in its efforts to maintain an acceptable Level of Service on the State Highway System (SHS) seeks to determine the extent of a project's impact and its fair share to mitigate that impact.

As of December 2013, Caltrans is about 26 % complete with construction on the modifications the SR 198 / Plaza Drive interchange.

Due to the continuously proposed development around the vicinity of the SR 198 / Shirk Avenue interchange, it is expected that the traffic operations at the interchange will deteriorate below the

acceptable level of service in the near future. The interchange was designed for rural land uses and would require improvements such as signalization (at the ramps) and/or bridge widening to mitigate increasing traffic volumes.

Caltrans has determined that the westbound and eastbound off ramps for the SR 198 / Akers Avenue interchange are operating near capacity. Caltrans is currently working with the City and preparing a preliminary design scope - Project Initiation Report (PID) - for the future improvements at the SR 198 / Akers Street interchange undercrossing. The following improvements to the interchange are proposed to accommodate the increasing traffic demand accessing the interchange from the developments within the City of Visalia: widening Akers Street and adding additional turn lanes under the undercrossing for accessing the freeway on-ramps.

Based on the above potential impacts, Caltrans recommends a Traffic Impact Study (TIS) is needed to assess the project-related impacts to the State Highway system and appropriate mitigation measures. The TIS should also address equitable fair share toward improvements of State Highway facilities where mitigation is necessary.

Please have the preparer of the traffic study reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans Guide, while advisory, contains Best Practices and gives insight into Caltrans' expectations when reviewing a traffic study. If 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.

The proposed driveway on Plaza Drive should have signage indicating "not an entrance" and/or "exit only". The driveway should be angled more to prevent vehicles from entering and emphasizing the driveway as an "exit" only.

Driveways are recommended to be designed for corner sight distance per Highway Design Manual (HDM) section 402(2).

A minimum 100-foot throat depth for all driveways is recommended.

A minimum of a 6-foot sidewalk (10-foot preferred) measured from the back of the curb is required.

All new curb, gutter, sidewalk, and curb ramp construction shall be required to comply with current ADA requirements or other applicable State or Federal law.

Existing curb, gutter, sidewalk, and curb ramps that are damaged or broken (cracked) will need to be reconstructed to current ADA requirements.

A sidewalk and landscape maintenance agreement may be required for the portion of the

Pedestrian Trail Loop (Loop) and landscaping that runs along the site's south boundary and adjacent to the SR 198 right-of-way boundary for the west bound on-ramp. The Loop and landscaping shall be maintained by project developer. A maintenance agreement is needed if the developer needs to enter the State right-of-way to repair or maintain the Loop or landscaping.

If the developer needs to enter the State right of way to construct the any part of the project, for example: a building or the Loop, an encroachment permit is required.

An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights of way. Activity and work planned in the State right of way shall be performed to State standards and specifications at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right of way may be submitted using English units. The Permit Department and the Environmental Planning Branch will review and approved the activity and work in the State right of way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." (Revision: 02/23/05)

The project site is adjacent to access control right of way. Vehicle access to/from the State right of way is prohibited. The right of way fence shall remain unmodified and undisturbed. An encroachment permit is required to repair the fence if damaged or modified.

Storm water runoff from the project site is not allowed to be discharged into the State right of way without approval from the District Hydraulic Engineer.

Since the proposed development/project involves one acre or more of ground disturbance, the applicant needs to be advised by the lead agency to contact the Central Valley Regional Water Quality Control Board office in Fresno at (559) 445-5116 to determine whether a Notice of Construction will be required. The applicant will be required to adhere to Caltrans construction stormwater requirements if there is proposed work within the State right-of-way. Additional information on Caltrans stormwater management requirements may be found on the Internet at www.dot.ca.gov/hq/env/stormwater/index.htm.

If work is required within State right-of-way, all work shall be conducted in compliance with all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Department of Transportation (Department), to govern the discharge of storm water and non-storm water from its properties. Compliance with the Departments NPDES permit requires amongst other things, the preparation and submission of a Storm Water Pollution Protection Plan (SWPPP), or a Water Pollution Control Program (WPCP), and the approval of same by the appropriate reviewing authority prior to the issuance of an encroachment permit.

Any proposed sound walls need to stay out of the current or future State right of way. An offset between the right of way line and the wall structure is required. A four-foot setback is

Ms. Sandra Cloyd - THE SQUARE @ PLAZA DR
January 29, 2014
Page 4 of 4

recommended for maintenance purposes.

Advertising signs within the immediate area outside the State right-of-way needs to be cleared through the Caltrans Division of Traffic Operations, Office of Outdoor Advertising, P.O. Box 942874, MS-36, Sacramento, CA 94274-0001. The project proponent must construct and maintain the advertising signs without access to the State Routes. Contact *Joshua Kress* at (916) 654-6473 for additional information or to obtain a sign permit application. Additional information on Caltrans Outdoor Advertising Permit requirements may also be found on the Internet at www.dot.ca.gov/hq/oda.

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

Please send a response to our comments. If you have any questions, please contact me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
North Planning Branch



MEETING DATE 3/26/2014
SITE PLAN NO. 14-039
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 _____

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 8 DATE: March 26, 2014
SITE PLAN NO: SPR14039
PROJECT TITLE: THE SQUARE @ PLAZA DR
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 11 PARCELS
 ON 25 ACRES (BRP ZONED) (DISTRICT G)
 4 CREEKS - DUDA DAVID
APPLICANT: ROYE LINDA
PROP OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN(S): 081-170-014 081-170-001 081-170-002 081-170-003
 081-170-009 081-170-010

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 Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

G. Ferrero
Signature

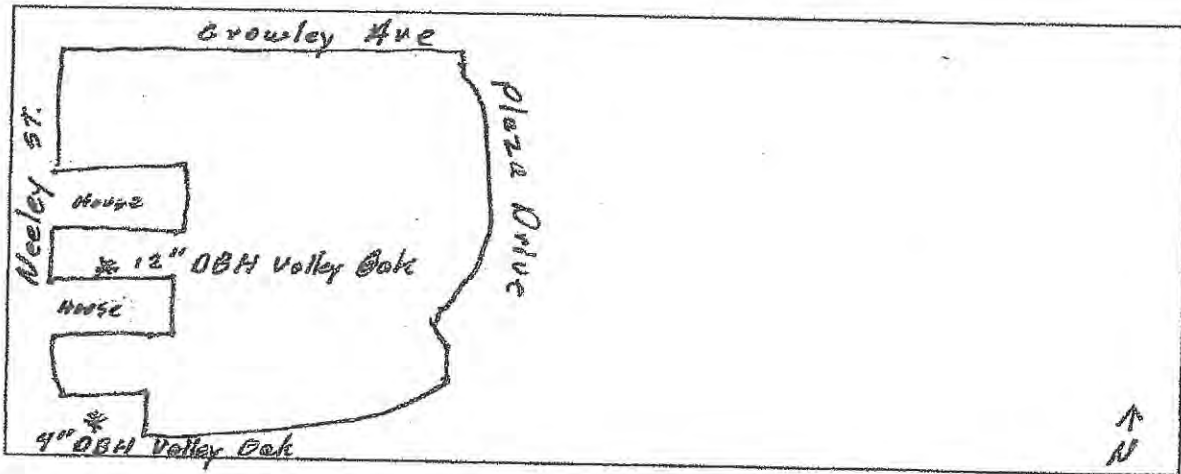
City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: ~~12-17-13~~ 3-25-14
~~3-11-14~~

Site Plan Review # 13-198

14-039

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) 12" valley oak on property


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us



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



This location has existing bin service.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2014

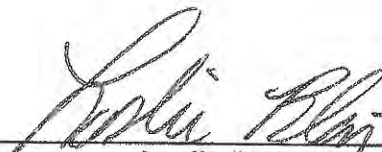
ITEM NO: 8
SITE PLAN NO: SPR14029
PROJECT TITLE: THE SQUARE @ PLAZA DR
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 11 PARCELS ON 25 ACRES (BRP ZONED) (DISTRICT G)
APPLICANT: 4 CREEKS - DUDA DAVID
PROP. OWNER: ROYE LINDA
LOCATION: 224 S NEELEY ST
APN(S): 081-170-001 081-170-002
081-170-003 081-170-009
081-170-010 081-170-014

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

- No Comments
- See Previous Site Plan Comments for **SPR 13-198 Resubmittal**
- 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:

- See Previous Site Plan Comments for **SPR 13-198 Resubmittal**
- Driveway locations are to comply with City Standard C-32. The most easterly driveway onto Crowley Ave. is too close to the intersection of Crowley and Plaza Drive. Driveway shall be a minimum of 200' from intersection. Separation between driveways shall be a minimum of 250'



Leslie Blair

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: Joel Hooyer, City Arborist, 713-4295
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: each at
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- 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. COMPLY WITH ALL CONDITIONS PER SPR 13-198

2. Refer to SPR 13-198 for fee summary

3. Impact fees due at time of each parcel development

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 26, 2014

SITE PLAN NO: 2014-39
PROJECT: TPM for BUSINESS RESEARCH PARK
DESCRIPTION: TPM FOR BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)
APPLICANT: ROYE MICHAEL
PROP. OWNER: ROYE LINDA
LOCATION TITLE: 224 S NEELEY ST
APN TITLE: 081-170-001

General Plan: BRP – (Business Research Park)

Existing Zoning: BRP – (Business Research Park)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit



PROJECT SPECIFIC INFORMATION:

1. See related comments for the master plan in SPR No. 2013-198.
2. See Engineering requirements for improvements with recordation and phasing.
3. A conditional use permit is required for the creation of a parcel with no street frontage; the CUP for the Master Plan may be used for this purpose.
4. The Master Plan for the area must be processed along with the TPM for sites in the BRP zone.
5. Site development of the individual parcels must conform to the adopted master plan.

CITY GENERAL PLAN CONSISTENCY

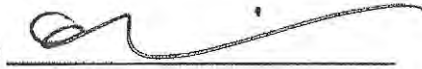
Staff initial finding is that the consistency of the proposed site plan with the City General Plan cannot be determined until a Specific or Master Plan is submitted, reviewed, and adopted by the City. Staff initial finding is that the proposed site plan shall be further revised to address issues and comments generated by City staff. 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.

Policy 3.6.3 of the General Plan Land Use Element designates this site as a location for a Business Research Park center. In accordance with this policy, along with Sections 17.24 and 17.30 of the Visalia Zoning Ordinance, Business Research Park centers shall be developed as part of a Specific Plan or Master Plan. At a minimum, said plans prepared for Business Research Park centers shall include discussion, policies, and standards for the following:

- location of open space and ancillary uses,
- compatibility with the developing character of the neighboring area,
- development phasing,
- coordinated architectural standards,
- landscaping standards,
- on-site circulation,
- integration of alternate transportation opportunities including mass transit and ride sharing,
- lot sizes and setbacks, and plan implementation.

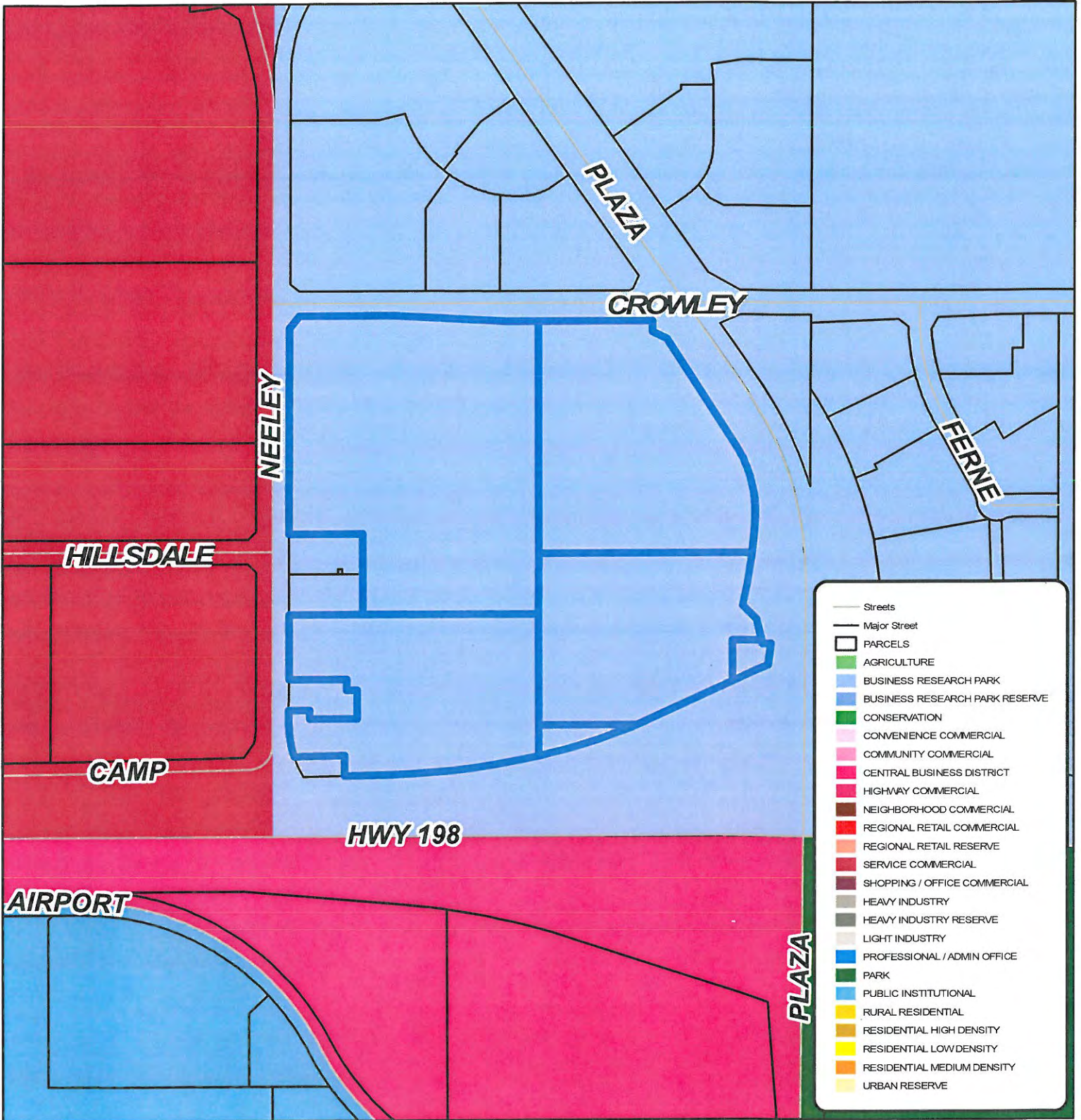
The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

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  _____

CUP No. 2014-19 & TPM No. 2014-04

APN: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, & 081-170-014



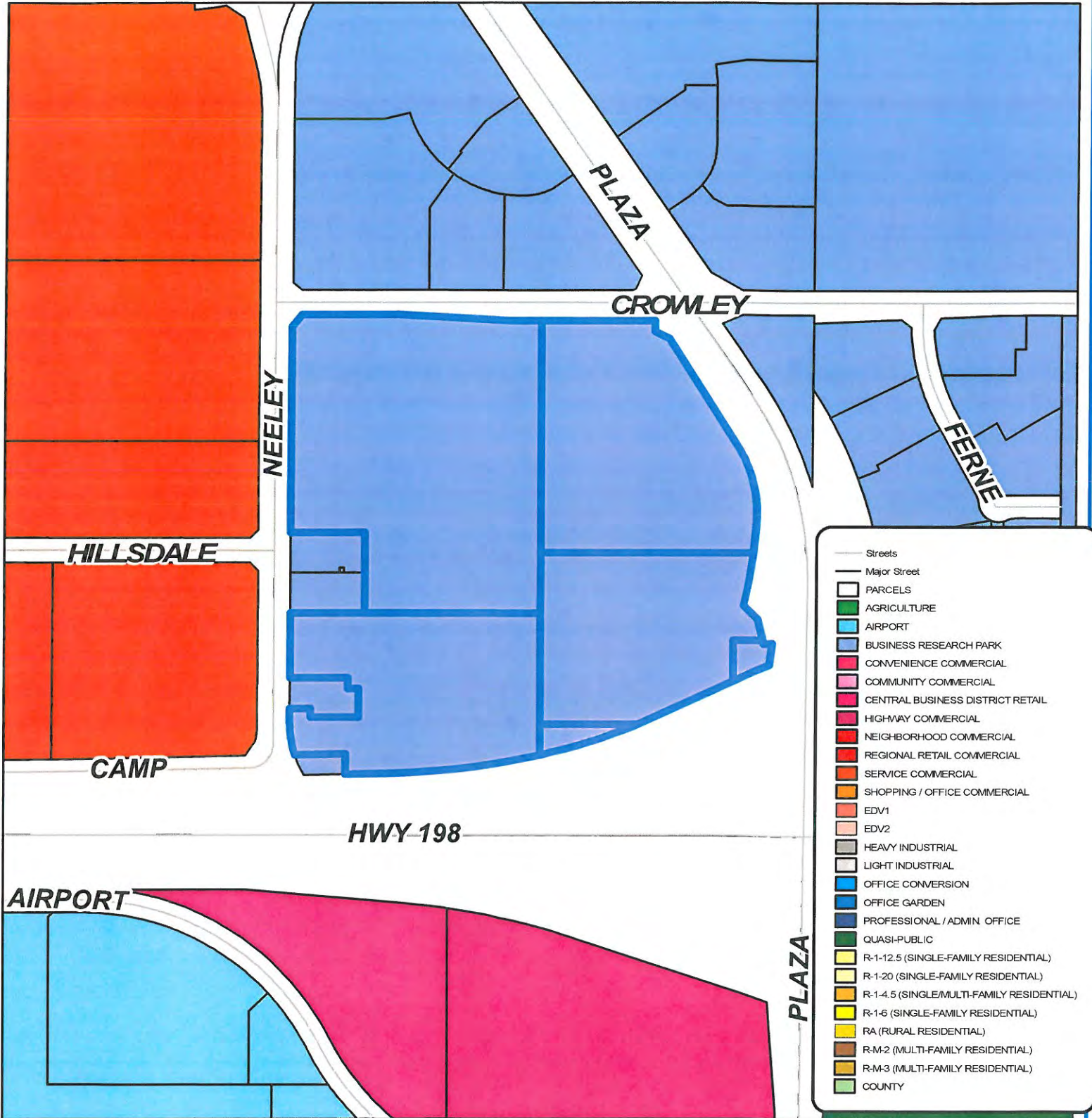
General Plan Land Use Map

200 100 0 200 400 Feet



CUP No. 2014-19 & TPM No. 2014-04

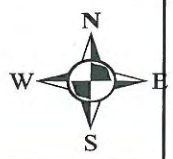
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—	Streets
—	Major Street
□	PARCELS
■	AGRICULTURE
■	AIRPORT
■	BUSINESS RESEARCH PARK
■	CONVENIENCE COMMERCIAL
■	COMMUNITY COMMERCIAL
■	CENTRAL BUSINESS DISTRICT RETAIL
■	HIGHWAY COMMERCIAL
■	NEIGHBORHOOD COMMERCIAL
■	REGIONAL RETAIL COMMERCIAL
■	SERVICE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

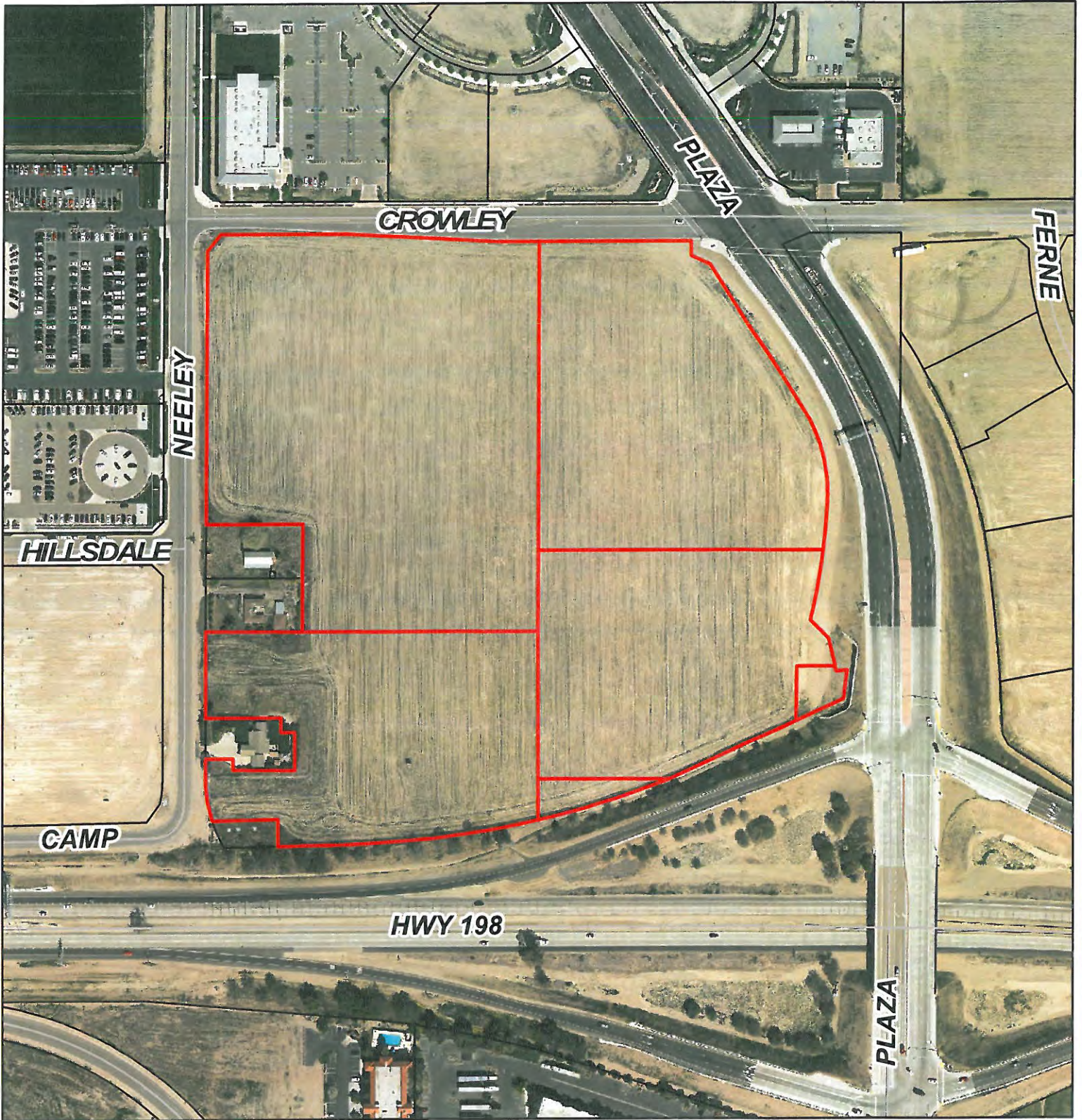


Zoning Map



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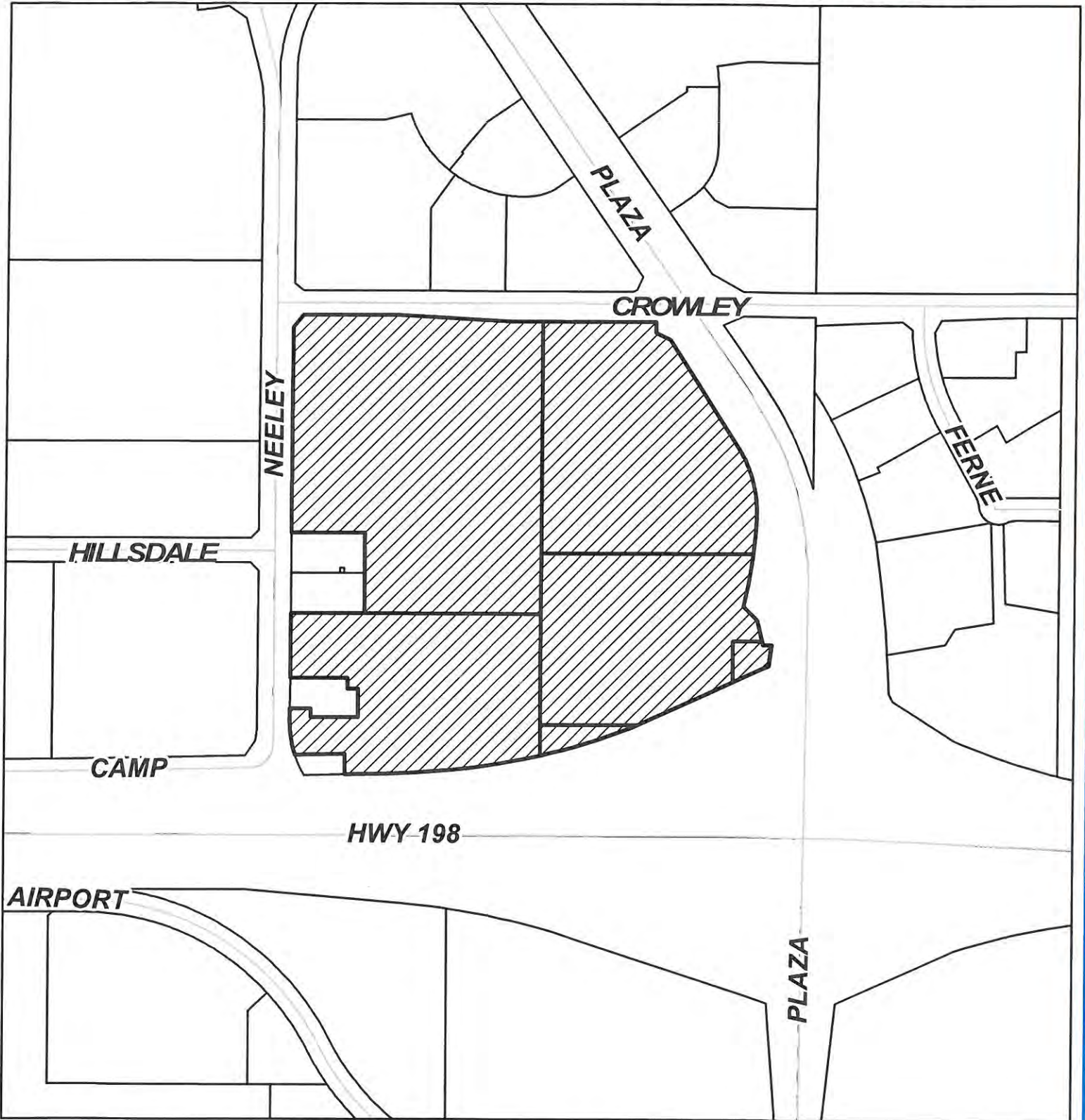
Aerial Map

200 100 0 200 400 Feet



CUP No. 2014-19 & TPM No. 2014-04

APN: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, & 081-170-014



Vicinity Map

200 100 0 200 400 Feet

