

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

COMMISSIONERS: Lawrence Segroe, Roland Soltesz, Adam Peck, Brett Taylor, Liz Wynn

MONDAY, MARCH 9, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
 - Finding of Consistency No. 2015-001
5. PUBLIC HEARING – Paul Bernal
Change of Zone No. 2015-04: A request by the Paloma Development Company, Inc., to change the Zoning designation from Agricultural to P-C-R (Planned Regional Retail Commercial) for 28.6 acres of property located on the southwest corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-012-005). Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project materials.
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 19, 2015 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 23, 2015

City of Visalia



To: Planning Commission

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

Date: March 9, 2015

Re: Finding of Consistency No. 2015-001 for the Immediate Care walk-in medical clinic proposed to relocate to 231 E. Caldwell Avenue (APN: 126-870-028). The medical clinic was approved at the current location of 215 E. Caldwell Avenue by Conditional Use Permit No. 2009-08. The facility will be relocating to a different building within the same office complex.

RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency allowing the relocation of the facility from 215 to 231 E. Caldwell Avenue for the previously approved Conditional Use Permit No. 2009-08.

DISCUSSION

Conditional Use Permit (CUP) No. 2009-08 was approved on January 26, 2009 allowing a medical clinic to lease a portion of an out-pad building. The clinic serves as a primary care center for "walk in" patients who need medical care without scheduling an appointment. The building is located in the Tuscan Plaza office complex, on the south side of Caldwell Avenue between Court and Santa Fe Streets.

The CUP was approved and has been in operation at Building "G" in the Tuscan Plaza development. Per Visalia Municipal Code Section 17.38.060, Conditional Use Permits run with the land and may continue in effect upon change of ownership.

The applicant, West Coast Construction, is requesting that the Planning Commission allow the location of the Conditional Use Permit for the medical clinic to move to a different out-pad within the same office complex. The new location will be Building "F", located approximately 100 yards to the south (see Exhibit "A").

The applicant has indicated to staff that relocation of the facility provides the tenant with the opportunity to own rather than lease their own building. The new location will constitute an increase in floor area, from 2,400 sq. ft. to 3,820 sq. ft., which coincides with the building's footprint. The applicant has indicated that the operation statement approved with CUP 2009-08 (see Exhibit "B"), will not change with the move or change with the increase in floor area.

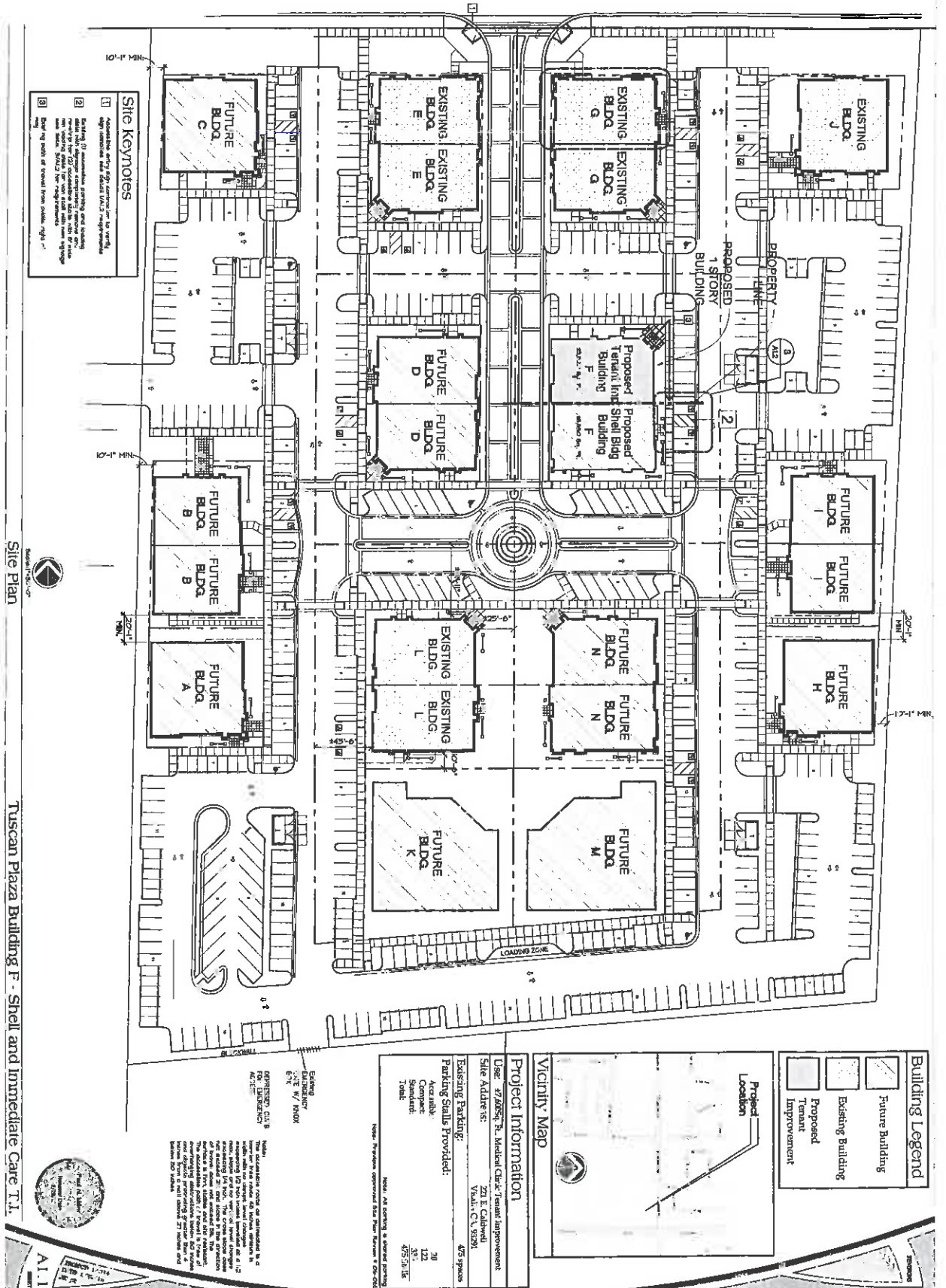
Staff's recommendation is to approve the relocation of the medical clinic within the office complex to Building "F" at 231 W. Caldwell Avenue. This recommendation is based on the finding that there will be no impacts at the new location beyond the impacts associated with the existing location, including impacts to parking, and that analysis and public noticing conducted for CUP No. 2009-08 was sufficient for the new location.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Operation Statement
- Exhibit "C" – Applicant's letter
- Aerial Map

use shall be granted without express written consent.

CALDWELL AVENUE



Site Keynotes

- 1. Accessible entry sign conforming to wheelchair accessible and ADA/V.A.3 requirements
- 2. Building (B) accessible parking and loading zone
- 3. Building (B) accessible ramp and stairs
- 4. Building (B) accessible ramp and stairs
- 5. Building (B) accessible ramp and stairs
- 6. Building (B) accessible ramp and stairs
- 7. Building (B) accessible ramp and stairs
- 8. Building (B) accessible ramp and stairs
- 9. Building (B) accessible ramp and stairs
- 10. Building (B) accessible ramp and stairs

Building Legend

- Future Building
- Existing Building
- Proposed
- Tenant
- Improvement

Project Information

Use: 37/06899 Pl. Medical Clin. Tenant Improvement
 Site Address: 221 E. Caldwell
 Val., CA 95791

Existing Parking: 475 spaces
 Proposed Parking: 710 spaces
 Acacia: 122
 Standard: 365
 Total: 475/512

Site Plan

Tuscan Plaza Building F - Shell and Immediate Care T.I.

Exhibit "A"

Operational Statement for 215 E. Caldwell Ave.

Immediate Care Center, LLC.

Type of use: Walk in medical clinic (No scheduled appointments)

Hours of operation:

Initially hours will be: 0900 - 1900 hours Monday thru Friday

0900 - 1400 Saturday and Sunday

Eventually we plan on extending the hours: 0900 – 1900 hours seven days per week.

Peak hours – Traditionally an urgent care facility patient load peaks when primary care offices are not open. This would be after 1700 hours during the week and the entire weekend.

Staff: Initially will be staffed by two (2) persons. (1 Nurse Practitioner and 1 Medical assistant)

As patient load increases, the maximum number of staff will be six (6) persons.

Patients load: We hope to be seeing a minimum of 30 patients per day after one year. This would be approximately 3 patients per hour.

WEST COAST CONSTRUCTION

CALDWELL PROPERTIES, LLC

February 18, 2015

TO:

CITY OF VISALIA

ATTN: JOSH McDONNELL

Dear Sir,

Please find attached a check for \$204 for the "Consistency of Facts" regarding the application for Permit #B150208 at 231 E Caldwell Ave.

The tenant improvements are being constructed for the "Immediate Care Center" which is currently located in the same office complex, approximately 100 yards to the north of the subject property. Immediate Care will be relocating to the new space and will close the current space upon completion of construction.

Thank you for your attention to this matter.



BILL MORGAN

OWNER – WEST COAST CONSTRUCTION

MANAGING MEMBER – CALDWELL PROPERTIES

Exhibit "C"

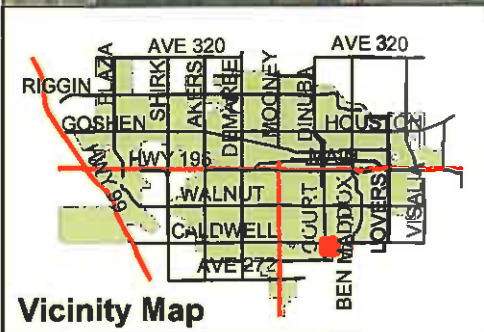
RECEIVED

FEB 19 2015

COMM. DEVELOP.
CITY OF VISALIA

Finding of Consistency No. 2015-01

215 / 231 E. Caldwell Avenue



Vicinity Map

Aerial Photo

Photo Taken March 2014





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 9, 2015

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

SUBJECT: **Change of Zone No. 2015-04:** A request by Paloma Development Company, LLC., to change the Zoning designation from Agricultural to P-C-R (Planned Regional Retail Commercial) for 28.6 acres of property located on the southwest corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-012-005).

STAFF RECOMMENDATION

Staff recommends approval of Change of Zone No. 2015-04, based upon the findings and conditions in Resolution No. 2014-06. Staff's recommendation is based on the following:

- The Change of Zone is consistent with the goals, objectives, and policies of the City's General Plan.
- The Change in Zone will re-designate the property from Agricultural to P-C-R (Planned Regional Retail Commercial) which is consistent with the recently adopted Visalia General Plan.

RECOMMENDED MOTION

I move to recommend approval of Change of Zone No. 2015-04, based on the findings and conditions in Resolution No. 2015-06.

PROJECT DESCRIPTION

The applicant has initiated a Change of Zone for a 28.6-acre parcel located on the southwest corner of South Mooney Boulevard and West Visalia Parkway. The property's land use designation was re-designated from Agricultural to Regional Commercial with the recent adoption of the Visalia General Plan update. The Change of Zone (COZ) request from Agricultural to Planned Regional Retail Commercial (P-CR) for the property will establish consistency between the land use and zoning designations.

The applicant, as stated in their letter (see Exhibit "A"), has opted to pursue consistency between the land use designation and zoning for their property on their own rather than waiting for the City's Zoning Ordinance update, which will bring consistency between land use designations and zoning citywide. The proposed zone change from Agriculture to P-CR for this property will help facilitate the future development of this site with regional retail uses.

The 28.6-acre project area is vacant and is bounded by an arterial roadway to the north (Visalia Parkway) and State Route 63 (Mooney Boulevard) to the east, while the Westlake Village mobile home park abuts a majority of the 28.6-acres south and west property lines. The applicant has not identified or provided staff a conceptual development plan for this site. However, future development of the site is subject to the City's Site Plan Review process and any subsequent discretionary entitlement review if warranted.

BACKGROUND INFORMATION

General Plan Land Use Designation	Existing: Regional Commercial
Zoning	Existing: Agriculture Proposed: PCR (Planned Regional Retail Commercial)
Surrounding Zoning and Land Use:	North: Visalia Parkway & P-C-R – Packwood Shopping Center South: R-1-6 & NC (Single- Family Residential 6,000 square foot min. site area & Neighborhood Commercial) – Westlake Village Community & Commercial development East: Mooney Boulevard West: R-1-6 Single- Family Residential 6,000 square foot min. site area) – Westlake Village Community
Environmental Review:	Initial Study No. 2015-13
Site Plan:	None

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff finds that the proposed Change of Zone is consistent with the goals, objectives, and policies of the Visalia General Plan. The re-designation of 28.6-acre site will facilitate the future development of the site with Regional Retail Uses.

Change in Zone (Mooney Blvd. Corridor)

During the General Plan update meeting, the City Council asked several questions regarding the amount of land designated Regional Retail in the Tier 1 Growth Boundary that would be immediately available for development upon adoption of the General Plan. At that time, it was noted that 220 acres of land were designated Regional Retail, with 130 acres of the 220 acres within the City limits. The remaining 90 acres were outside the current City limits and would be subject to the annexation process. Staff also noted at that time, all of the land designated Regional Retail was located in Tier 1 within no additional Regional Retail land located in Tier's 2 or 3. Given the amount of land designated for Regional Retail, Council directed staff to review the proposed Tier 1 Regional Retail boundaries with the findings of the 2012 Plescia Report (Regional Commercial Land Use Report: Visalia 2030 General Plan Update”).

The 2012 Plescia Report concluded the City's Regional Retail land inventory need could be met with continued extension of this land use designation along Mooney Boulevard, south of Visalia Parkway. The report recommended that the expansion of Regional Retail lands be initially implemented at the 28.6-acre parcel at the southwest corner of Mooney Boulevard and Visalia Parkway (currently inside the City limits) and the 40-acre parcel at the southeast corner of Mooney Boulevard and Visalia Parkway (currently outside of the City limits). The report asserts these ±70 acres could satisfy the Regional Retail land absorption needs for a three to five year period after adoption of the General Plan.

Based on the findings made in the 2012 Plescia Report, and after considering staff's recommendation revising the amount of Regional Retail land designated in Tier 1, the City Council elected to refine the Tier 1 Growth Boundary relative to the Regional Retail designated lands south of Visalia Parkway. This resulted in both properties comprising of ±70-acres being included into Tier 1. The remaining 150 acres of Regional Retail lands would be available for development upon meeting the threshold for expansion into Tier II.

The proposed Change of Zone, if approved, will allow the potential to foster new regional retail commercial development. The applicant has not identified any development plans for this parcel; however, when development plans are formulated, the commercial development will require Site Plan Review and further subsequent discretionary actions if warranted.

Inclusion into Design District "A"

Staff recommends that the Commission amend the design district map to include the 28.6-acre property into Design District "A". This design district is the most logical given that Design District "A" applies to all properties along the Mooney Boulevard corridor that are zoned Planned Regional Retail Commercial.

The main purpose of the development standards is to obtain a harmonious relationship between various uses, buildings, structures, lot sizes and open spaces while still maintaining the economic viability of a parcel of property. Although zoning primarily regulates the type and location of various uses, it also regulates the physical design standards for many uses. While it is the intent of the zoning ordinance to locate various uses to conform to the general plan, the physical design needs of various areas do not necessarily conform to the location needs. In order to apply design standards with multi-use areas, design districts have been established. The use of design districts allows the uniform application of design standards within an area regardless of the zoning designation.



Citywide Zoning Ordinance Update

State statute requires consistency between a City's General Plan and Zoning Ordinance. With the recent adoption the new Visalia General Plan, which includes new land use designations and associated densities that will require revisions to their accompanying zoning designations, design districts, and development standards, the immediate coming priority for staff will be revising the Zoning and Subdivision Ordinances. Rather than waiting for the City citywide zoning ordinance update, the applicant has elected to file the Change of Zone application requesting consistency between the land use and zone designations.

Environmental Review

California Environmental Quality Act Section 15183(a) mandates that projects which are consistent with the development density established by general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

An Initial Study was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the change of zone application.

RECOMMENDED FINDINGS

Change of Zone No. 2015-04

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying P-C-R (Planned Regional Retail Commercial) Zoning Ordinance development standards to the future development will minimize future impacts resulting from the change in zoning. These standards are designed to promote/ensure compatibility with adjacent land uses.
3. That the development standards of Design District "A" be applied to the property, which is compatible with established development patterns and setbacks on similar properties along the South Mooney Boulevard corridor.
4. That an Initial Study was prepared for the requested Change of Zone consistent with CEQA, Initial Study No. 2015-13 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the change of zone application.

RECOMMENDED CONDITIONS OF APPROVAL

There are no recommended conditions for the Change of Zone.

APPEAL INFORMATION

The Planning Commission's recommendations on the General Plan Amendment and Change of Zone applications are advisory only and are automatically referred to the City Council for final action.

Attachments:

- Resolution No. 2015-06 (Change of Zone No. 2015-04)
- Design District "A" Standards
- Exhibit "A" – Applicant's Letter dated January 30, 2015
- Exhibit "B" – Proposed Zoning
- Initial Study No. 2015-13
- Existing General Plan Land Use Map
- Existing Zoning Map
- Aerial Photo
- Vicinity Map

RESOLUTION NO. 2015-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2015-04, A REQUEST BY PALOMA DEVELOPMENT COMPANY, LLC., TO CHANGE THE ZONING DESIGNATION FROM AGRICULTURAL TO P-C-R (PLANNED REGIONAL RETAIL COMMERCIAL) FOR 28.6 ACRES OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF SOUTH MOONEY BOULEVARD AND WEST VISALIA PARKWAY (APN: 126-012-005)

WHEREAS, Change of Zone No. 2015-04 is a request by Paloma Development Company, LLC., to change the Zoning designation from Agricultural to P-C-R (Planned Regional Retail Commercial) for 28.6 acres of property located on the southwest corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-012-005); and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on March 9, 2015; and

WHEREAS, the Planning Commission of the City of Visalia considered the change of zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this change of zone application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Change of Zone based on the following specific findings and evidence presented:

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying P-C-R (Planned Regional Retail Commercial) Zoning Ordinance development standards to the future development will minimize future impacts resulting from the change in zoning. These standards are designed to promote/ensure compatibility with adjacent land uses.

3. That the development standards of Design District "A" be applied to the property, which is compatible with established development patterns and setbacks on similar properties along the South Mooney Boulevard corridor.
4. That an Initial Study was prepared for the requested Change of Zone consistent with CEQA, Initial Study No. 2015-13 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. No further environmental review is required.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the change of zone on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Design Districts

17.30.120 Purpose of design districts.

- A. Although zoning primarily regulates the type and location of various uses, it also regulates the physical design standards for many uses. While it is the intent of the zoning ordinance to locate various uses to conform with the general plan, the physical design needs of various areas do not necessarily conform with the location needs. In order to apply design standards with multi-use areas, designed districts have been established (see design district map). The use of design districts will allow the uniform application of design standards within an area regardless of the zoning designation.
- B. The main purpose of the development standards is to obtain harmonious relationship of various uses, buildings, structures, lot sizes and open spaces while still maintaining the economic viability of a parcel of property.
- C. The following development standards shall be applied to all properties which require a planned development permit under this title and shall be incorporated into the plans which are submitted to the site plan review committee for approval as outlined within the planned development permit. The planning commission may grant variances or exceptions to the rules due to special circumstances existing on the property or if designs meet the intent of this ordinance in respect to water conservation and community design standards. Landscape plans may be approved by the city planner or his/her designee that demonstrate the objectives of this title with regard to water conservation have been met through use of other technology (such as subterranean irrigation) than that stipulated in this title. Circumstances such as: size and shape of the property, topography and location of the property, existing developments and land uses surrounding the property, and other unique features, should be considered within the site design. (Ord. 9605 § 30 (part), 1996: prior code § 7461)

Article 5. Adoption of Districts by Map

17.30.130 Development standards.

- A. Site Area. The minimum parcel size for each design district varies according to the development standards. However, this section shall not preclude parcels of less than the required minimum which exist at the time of adoption of this proposal, from securing planned development and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.
- B. Setback. The minimum building setbacks in each planned district shall be conformed to the requirements set forth in the district development standards. However, the site plan review committee may grant an exception to the required standards based on the uniqueness of the property or the specific design needs of the project. The average setback and landscaping under such exception shall be equal to the required standard.

C. Landscaping. The city will review and approve all landscaping for developments approved or reviewed through the planned development permit process in order to maintain high quality developments in Visalia. If landscaping is required as a result of request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans. The minimum landscaping areas in each planned district shall conform to the requirements set forth in design district development standards and also the following standards:

1. General.

- a. All areas within a required setback to contain living ground covering or nonliving ground coverings. All plants within required setbacks to be of species suited to valley conditions, using Sunset Western Garden Book Zones 8 and 9 as a guide. The use of low water-using varieties, grouped by similar water usage is strongly recommended.
- b. Islands of a minimum area of eighty square feet shall be established at a maximum separation of ten continuous parking stalls. The islands shall be landscaped with ground covers and with a minimum of one fifteen (15) gallon tree planted in each island. Actual numbers of trees will be based on size of project as determined by the planning division.
- c. All landscaping as required within section shall be reviewed by the planning department as to the type, density of planting and size of plants intended for use. All landscaped areas shall be permanently maintained by the property owner.
- d. All landscaped areas shall be surrounded with six-inch high concrete curbing, unless waived by the site plan review committee.
- e. All landscaping on public property and parks shall conform to standards adopted by the park and recreation commission.
- f. Exceptions to landscaping requirements may be granted by the historic preservation advisory board for sites located within an historic district or for sites listed on the local register.

2. Trees.

- a. Spacing of trees to be variable depending on type and eventual size, but that there be a general minimum standard of one fifteen (15) gallon tree for each twenty feet of frontage of a required landscaped setback, exclusive of vehicular site lines.
- b. Trees to be used in parking lots to be of a type that will form a full head on a single trunk, i.e., Chinese Elm, Chinese Pistache, Golden Rain, Valley Oak or other approved species.

3. Shrubs.

- a. At least seventy-five (75) percent of shrubs planted to be of five-gallon minimum size. One-gallon plants may be used if planted with approved low water-using varieties.
- b. Shrubs within a required setback to be spaced in such a way so that at maturity the plants will provide eighty (80) percent coverage. This is typically

achieved by a plant spacing of five gallon plants per one hundred (100) square feet.

4. Mounding.

- a. Mounding or low growing shrubs are required along street frontages. Mounded slopes are not to exceed a 1:7 slope and shrubs to be planted must be low-growing varieties with a mature height of four feet or less. Steeper slopes may be allowed if irrigated by drip systems.
- b. Mounding shall not be required for landscape areas which are ten feet, or less, in width.
- c. Mounds to be compacted prior to planting to prevent excessive settlement. To reduce runoff, till in one inch of forest humus into the top six inches of soil and cover the entire surface of mound with an additional two inches of humus.
- d. Black plastic not to be used under wood chips on mounds, or slopes in general.
- e. Turf on mounds requires slope rates of 1:10 or less. Mounds with groundcovers require slope rates of 1:5 or less.

5. Ground Covers.

- a. Definition. "Living ground cover" means low-growing plants or shrubs that after being planted will grow together to form a solid cover in one year or less, excluding turf. To achieve desired coverage, low growing, groundcover plants taken from flats shall be planted a maximum of twelve (12) inches on center. Low-growing, shrub type ground covers in one gallon cans shall be planted a maximum of two feet on center. Spacing may be increased to three feet on center for fast growing plants as approved by the planning division.

In areas susceptible to foot traffic, the use of nonliving ground cover or long-lived low-growing shrubs and groundcovers, such as Dwarf Coyote Bush, Lantana and Junipers are required. Other groundcovers that do not last as long, such as Baby Tears, Gazania, African Daisy, and annual or perennial flowers must be limited to fifteen (15) percent of the total living groundcover area.

- b. Definition. "Nonliving ground cover" means artificial turf, forest humus or walk-on bark, rock, and other similar materials.
- c. All soil surfaces are to be covered by plant materials or nonliving groundcovers as defined in subsection (C)(5)(b) of this section.

6. Parking Lots.

- a. Planter required every other row to a width determined by the site plan review committee.
- b. Such planters to contain approved trees on twenty (20) foot centers.
- c. Shrubs and trees to be arranged in such a way as to avoid damage from the front of parked cars extending into the planter areas.

7. Turf.

- a. Living or nonliving turf shall be limited to forty (40) percent of the total landscape area, and the use of low water-using varieties, such as warm season grasses and Tall Fescue is required. Public parks, golf courses, cemeteries, schools, properties within a historic district, and residential office conversions are to be reviewed for exemptions on a project by project basis.
- b. No turf will be allowed:
 - i. In traffic medians;
 - ii. Storm drainage ponds with slopes in excess of 1:6;
 - iii. On mounds or slopes exceeding 1:10.

8. Irrigation Plans.

- a. Irrigation plans are required to be submitted along with landscape plans. Irrigation plans must show an irrigation conformance calculation with a ten percent safety margin. If the landscape is required as the result of a request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans.
- b. Water efficient systems (drip, minispray, bubbler type, etc., shall be used whenever feasible.
- c. All irrigation systems shall be equipped with an automatic controller capable of dual or multiple programming. Controllers must have multiple cycle capabilities and a flexible calendar program.
- d. Separate valves shall be installed based on water use of planting and exposures on irrigation systems with seven or more valves. Turf areas should be on a separate valve from nonturf areas on all irrigation systems regardless of size.
- e. Sprinkler heads must have matched precipitation rates within each control valve.
- f. Sprinkler head spacing shall be designed for head-to-head coverage and placed at a maximum of fifty (50) percent of the diameter of throw.
- g. Overhead sprays shall not throw water onto hardscaped or other non-planted, or bare ground areas, including sidewalks between landscaped areas.
- h. A minimum of four inch pop-up sprinklers are required in turf areas, and areas adjacent to walkways and curbs. All sprinklers must be designed and installed to clear all plant material at maturity and obstacles in its throw zone.
- i. Serviceable check valves or separate valves according to water zones are required where elevation differential may cause low head drainage.
- j. Drip or bubbler irrigation systems are required on all trees and shrubs regardless if planted alone, in groundcover or turf areas.
- k. Automatic rain shut-off devices shall be required on all irrigation systems with seven or more valves.

- D. **Parking.** Parking requirements shall conform to Chapter 17.34 "off-street parking and loading facilities."
- E. **Loading.** All loading facilities required as part of a proposed use shall be screened from view from both the parking areas and the public right-of-way.
- F. **Screening and Storage.** The following shall apply to all developments:
1. Where practical, all roof mounted air conditioners, roof vents, etc. should be screened from view from ground level. Such screening must be of a style and material such that it is an integral part of the building architecture. This would not apply to multiple family development.
 2. Where commercial or industrial site adjoins an R-A, R-1 or R-M district, a concrete block or masonry wall to a height recommended by the site plan review committee shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.
 3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-A, R-1, or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review committee, if the site plan committee finds said use to be unsightly.
 4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review committee; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.
 5. In a P-C-C, P-C-N, P-C-CM, P-C-SO, P-C-DT, P-C-R, P-C-H, P-PA, P-OC, P-OG, and P-BRP district all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, bus depots and transit stations and electric distribution substations.
 6. Where commercial or office uses are so situated abutting property zoned for single-family residential use, the second story of the structure to be occupied such commercial or office uses shall be so designed, or windows screened, to limit visibility onto the residential property.
- G. **Curb Cuts.** Curb cuts for proposed developments shall be limited to the extent that access is provided to the site with a minimum of ingress and egress points so as to protect the safe traffic flow of Visalia's major arterial streets.
- H. **Lighting.** No on-site lighting shall directly or indirectly illuminate adjacent properties or the public street which provides access. The lights and standard to be used shall be approved by the site plan review committee.
- I. **Auto Traffic Easements.** When deemed necessary for the traffic safety of the community, the site plan review committee shall have the right to require as a condition of granting a planned development permit, that a parcel provide an easement for purposes of vehicular traffic. (Ord. 2014-07 § 3 (part), 2014; Prior code § 7463)

17.30.140 Development in conformance with officially adopted master plans and specific plans.

Where the city council has adopted an official master plan, as specified by general plan policies, or adopts a specific plan pursuant to Sections 12.04.010 et. seq. of the Visalia Municipal Code, the specific development requirements of the master plan or specific plan shall be applied as a condition to the granting of a planned development permit for subdivision approval for a project or a project area which is encumbered by the master plan or a specific plan. (Prior code § 7464)

17.30.150 District development standards.

Design standards shall specifically apply to the design districts as outlined on the officially adopted design district map. (Prior code § 7465)

17.30.160 Development standards--Design district A.

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

- A. Building height: fifty (50) feet.
- B. Required yards:
 - 1. Front: thirty-five (35) feet minimum;
 - 2. Side: zero;
 - 3. Street side on corner lot: twenty-five (25) feet minimum;
 - 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 5. Rear: zero;
 - 6. Rear yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 - 7. Within the portion of Design district A that runs along Mooney Boulevard from Noble Avenue to Cameron Avenue and along Caldwell Avenue from Sallee Street to Packwood Creek, including where Design district A is located on both sides of Fairway Street, Monte Vista Avenue, Sunnyside Avenue, and Dorothea Avenue, the required Front yard shall be twenty (20) feet minimum and the required Street side on corner lot shall be twenty (20) feet minimum.
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: five acre minimum.
- E. Landscaping:
 - 1. Front: thirty-five (35) feet minimum;
 - 2. Street side on corner lot: twenty-five (25) feet;
 - 3. Side: five feet (except where a building is on sided property lines);
 - 4. Rear: five feet minimum.

5. Within the portion of Design district A that runs along Mooney Boulevard from Noble Avenue to Cameron Avenue and along Caldwell Avenue from Sallee Street to Packwood Creek, including where Design district A is located on both sides of Fairway Street, Monte Vista Avenue, Sunnyside Avenue, and Dorothea Avenue, the required front yard landscaping shall be twenty-five (25) feet minimum. (Prior code § 7466) (Ord. 2011-09 § 5, 2011; Ord. 2010-18 § 2, 2010; Ord. 2010-17, § 2, 2010)



**PALOMA
DEVELOPMENT**

January 30, 2015

Josh McDonnell
City Planner
City of Visalia
307 E. Acequia
Visalia, CA 93291

Re: Visca Investment Co.
Zone Change Application/Fees

Dear Josh:

Attached please find a fully completed Zone Change application, Agency Authorization and check in the amount of \$4,201. The purpose of this request is to create consistency in the property's zoning with the recent General Plan update.

Please advise as to the next steps and schedule for the review and approval process.

Should you need anything else, please don't hesitate to contact me.

Sincerely,

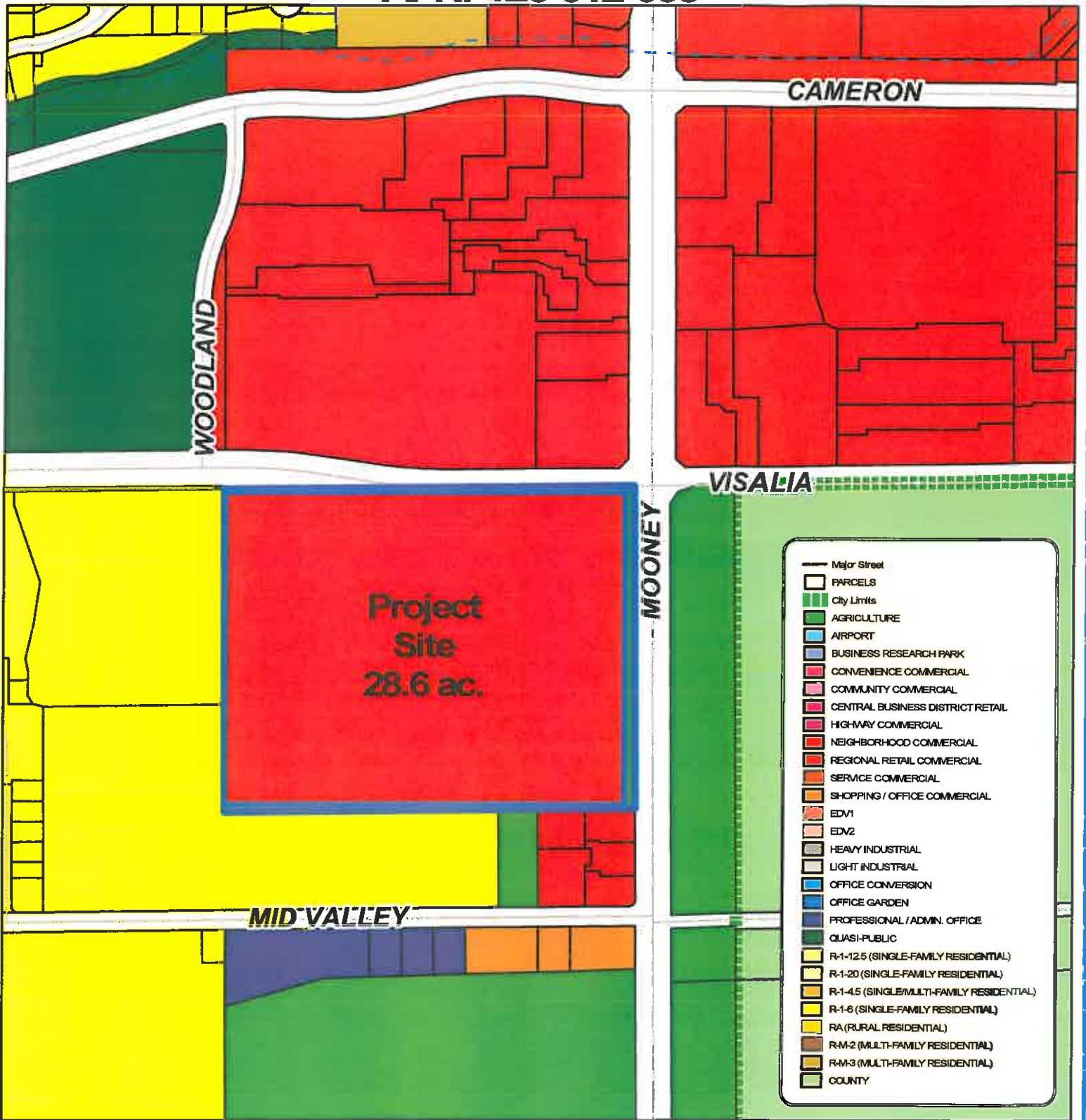
Harvey May, President
Paloma Development Company, Inc.
CalBRE License #00938595

HM

Paloma Development Company, Inc.
222 N. Garden St., Suite 200
Visalia, CA 93291
559 713 0202 * Fax 559 713 0784
www.palomadev.com

Change of Zone No. 2015-04

APN: 126-012-005



Proposed Zoning Exhibit "B"



INITIAL STUDY

I. GENERAL

A. Change of Zone No. 2015-04 filed by Paloma Development Company, is a request to change the zone designation for a 28.6-acre parcel located on the southwest corner of South Mooney Boulevard and West Visalia Parkway. The property's land use designation was re-designated from Regional Retail Reserve to Regional Commercial with the recent adoption of the Visalia General Plan update. The Change of Zone (COZ) request from Agricultural to Planned Regional Retail Commercial (P-CR) for the property will establish consistency between the land use designation and zoning.

The 28.6-acre project area is vacant and is bounded by an arterial roadway to the north (Visalia Parkway) and State Route 63 (Mooney Boulevard) to the east, while the Westlake Village abuts a majority of the 28.6-acres south and west property lines. The applicant has not identified or provided staff a conceptual development plan for this site. However, future development of the site is subject to the City's Site Plan Review process and any subsequent discretionary entitlement review if warranted.

B. Identification of the Environmental Setting:

The project site is located at the southwest corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-012-005). The site is bounded by an arterial roadway to the north (Visalia Parkway) and State Route 63 (Mooney Boulevard) to the east, while the Westlake Village abuts a majority of the 28.6-acres south and west property lines. The project site is currently vacant and has been out of agriculture production.

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

	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Regional Commercial	P-C-R (Planned Regional Retail Commercial)	Visalia Parkway and South Packwood Creek Shopping Center
South:	Low Density Residential & Regional Retail	Agriculture, Neighborhood Commercial & Single-Family Residential 6,000 sq. ft. min. site area	Westlake Village residential community development & commercial buildings
East:	Regional Commercial	Agriculture	Mooney Blvd. (SR 63) & agricultural fields
West:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Westlake Village residential community development

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

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Regional Retail. The Zoning Map, adopted in 1993, designates the site as Agriculture. The proposed project is consistent with the Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

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

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

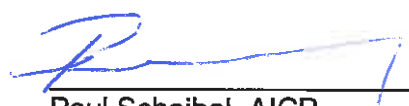
V. SUPPORTING DOCUMENTATION

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Traffic Impact Statement for Country Club Estates Apartments. 4Creeks, Inc., November 18, 2014.
- Revised Specific Plan for Country Club Estates South of Houston Avenue. Quad Knopf, Inc., February 2003.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY


Paul Bernal
Principal Planner


Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Change of Zone No. 2015-04	
NAME OF PROPONENT:	Paloma Development	NAME OF AGENT: Paloma Development
Address of Proponent:	222 N. Garden Street, Suite 200 Visalia, CA 93291	Address of Agent: 222 N. Garden Street, Suite 200 Visalia, CA 93291
Telephone Number:	(559) 713-0202	Telephone Number: (559) 713-0202
Date of Review	March 4, 2015	Lead Agency: City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

X LAND USE AND PLANNING

Would the project:

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

XI MINERAL RESOURCES

Would the project:

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

XII NOISE

Would the project:

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

XIII POPULATION AND HOUSING

Would the project:

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

XIV PUBLIC SERVICES

Would the project:

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

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

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

XV RECREATION

Would the project:

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

XVI TRANSPORTATION / TRAFFIC

Would the project:

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

XVII UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.
- b. There are no scenic resources on the site.
- c. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.
- d. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Prime Farmland on maps prepared by the California Resources, and will involve the conversion of the property to non-agricultural use.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the conversion of properties within the Planning Area, which includes the subject property, into non-agriculture uses. Overall, the General Plan results in the conversion of over 14,000 acres of Important Farmland to urban uses, which is considered significant and unavoidable. Aside from preventing development altogether the conversion of Important Farmland to urban uses cannot be directly mitigated, through the use of agricultural conservation easements or by other means. However, the General Plan contains multiple policies that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

Because there is still a significant impact to loss of agricultural resources after conversion of properties within the General Plan Planning Area to non-agricultural uses, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

- b. The project site is zoned agricultural which is inconsistent with the land use designation of Regional Commercial for this property. The project is bordered by urban development or non-producing vacant land on one or

more sides. There are no known Williamson Act contracts on any areas within the subject property.

- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation. There is no development plan proposed for this property.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Future development of the site under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. However, the project being considered is a request to change the current Agriculture zone designation to P-C-R (Planned Regional Retail Commercial) which is consistent with the recently adopted Regional Commercial land use designation for this property.

The future development of this property, which is not being considered at this time, may contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Future development of this site is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. Future development of the project site, which is not being considered at this time, may result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Future development of the project site may be required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

In addition, future development of the project site, which is not being considered at this time, may be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant would be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted.

The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property

- d. Residences located near the proposed project may be exposed to pollutant concentrations due to future construction activities. However, at this time, the project being considered is a change of zone which will bring consistency with the zone and land use designations for this property.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

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

Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site in February 2015 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain special-status species or their habitats may be directly or indirectly affected by future development within the General Plan Planning Area. This may be through the removal of or disturbance to habitat. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-1 of the EIR, that together work to reduce the potential for impacts on special-status species likely to occur in the Planning Area. With implementation of these polices, impacts on special-status species will be less than significant.

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain sensitive natural communities may be directly or indirectly affected by future development within the General Plan Planning Area, particularly valley oak woodlands and valley oak riparian woodlands. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation

of these polices, impacts on wildlife movement corridors will be less than significant.

- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

There are no Valley Oak trees onsite.

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

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

VII. GREENHOUSE GAS EMISSIONS

- a. The project is not expected to generate Greenhouse Gas (GHG) emissions in the short-term. There are no construction activities being considered for this project. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. At this time, there is no development plan proposed for this property

The City has prepared and adopted a Climate Action Plan (CAP), which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

The Visalia General Plan and the CAP both include policies that aim to reduce the level of GHG emissions emitted in association with buildout conditions under the General Plan. Implementation of the General Plan and CAP policies will result in fewer emissions than would be associated with a continuation of baseline conditions. Thus, the impact to GHG emissions will be less than significant.

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There are no construction activities associated with the project.
- c. There is one school located within one-quarter mile from the project site (Cottonwood Elementary Middle School). However, there is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

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

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

IX. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan have the potential to result in short term impacts due to erosion and sedimentation during

construction activities and long-term impacts through the expansion of impervious surfaces. The City's existing standards will require the project to uphold water quality standards of waste discharge requirements consistent with the requirements of the State Water Resources Control Board's (SWRCB's) General Construction Permit process. This may involve the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and/or the use of best management practices. The project will be required to meet municipal storm water requirements set by the SWRCB.

Furthermore, the Visalia General Plan contains multiple polices, identified under Impact 3.6-2 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Any proposed future development of the site will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, this project is a request to change the zone designation of the property bringing consistency between the Regional Commercial land use designation and the proposed P-C-R (Planned Regional Retail Commercial) zone designation.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is not located within a flood zone.
- h. The project area is not located within a flood zone.
- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.
- b. The project does not conflict with any land use plan, policy

or regulation of the City of Visalia. The recently adopted General Plan did not rezone or otherwise disrupt residential communities or commercial areas, and provides additional space to accommodate any potentially displaced residents or businesses.

The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property

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

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will not result in noise generation typical of urban development. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.

The Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.

- b. Ground-borne vibration or ground-borne noise levels may occur as part of future construction activities, however, there are no construction activities associated with this project. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property.
- c. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There are no construction activities associated with this project. The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.

- d. Noise levels will increase during future construction activities; however, there are no construction activities associated with this project.

- e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

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

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 52 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will not generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the future development of the site will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts. The project includes residential units that will create a need for park facilities.
 - iv. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project will not directly generate new residents.
- b. The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities within the area that might have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC

- a. Future development of the site and operation of the project site is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property.
- b. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.

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

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property. Future development of the site will connect and/or extended City sanitary sewer lines, consistent with the City Sewer Master Plan.
- b. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. There is no development plan proposed for this property. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not **cause** significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The project is proposing to bring consistency between the zone designation of Agriculture to P-C-R (Planned Regional Retail Commercial) and the Regional Retail land use designation for this property. The City has determined that there is adequate capacity existing to serve site within the City with projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately **serve** the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.


b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**

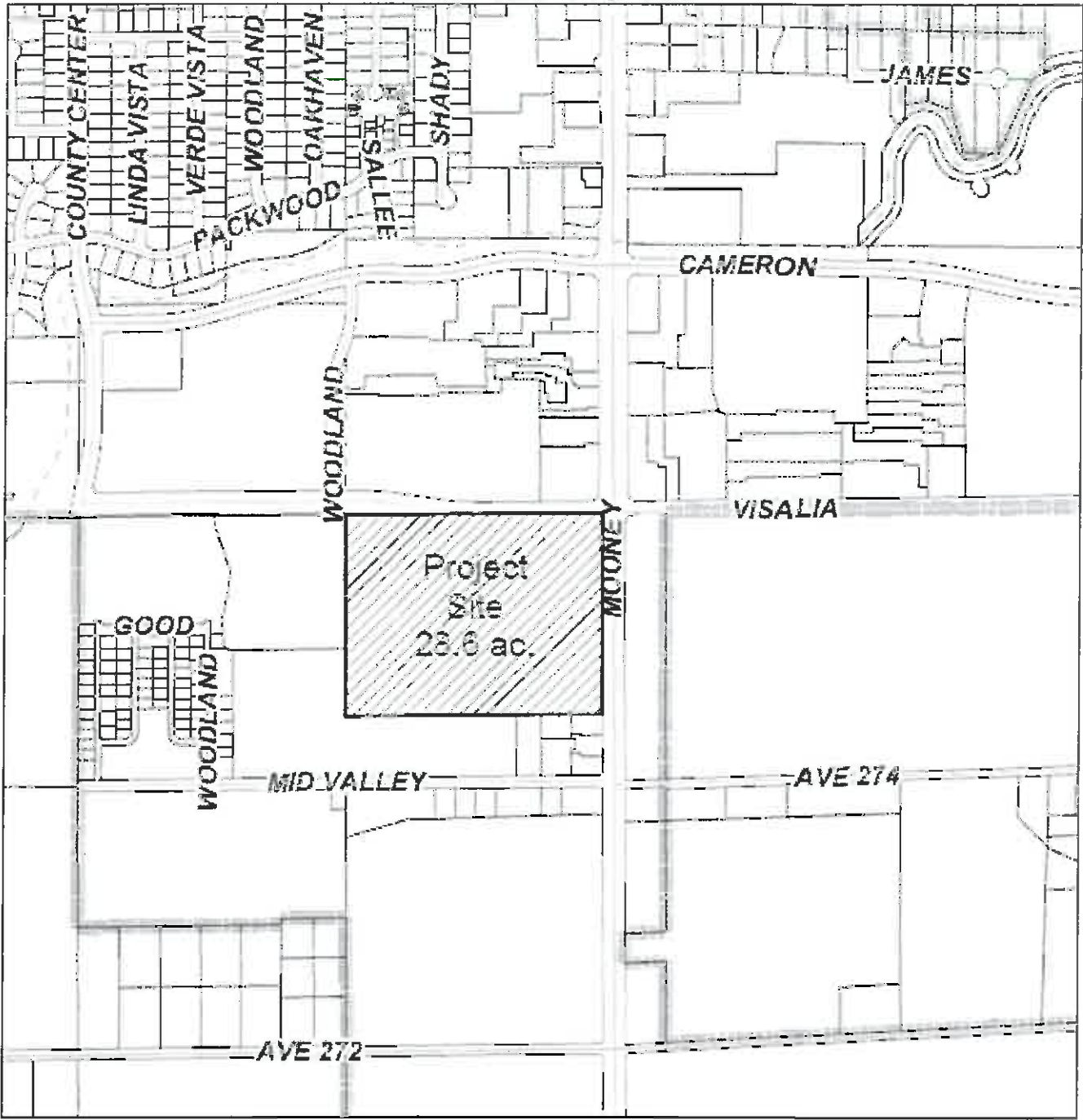


Paul Scheibel, AICP
Environmental Coordinator

March 4, 2015
Date

Change of Zone No. 2015-04

APN: 126-012-005

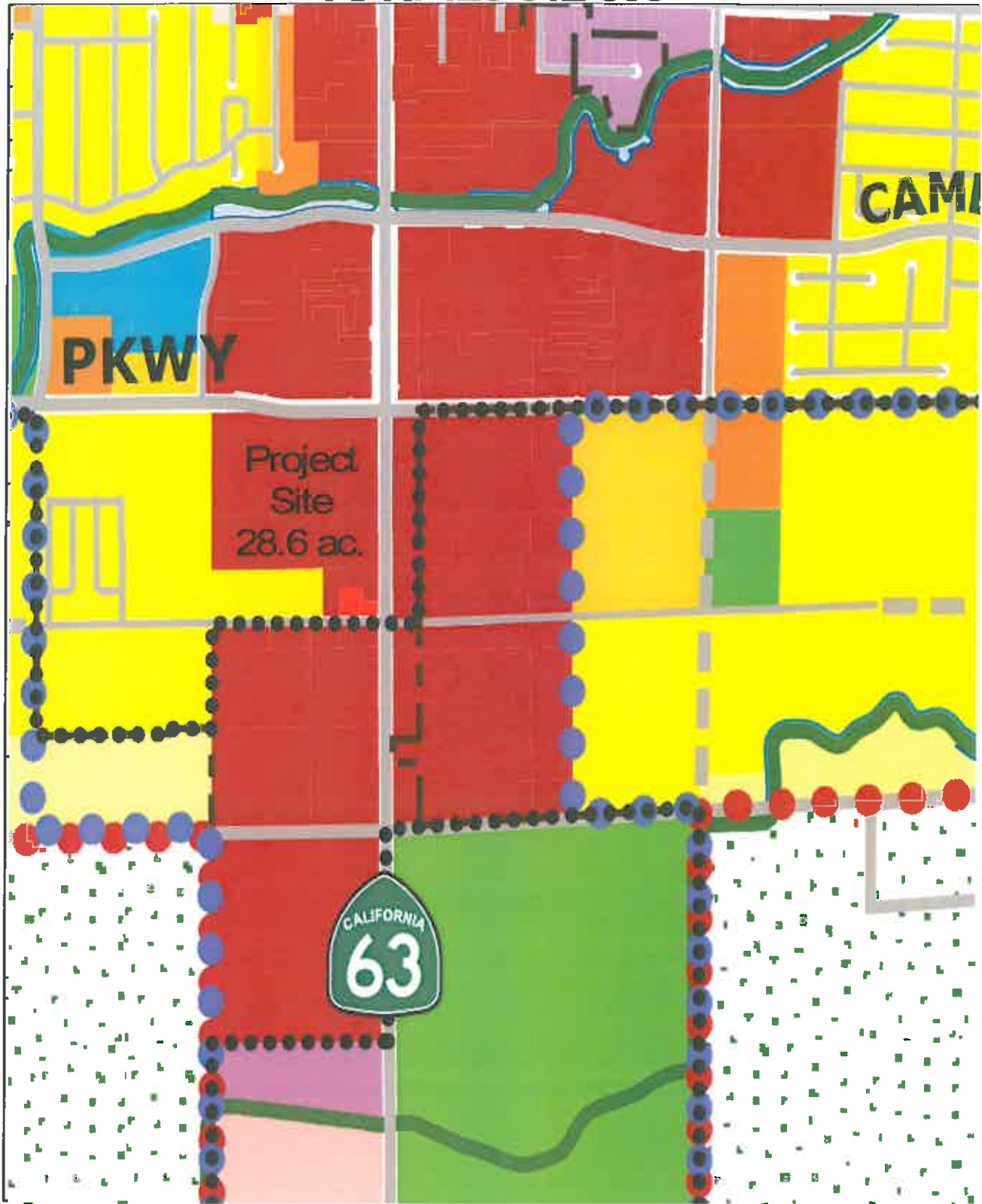


 **Vicinity Map** 

600 800 0 600 1,200 Feet

Change of Zone No. 2015-04

APN: 126-012-005



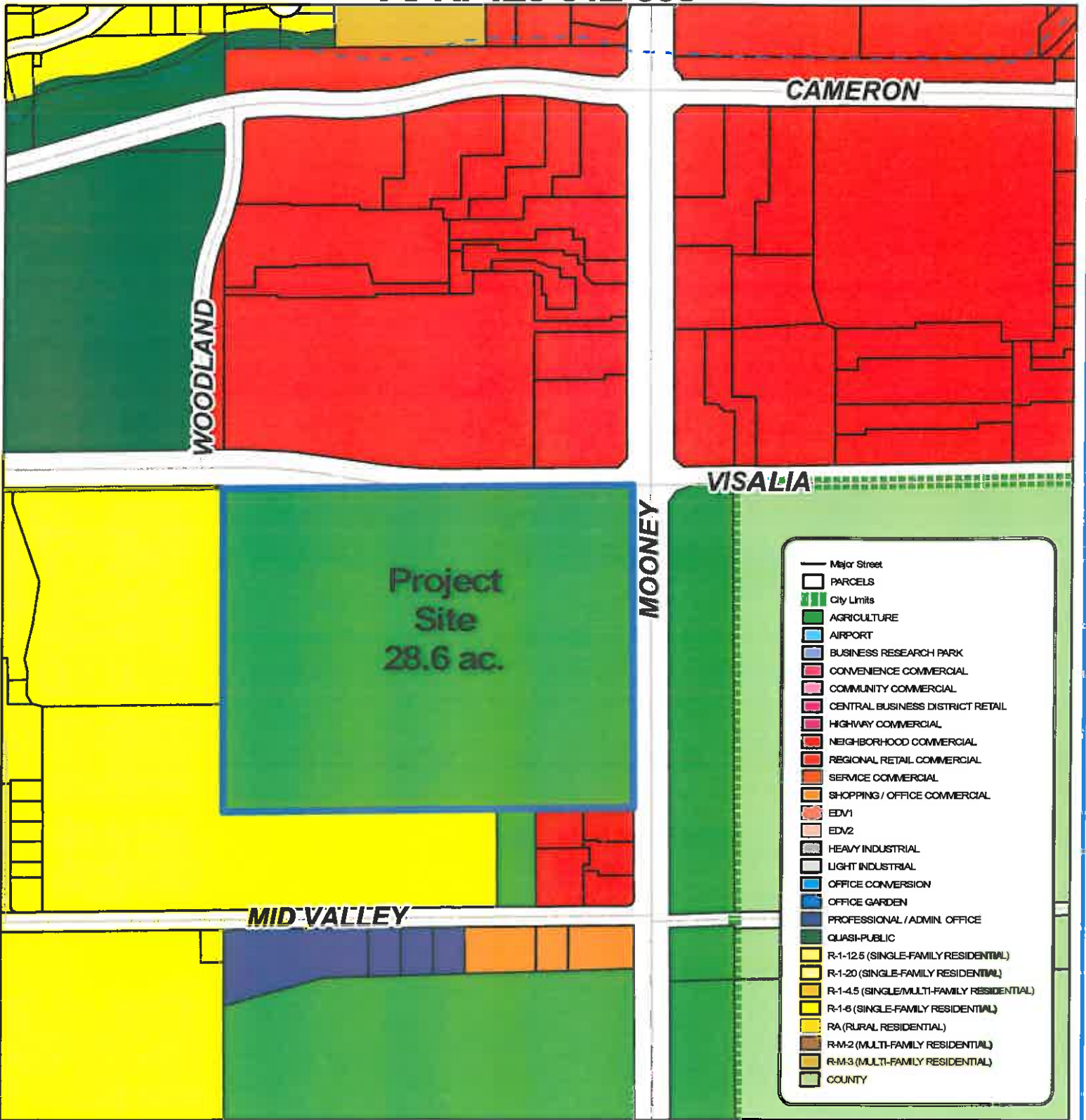
General Plan Land Use Map

300 150 0 300 600 Feet



Change of Zone No. 2015-04

APN: 126-012-005



Existing Zoning



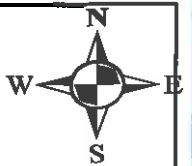
Change of Zone No. 2015-04

APN: 126-012-005



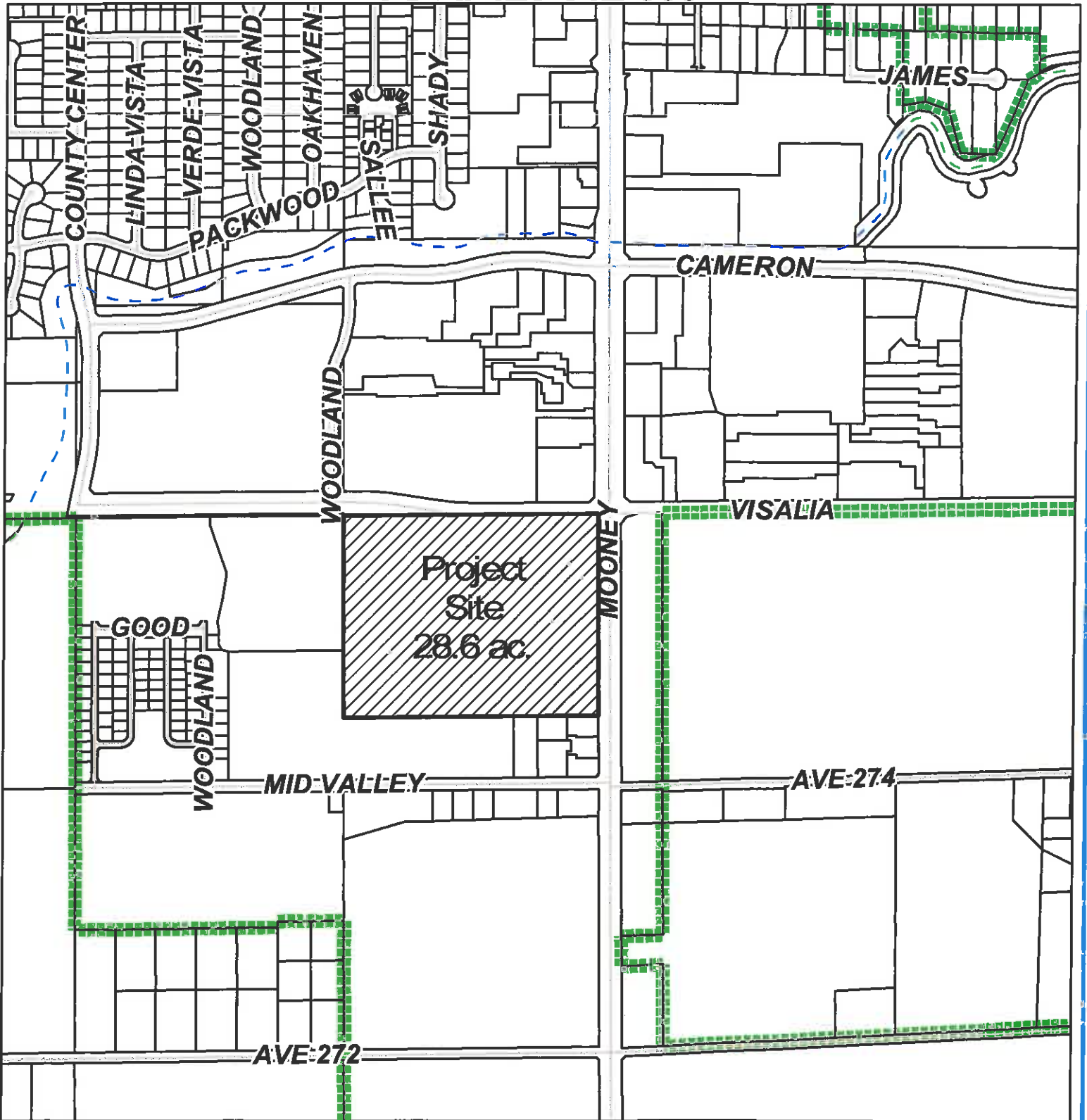
Aerial Map

300 150 0 300 600 Feet



Change of Zone No. 2015-04

APN: 126-012-005



Vicinity Map

