



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 13, 2015

**PROJECT PLANNER:** Andrew Chamberlain  
Phone No. (559) 713-4003

**SUBJECT: Exception No. 2015-02:** A request by Sandra De Azevedo property owner, to allow a six-foot high chain link fence in the front setback along NW 2nd and West Streets, in the Single Family Residential (R-1-6) zone. The site is located at 405 NW 2nd Avenue (APN: 094-044-001)

## STAFF RECOMMENDATION

Staff recommends approval of Exception No. 2015-02, as conditioned, based upon the findings and conditions in Resolution No. 2015-09. Staff's recommendation is based on the conclusion that the required findings for granting the exception can be met and the recommendation is consistent with past fence exception/variance approvals.

## RECOMMENDED MOTION

I move to approve Exception No. 2015-02, based on the findings and conditions in Resolution No. 2015-09.

## PROJECT DESCRIPTION

The project applicant requests an exception to the required fence setback of 15 and 10 feet in the R-1-6 zone to allow a six-foot high chain link fence on property line along NW 2<sup>nd</sup> Avenue and West Street. The requested action would allow the replacement of the existing four-foot high chain link fence with a six-foot high chain link fence as illustrated in Exhibit "A".

The applicants are requesting the additional height to control access to the property, to stop vandalism, and increase security for the tenants as stated in their Exception Findings in Exhibit "B". The applicants have also included photos and a police report in Exhibits "C" and "D". This site contains a four unit multiple family residential structure and carports.

The new six-foot high fence would be located in the same general location as the existing four-foot high fence, generally at or behind the property lines along the street frontages. The vehicle access drive on West Street would not be gated. There would be a pedestrian control gate in the fence on the NW 2nd Street frontage.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-6 (Low Density Residential)
Surrounding Zoning and Land Use	North: R-1-6/CSO (Single Family Residence) South: R-1-6 (Multiple Family Residence) East: R-1-6 (Single Family Residence) West: R-1-6 (Single Family Residence)
Environmental Review	Categorical Exemption No. 2015-15
Design District	N/A

**RELATED PROJECTS**

**Exception No. 2014-07:** Approved on January 12, 2015, allowing a six-foot high wrought iron fence in the front and street side setback in the R-1-20 residential zone. The site is located at 2630 W. Green Acres Drive.

**Exception No. 2011-07:** Approved on September 12, 2011, allowing a six-foot high masonry block wall located approximately seven feet from the front property line in the R-1-6 zone, at 634 N. Demaree Street.

**Variance No. 2011-06:** Approved on August 8, 2011 to allow a six-foot high wrought iron fence along the front and street side property lines in the R-1-6 zone, at 2110 W. Green Acres Drive.

**Exception No. 2000-06:** Approved in 2000 to allow a five-foot high wrought iron fence at the front property line, at 609 N. Encina Street.

**PROJECT EVALUATION**

Staff supports the requested exception based on the project's consistency with past approvals of similar exception/variance requests for wrought iron and related privacy fences.



**NW 2<sup>nd</sup> and West Street**

**Corner Visibility**

The proposed fence was reviewed as Site Plan Review No. 2015-011, wherein Engineering and Traffic Safety found the proposed open fence type, setback, and height to not visibly obstruct the corner for vehicular or pedestrian users. There are no dedications of right-of-way required with the proposed action.

**R-1-6 Zone Development Standards**

The site is located within the R-1-6 zone which requires a minimum 15-foot front setback along NW 2<sup>nd</sup> and a 10 foot setback along West Street for "open" fences (chain link & wrought iron) over four feet tall. The site currently has a four-foot high chain link fence along the street frontage property lines, which would be replaced with a six-foot high chain link fence.

**Pre-Existing Non-Conforming Multiple Family Units**

This site was originally developed with the existing multiple family units and subsequently down-zoned in the 1991 Land Use Element Update and 1993 City-wide re-zoning action.

Zoning Ordinance Section 17.36.070 provides for multiple family residential (R-M-2 zoned) developments to have wrought iron fences up to seven feet tall in a required front or side yard. The section does not provide for wood, chain link, or block fences in these property line

locations. If this site was zoned R-M-2, they would be permitted to construct a wrought iron fence up to seven feet tall without discretionary action necessary. Since the subject site is zoned R-1-6 they have filed for an exception for the height and chain link fence type.

### **Exception Findings**

Zoning Ordinance Section 17.42.040 allows the Planning Commission to grant exceptions to regulations pertaining to fences, walls, and hedges. Section 17.42.100 allows the Planning Commission to grant an exception to fence height or location provided that three certain criteria are applicable. The applicant has prepared findings in Exhibit "B" which provides an explanation of the fence and findings to back up the three criteria.

Staff has reviewed and concurs with the applicant's prepared findings below:

- 1) Will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity:
  - a. No detrimental to public health- There would be no change in the existing chain link fence materials being used. The proposed modification is to add some material to extend the fence by 2 more feet vertically. The materials being used for the fencing is a standard chain link fence used throughout Visalia and the neighborhoods in the vicinity.
  - b. No detriment to public safety or welfare- The proposed modification is to prevent trespassing and metal theft at property. Since the property is located on a corner, currently people trespass onto property by easily jumping over the existing 6' fence. The excessive trespassing has caused the fence to deteriorate and become victim for metal theft. By installing new fence we will be providing better security for the property. The new fence will also be securely installed to prevent metal theft. The new fence will bring much needed security to the property and residing tenants. The new fence would direct people to use the designated public sidewalks along NW 2<sup>nd</sup> and NW 1<sup>st</sup> Street instead of trespassing onto property as a short cut between these two streets. The property is still accessible to emergency service personnel by the 20' wide opening in the perimeter fence on NW 1<sup>st</sup> Street.
  - c. Not materially injurious to properties or improvements in the vicinity- There are multiple homes and multi family complexes with the same material fence being used. The perimeter fence helps maintain the integrity of the properties and safety of the tenants.
  
- 2) Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties:
  - a. Will not interfere with traffic safety- Fence will not cover any public signs, visibility for drivers, or pedestrians. The existing fence currently observes all setback requirements and the new fence will be installed at the same location as the existing fence. Please see attached map and pictures.
  - b. Will not interfere with adjacent properties- There is an existing 6 foot chain link fence to south of the property providing security for adjacent multi-family property.
  
- 3) Becomes an integral part of the existing site development:
  - a. The new fence materials will match existing chain link. The additional height will provide much needed perimeter security and protect the property from nosily vandalism. The new fence will protect and preserve the property and tenants. Secure property and tenants increases desirability and value of property, bettering surrounding neighborhood and reduces vacancy rate.

## **Fencing on Adjacent Properties**

A review of the adjacent properties across from the site found that six of the properties did not have any type of fencing in the front yard setback areas. Of those properties with front yard fencing, four had chain link and two had wrought iron fences. While staff would recommend a wrought iron fence as the preferred type in this location, the proposed chain link is also supported by staff.

## **Environmental Review**

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-15).

## **RECOMMENDED FINDINGS**

Staff recommends the Planning Commission make the following findings for approval of the requested fence exception:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
  - a. No detrimental to public health- There would be no change in the existing chain link fence materials being used. The proposed modification is to add some material to extend the fence by 2 more feet vertically. The materials being used for the fencing is a standard chain link fence used throughout Visalia and the neighborhoods in the vicinity.
  - b. No detriment to public safety or welfare- The proposed modification is to prevent trespassing and metal theft at property. Since the property is located on a corner, currently people trespass onto property by easily jumping over the existing 4' fence. The excessive trespassing has caused the fence to deteriorate and become victim for metal theft. By installing new fence we will be providing better security for the property. The new fence will also be securely installed to prevent metal theft. The new fence will bring much needed security to the property and residing tenants. The new fence would direct people to use the designated public sidewalks along NW 2<sup>nd</sup> and NW 1<sup>st</sup> Street instead of trespassing onto property as a short cut between these two streets. The property is still accessible to emergency service personnel by the 20' wide opening in the perimeter fence on NW 1<sup>st</sup> Street.
  - c. Not materially injurious to properties or improvements in the vicinity- There are multiple homes and multi family complexes with the same material fence being used. The perimeter fence helps maintain the integrity of the properties and safety of the tenants.
  
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.

- a. Will not interfere with traffic safety- Fence will not cover any public signs, visibility for drivers, or pedestrians. The existing fence currently observes all setback requirements and the new fence will be installed at the same location as the existing fence. Please see attached map and pictures.
  - b. Will not interfere with adjacent properties- There is an existing 6 foot chain link fence to south of the property providing security for adjacent multi-family property.
3. That the exception proposal becomes an integral part of the existing site development.
    - a. The new fence materials will match existing chain link. The additional height will provide much needed perimeter security and protect the property from unsightly vandalism. The new fence will protect and preserve the property and tenants. Secure property and tenants increases desirability and value of property, benefiting surrounding neighborhood and reduces vacancy rate.
  4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-15)

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the fence be located in substantial compliance with the site plan shown in Exhibit "A", but not to extend past the property lines of the site.
2. That the fence height is limited to six feet.
3. That a permit be obtained prior to the installation of the fence.
4. That the requirements of Site Plan Review No. 2015-011 be met.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2015-02.

### **APPEAL INFORMATION**

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

**Attachments:**

- **Related Plans and Policies**
- **Resolution No. 2015-09**
- **Exhibit "A" – Site Plan**
- **Exhibit "B" – Applicant's Variance Findings**
- **Exhibit "C" – Photos**
- **Exhibit "D" – Police Report**
- **Site Plan Review No. 2015-011**
- **General Plan Land Use Map**
- **Zoning Map**
- **Circulation Map**
- **Aerial Map**
- **Vicinity Map**

## RELATED PLANS AND POLICIES

### Chapter 17.36 (Excerpt) FENCES, WALLS, and HEDGES

#### 17.36.040 Multiple-family residential.

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or a required side yard on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height is at least fifty (50) percent open.

B. Wrought Iron Fences. A decorative open metal fence of wrought iron or tubular steel (not chain link) not exceeding seven feet in height shall be permitted along the front and street side property lines or within the front yard and street side yard setback areas of multi-family uses. This subsection does not authorize solid walls or fences composed of woven wire (chain link), wood, or other materials other than open metal wrought iron or tubular steel. A post or pilaster consisting of masonry, brick, or other solid material not exceed 18 inches square and seven feet tall may be used to support a wrought iron or tubular steel fence at a minimum distance of six feet between the posts or pilasters.

C. Exceptions may be granted in accordance with Chapter 17.42. (Ord. 2002-06 § 3 (part), 2002: prior code § 7515)

### Chapter 17.42 (Excerpts) VARIANCES AND EXCEPTIONS

#### 17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

#### 17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

#### 17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard,

side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

- A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;
- B. Downtown building design criteria, pursuant to Section 17.58.090;
- C. Fences, walls and hedges; and
- D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;
- E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

- 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
- 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
- 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;
3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon the granting of the density bonus by the city council. (Prior code § 7564)

RESOLUTION NO. 2015-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING EXCEPTION NO. 2014-07, A REQUEST BY SANDRA DE AZEVEDO PROPERTY OWNER, TO ALLOW A SIX-FOOT HIGH CHAIN LINK FENCE IN THE FRONT SETBACK ALONG NW 2ND AND WEST STREETS, IN THE SINGLE FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 405 NW 2ND AVENUE (APN: 094-044-001)

**WHEREAS**, Exception No. 2015-02, is a request by Sandra De Azevedo property owner, to allow a six-foot high chain link fence in the front setback along NW 2nd and West Streets, in the Single Family Residential (R-1-6) zone. The site is located at 405 NW 2nd Avenue (APN: 094-044-001); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on April 13, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Exception No. 2015-02, as conditioned by staff, to be in accordance with Section 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

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

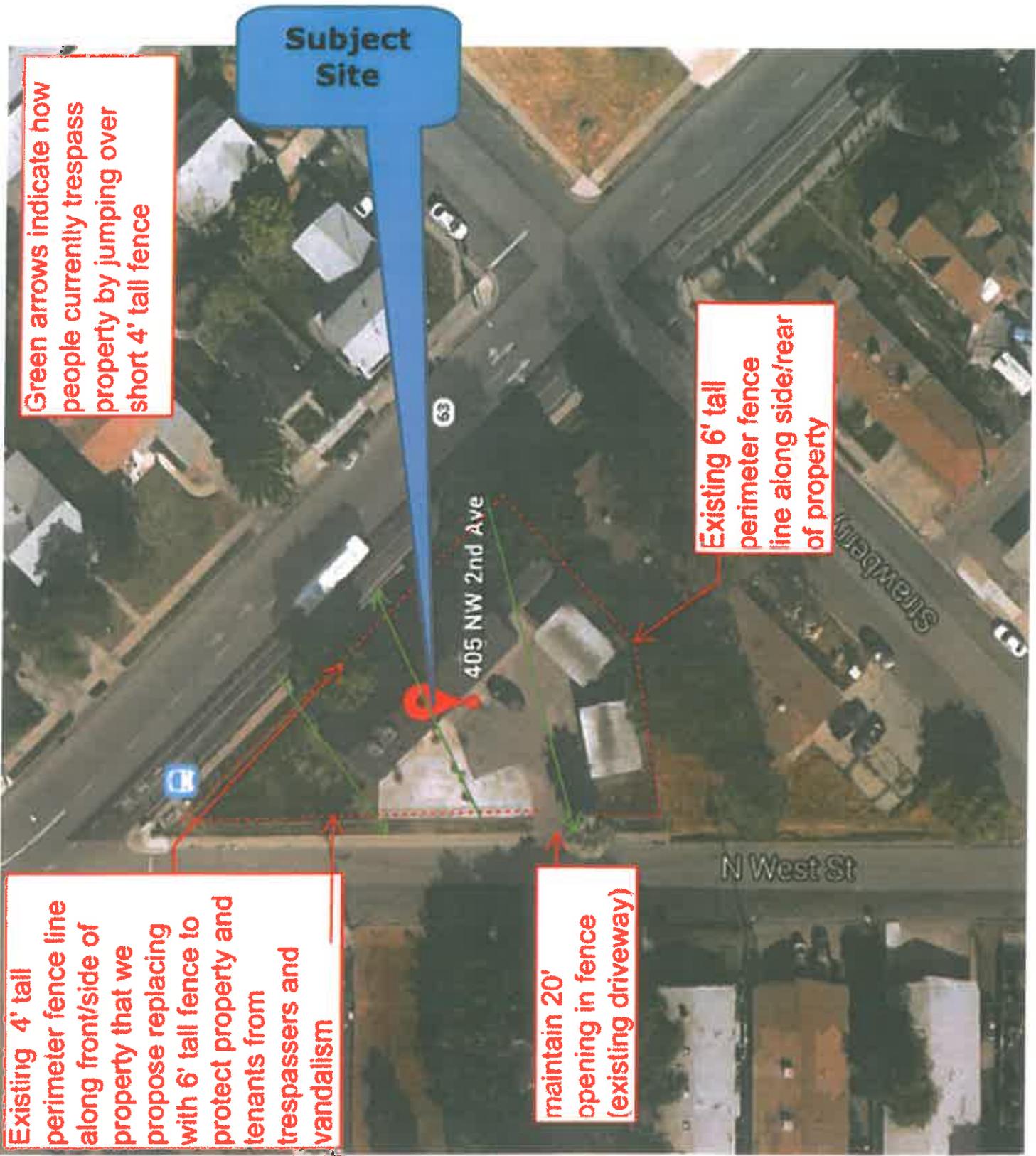
1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

- a. **No detrimental to public health-** There would be no change in the existing chain link fence materials being used. The proposed modification is to add same material to extend the fence by 2 more feet vertically. The materials being used for the fencing is a standard chain link fence used throughout Visalia and the neighborhoods in the vicinity.
  - b. **No detriment to public safety or welfare-** The proposed modification is to prevent trespassing and metal theft at property. Since the property is located on a corner, currently people trespass onto property by easily jumping over the existing 4' fence. The excessive trespassing has caused the fence to deteriorate and become victim for metal theft. By installing new fence we will be providing better security for the property. The new fence will also be securely installed to prevent metal theft. The new fence will bring much needed security to the property and residing tenants. The new fence would direct people to use the designated public sidewalks along NW 2<sup>nd</sup> and NW 1<sup>st</sup> Street instead of trespassing onto property as a short cut between these two streets. The property is still accessible to emergency service personnel by the 20' wide opening in the perimeter fence on NW 1<sup>st</sup> Street.
  - c. **Not materially injurious to properties or improvements in the vicinity-** There are multiple homes and multi family complexes with the same material fence being used. The perimeter fence helps maintain the integrity of the properties and safety of the tenants.
- 2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties.**
- a. **Will not interfere with traffic safety-** Fence will not cover any public signs, visibility for drivers, or pedestrians. The existing fence currently observes all setback requirements and the new fence will be installed at the same location as the existing fence. Please see attached map and pictures.
  - b. **Will not interfere with adjacent properties-** There is an existing 6 foot chain link fence to south of the property providing security for adjacent multi-family property.
- 3. That the exception proposal becomes an integral part of the existing site development.**
- a. **The new fence materials will match existing chain link.** The additional height will provide much need perimeter security and protect the property from unsightly vandalism. The new fence will protect and preserve the property and tenants. Secure property and tenants increases desire and value of property, bettering surrounding neighborhood and reduces vacancy rate.
- 4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-15)**

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Exception No. 2015-02, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the fence be located in substantial compliance with the site plan shown in Exhibit "A", but not to extend past the property lines of the site.
2. That the fence height is limited to six feet.
3. That a permit be obtained prior to the installation of the fence.
4. That the requirements of Site Plan Review No. 2015-011 be met.
5. That all applicable federal, state and city laws, codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Exception No. 2015-02.

**EXHIBIT - "A"**



**EXHIBIT - "A"**

## EXHIBIT – “B”

*Applicant's Justifications for granting an exception to allow for a 6 foot front yard fence whereas existing city ordinance limiting front yard fence to 4 feet tall:*

- 1) Will not be detrimental to public health, safety or welfare, or substantially injurious to properties or improvements in the vicinity:
  - a. No detrimental to public health- There would be no change in the existing chain link fence materials being used. The proposed modification is to add same material to extend the fence by 2 more feet vertically. The materials being used for the fencing is a standard chain link fence used throughout Vashita and the neighborhoods in the vicinity.
  - b. No detriment to public safety or welfare- The proposed modification is to prevent trespassing and metal theft at property. Since the property is located on a corner, currently people trespass onto property by easily jumping over the existing 4' fence. The excessive trespassing has caused the fence to deteriorate and become victim for metal theft. By installing new fence we will be providing better security for the property. The new fence will also be securely installed to prevent metal theft. The new fence will bring much needed security in the property and residing tenants. The new fence would direct people to use the designated public sidewalks along NW 2<sup>nd</sup> and NW 1<sup>st</sup> Street instead of trespassing onto property to a short cut between these two streets. The property is still accessible to emergency service personnel by the 30' wide opening in the perimeter fence on NW 1<sup>st</sup> Street.
  - c. Not materially injurious to properties or improvements in the vicinity- There are multiple houses and multi family complexes with the same material fence being used. The perimeter fence helps maintain the integrity of the properties and safety of the tenants.
- 2) Does not create an obstructed visibility that will interfere with traffic safety in the public right of way or to adjacent properties:
  - a. Will not interfere with traffic safety- Fence will not cover any public signs, visibility for drivers, or pedestrians. The existing fence currently observes all setback requirements and the new fence will be installed at the same location as the existing fence. Please see attached map and pictures.
  - b. Will not interfere with adjacent properties- There is an existing 6 foot chain link fence to south of the property providing security for adjacent multi-family property.
- 3) Becomes an integral part of the existing site development:
  - a. The new fence materials will match existing chain link. The additional height will provide much needed perimeter security and protect the property from unsightly vandalism. The new fence will protect and preserve the property and tenants. Secure property and tenants increases desire and value of property, bettering surrounding neighborhood and reduces vacancy rate.
- 4) Exhibits:
  - a. Site plan-map view of property displaying location of new fence in same location of existing fence
  - b. Photo 1- street view of property and existing fence facing southwest viewing northeast portion of property
  - c. Photo 2- street view of property and existing fence facing east viewing west portion of property
  - d. Vashita Police Department Report identifying metal theft of existing fence.

**EXHIBIT - "C"**



**EXHIBIT - "C"**

<b>VISALIA POLICE DEPARTMENT</b>										DATE AND TIME REPORTED		1	10	15	1946	
6. OFFENSE <b>438 PC</b>			7. TYPE <b>Petty Theft</b>				8. LOCATION OF OFFENSE <b>REFER TO 034</b>					1. REPORT NO. <b>15-00588</b>				
9. DIST.	10. BEAT	11. STREET	12. BOX	13. NO. OF VIC.	14. DATE AND TIME OCCURRED	M	D	Y	T	15.	16.					17.
7008	25	08	01	01		1		15								
19. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS) <b>DeArcevedo, Sandra</b>													14. CODE	15. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS)	16. CODE	
20. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS)													17. CODE	21. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS)		22. CODE
23. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS)													23. CODE	24. NAME (LAST, FIRST, MIDDLE, FIRM IF BUSINESS)		24. CODE
25. MAKE		26. YEAR		27. MAKE		28. MODEL		29. BODY TYPE		30. COLOR		31. LICENSE #		32. STATE		
<input type="checkbox"/> SUSPECT		<input type="checkbox"/> VICTIM														
33. ADDITIONAL VEHICLE DESCRIPTION:																
34. DAMAGED PROPERTY DESCRIPTION <b>Demanting and removing metal fencing</b>																
35. SERIAL		36. CITY		37. ARTICLE NAME		38. BRAND NAME OR MANUFACTURER		39. MODEL NAME AND NUMBER		40. SERIAL NUMBER		41. DESCRIPTION		42. VALUE		
<input type="checkbox"/> LIST		<input type="checkbox"/> FOUND		<input type="checkbox"/> STOLEN		<input type="checkbox"/> RECOVERED		<input type="checkbox"/> DATE-RECOVERED								
43. ADDITIONAL PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO																
44. FIREARMS		BRAND NAME		CALIBER		SERIAL NO.		TYPE (PIST, RP, SAUND)		CATEGORY (REV, AUTO, GARD)		MAKE INFO				
45. BICYCLE		46. BRAND NAME		47. MODEL #		48. LICENSE #		49. SERIAL #		50. # OF GEARS		51. WHEEL SIZE (INCH)		52. COLOR		
53. DETAILS/NARRATIVE: REFER TO <input type="checkbox"/> INDICATED OR <input type="checkbox"/> WRITTENTYPED NARRATIVE																
<p>On today's date the V contacted the duty office to report the theft of her metal fencing that goes to the listed property. The V stated that the S's began removing the fencing at the neighbors several months prior and her property approx. 3 weeks ago. The V stated that every time she comes to check the property she has noticed more and more fencing missing.</p> <p>NFI</p>																
56. I, _____, HAVING BEEN INFORMED OF MY LEGAL RIGHTS IN EFFECTING AN ARREST AS A CITIZEN AND HAVING EXERCISED THOSE RIGHTS, DO PROMISE TO APPEAR BEFORE THE MAGISTRATE OF THE VISALIA MUNICIPAL COURT TO SIGN A COMPLAINT AGAINST _____ I FULLY REALIZE THAT A FAILURE ON MY PART TO APPEAR AT THE COURT AS A RESULT OF THE AFORESAID COMPLAINT WILL RESULT IN THE IMMEDIATE RELEASE OF SUCH INDIVIDUAL(S).										<p>TO <b>David Lantis</b></p> <p>ARREST AS A CITIZEN AND HAVING EXERCISED THOSE RIGHTS, DO PROMISE TO APPEAR BEFORE THE MAGISTRATE OF THE VISALIA MUNICIPAL COURT TO SIGN A COMPLAINT AGAINST _____ I FULLY REALIZE THAT A FAILURE ON MY PART TO APPEAR AT THE COURT AS A RESULT OF THE AFORESAID COMPLAINT WILL RESULT IN THE IMMEDIATE RELEASE OF SUCH INDIVIDUAL(S).</p> <p>DATE: <b>1/21/15</b></p> <p>VISALIA POLICE DEPT.</p> <p>H. VOSS / 1332</p>						
57. COPIES TO:		JUVENILE		OTHER		58. REPORTING OFFICER: (ID #)										
DIST ATTY _____ (DATE)		_____ (DATE)		_____ (DATE)		_____ (DATE)										



MEETING DATE 01/28/2015  
SITE PLAN NO. 15-011  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

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



Site Plan Review Committee





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

ITEM NO: 3

DATE: January 28, 2015

SITE PLAN NO: SPR15011  
PROJECT TITLE: CHAINLINK SECURITY FENCE  
DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE AROUND PROPERTY TO SECURE PROPERTY AND PREVENT TRESPASSING ON 12,361 SF AREA (R16 ZONED) (AE)  
APPLICANT: DE AZEVEDO SANDRA  
PROP OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
LOCATION: 405 NW 2ND AVE  
APN(S): 094-044-001

**The following comments are applicable when checked:**

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

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

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

**Water Supply:**

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

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

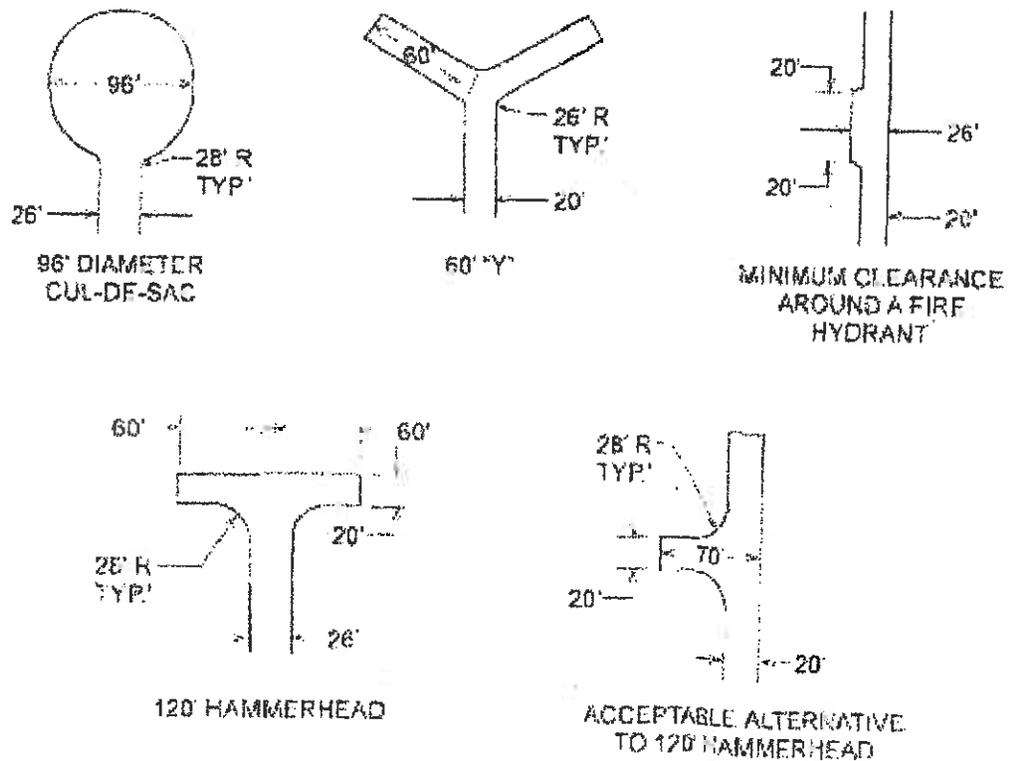


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



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

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)



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

**Fire Protection Systems:**



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



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

**Special Comments:**

GATES SHALL MEET EXTINGUISH REQUIREMENTS.

---

Maribel Vasquez  
Fire Inspector

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

ITEM NO. 2  
SITE PLAN NO: SPR15011  
PROJECT TITLE: CHAINLINK SECURITY FENCE  
DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE AROUND PROPERTY TO SECURE PROPERTY AND PREVENT TRESPASSING ON 12,361 SF AREA (R16 ZONED) (AE)  
APPLICANT: DE AZEVEDO SANDRA  
PROP OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
LOCATION: 405 NW 2ND AVE  
APN(S): 094-044-001

**COMMERCIAL BIN SERVICE**

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

[ ]

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

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

[ ]

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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

[ ]

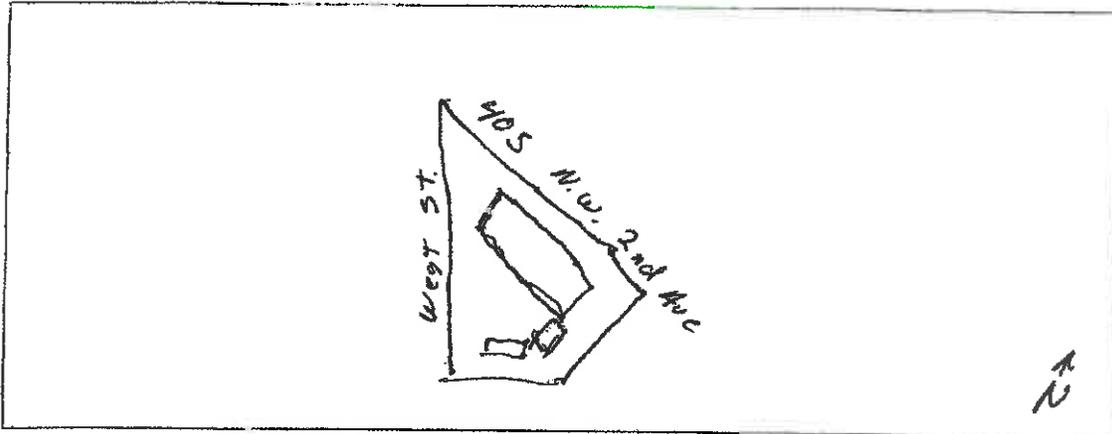


City of Visalia  
Parks and Urban Forestry  
336 N. Ben Maddox Way  
Visalia, CA 93292

Date: 1-27-15

Site Plan Review # 15011

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Email: jhooyer@ci.visalia.ca.us

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 28, 2015

ITEM NO: 3  
SITE PLAN NO: SPR15011  
PROJECT TITLE: CHAINLINK SECURITY FENCE  
DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE AROUND PROPERTY TO SECURE PROPERTY AND PREVENT TRESPASSING ON 12,367 SF AREA (R16 ZONED) (AE)  
APPLICANT: DE AZEVEDO SANDRA  
PROP. OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
LOCATION: 407 NW 2ND AVE  
APN(S): 094-044-001

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

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

**Additional Comments:**

- Is this in violation of Muni Code 17.36.040?

  
\_\_\_\_\_  
Leslie Blair

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

ITEM NO: 3      DATE: January 28, 2016  
SITE PLAN NO: SPR15011  
PROJECT TITLE: CHAINLINK SECURITY FENCE  
DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE  
AROUND PROPERTY TO SECURE PROPERTY AND  
PREVENT TRESPASSING ON 12,361 SF AREA (R16  
ZONED) (AE)  
APPLICANT: DE AZEVEDO SANDRA  
PROP OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
LOCATION: 405 NW 2ND AVE  
APN(S): 094-044-001

### Site Plan Review Comments

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

Visalia Police Department

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 28, 2015

SITE PLAN NO: 2015-011  
PROJECT TITLE: CHAINLINK SECURITY FENCE  
DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE AROUND PROPERTY TO SECURE PROPERTY AND PREVENT TRESPASSING ON 12,361 SF AREA (R16 ZONED) (AE)  
APPLICANT: DE AZEVEDO SANDRA  
PROP. OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
LOCATION TITLE: 405 NW 2ND AVE  
APN TITLE: 094-044-001  
GENERAL PLAN: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area per lot)  
EXISTING ZONING: RLD (Residential Low Density)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Exception Application
- Detailed site plan
- Additional Information as needed

## **PROJECT SPECIFIC INFORMATION: 01/28/2015**

1. An Exception is required for the proposed six-foot chain-link fence to be erected on the property lines of this site. The decision to approve or deny this request rest with the Planning Commission; staff does not have the authority to issue a permit for this type of request.
2. A four foot wrought iron or chain-link fence is permitted on the property line.
3. Provide responses to the Exception Findings when submitting the application back to staff.
4. Provide a detailed site plan exhibit depicting the location of the proposed six-foot chain-link fence.

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

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

**Maximum Building Height:** 35 Feet

### **Minimum Setbacks:**

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

**Minimum Site Area:** 6,000 square feet

### **Accessory Structures:**

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

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)  
Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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

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

Signature

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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 3    DATE: JANUARY 28, 2015

SITE PLAN NO.: 15-011  
 PROJECT TITLE: CHAINLINK SECURITY FENCE  
 DESCRIPTION: INSTALL 6FT CHAINLINK PERIMETER FENCE AROUND PROPERTY TO SECURE PROPERTY AND PREVENT TRESPASSING ON 12,361 SF AREA (R16 ZONED) (AE)

APPLICANT: DE AZEVEDO SANDRA  
 PROP OWNER: DE AZEVEDO SANDRA (TR) (LIV TR)  
 LOCATION: 405, 407, 411 NW 2<sup>ND</sup> AVE  
 APN: 094-044-001

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

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

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

**Additional Comments:**

**1. New fence shall be installed at or behind property line.**

**2. Comply with City standards.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 15-011  
Date: 1/28/2015

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

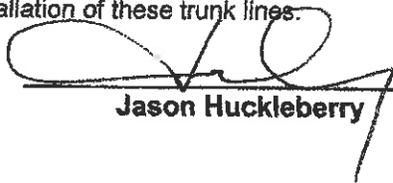
(Fee Schedule Date:8/15/2014)  
(Project type for fee rates:FENCE)

Existing uses may qualify for credits on Development Impact Fees.

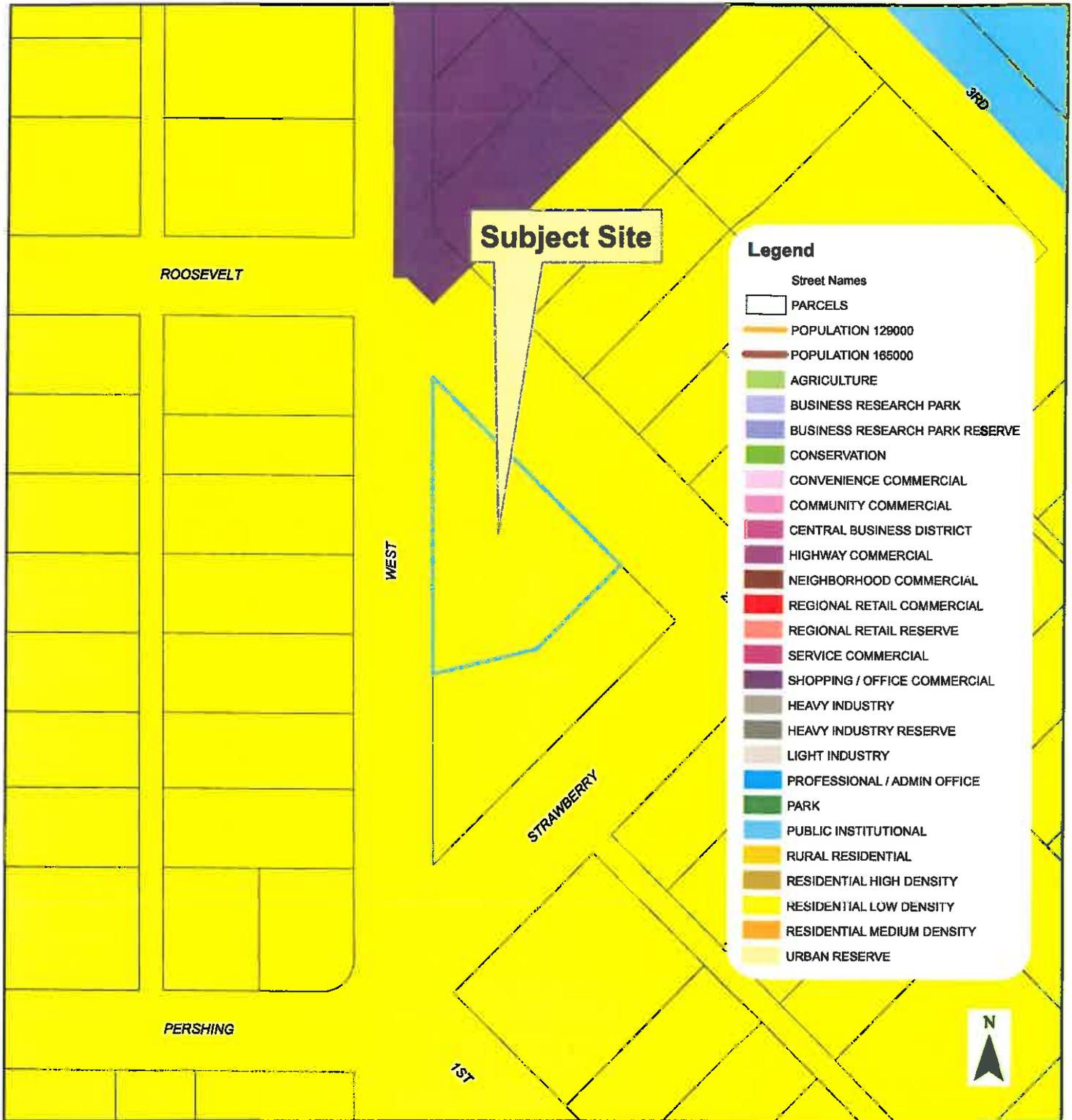
- | <u>FEE ITEM</u>   | <u>FEE RATE</u> |
|---|-----------------|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee |                 |
| <input type="checkbox"/> Transportation Impact Fee            |                 |
| <input type="checkbox"/> Trunk Line Capacity Fee              | 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

**Reimbursement:**

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

  
\_\_\_\_\_  
Jason Huckleberry

# City of Visalia

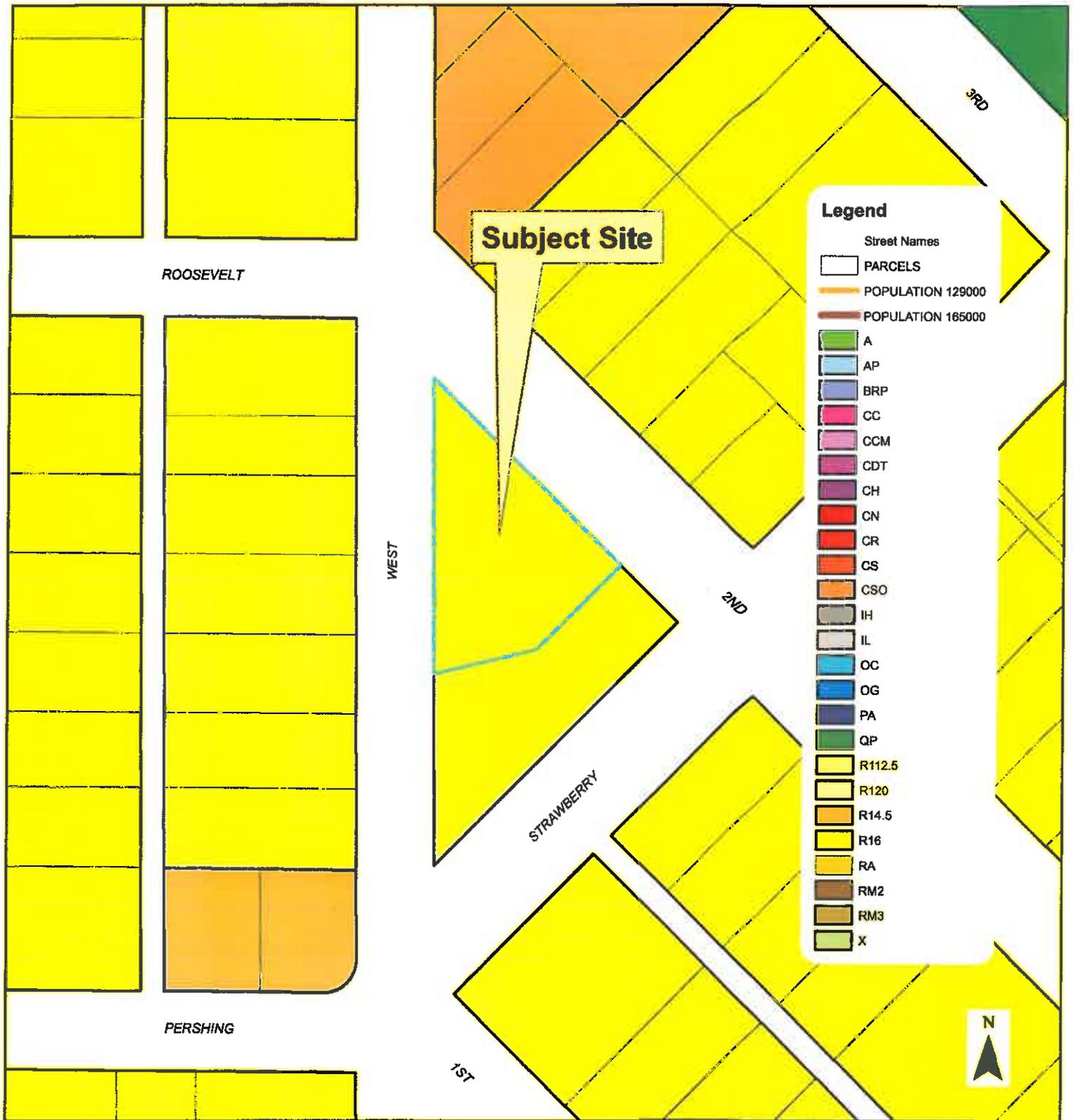


## Land Use Designations

0 1530 60 90 120 Feet

Exception No. 2015-02

# City of Visalia

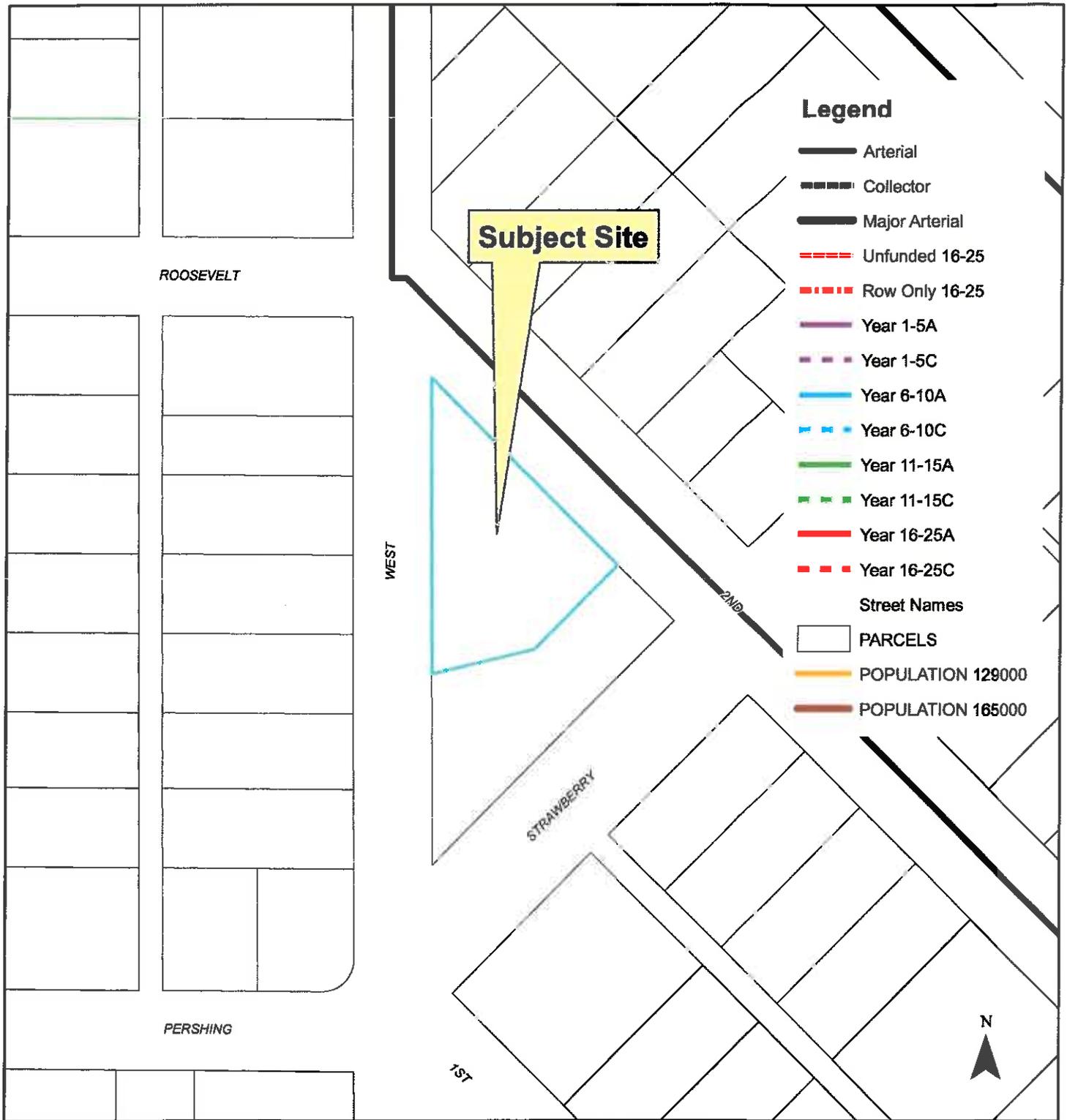


## Zoning Designations

0 1530 60 90 120 Feet

Exception No. 2015-02

# City of Visalia



## Circulation Element

0 15 30 60 90 120 Feet

Exception No. 2015-02

# City of Visalia



## Aerial Photo

0 15 30 60 90 120 Feet

Exception No. 2015-02

# City of Visalia



## Aerial Photo

0 5 10 20 30 40 Feet

Exception No. 2015-02



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 13, 2015

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

**SUBJECT: Conditional Use Permit No. 2015-06:** A request by the Chandi Group to construct a new ARCO fueling station with a 6,000 square foot convenience store with a drive-thru lane. The ARCO fueling station is proposed to be constructed within the Square at Plaza Drive master-planned development located on the southwest corner of North Plaza Drive and West Crowley Avenue (APNs: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, and 081-170-014).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-06, as conditioned, based upon the findings and conditions in Resolution No. 2015-14. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance and the Square at Plaza Drive Master Plan.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-06, based on the findings and conditions in Resolution No. 2015-14.

### PROJECT DESCRIPTION

The applicant has filed the Conditional Use Permit requesting to develop a portion of the 25-acre master planned site with an ARCO Gas station and convenience store, as depicted on Exhibit "A". The Exhibit "A" site plan depicts a 6,000 square foot convenience store with a fast-food drive-thru lane located along the south side of the building. The fueling stations and canopy structure are located north of the convenience store building. The ARCO gas station, if approved, will be developed in the northeast corner of the 25-acre master planned site (see Exhibit "B"). The ARCO gas station site will be developed with 35 parking spaces, excluding the 20 fueling station spaces located under the fueling island canopy.

The Square at Plaza Drive project is a phased master-planned development (see Exhibit "B") in the BRP (Business Research Park) zone. The master plan development document (The Square at Plaza Drive Master Plan) identifies and outlines all development conditions for the entire 25-acre site. The Square at Plaza Drive project also had an associated Tentative Parcel Map (TPM No. 2014-04) proposing to subdivide the 25-acre site into 11 parcels with shared access, parking, drainage and maintenance agreements (see Exhibit "C"). The ARCO station is located on the future Parcel 1 of the approved tentative parcel map.

The ARCO gas station elevations (see Exhibit "D") match the architectural thematic scheme approved for the entire project site. The "English" style architecture is incorporated into both the building and canopy structures. In addition, the project complies with the design requirements of the master plan document including landscaping, bio-swells, trails and sidewalks as required per the Conditions of the Square at Plaza Drive master CUP.

The entire Square at Plaza Drive master development was approved with a Phasing Plan. The phasing plan (see Exhibit "E") depicts the future gas station site being developed with Phase 1. The off-site Phase 1 conditions, as adopted with the approval of CUP No. 2014-19, have been included in the Conditions of Project Approval for CUP No. 2015-06.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Business Research Park
Zoning:	BRP (Business Research Park)
Surrounding Land Use and Zoning:	North: BRP (Business Research Park) / Plaza Business Park Development, Fresno Pacific University South: State Route 198 East: North Plaza Drive & State Route 198 Interchange West: C-S (Service Commercial) / Plaza Auto Mall Development / Vacant Parcels
Environmental Review:	Adopted Mitigated Negative Declaration No. 2014-53
Special Districts:	N/A
Site Plan Review No:	2014-144

### **RELATED PLANS & POLICIES**

**Conditional Use Permit 2014-19 and Tentative Parcel Map No. 2014-04**, a request by 4Creeks, to establish a 25-acre master-planned multi-use business park development in the BRP (Business Research Park) zone. The project consists of a 25-acre mixed-use development with office and limited highway commercial businesses and residential units. The development is generally comprised of 97,200 square feet of office space, 38,200 square feet of retail, gas station/convenience store, a three-story 65-room hotel with 4,575 square feet of associated conference room space, 11,250 square foot restaurant space, 23 townhome residential units, 28 executive lofts, 808 parking stalls, and a pedestrian trail along the periphery of the site. The Planning Commission approved the project at their November 10, 2014 meeting. The project was appealed to the City Council and was presented at their December 15, 2014 meeting. The City Council approved the project by a 4-0 vote.

**Conditional Use Permit No. 2007-39**, The Plaza Business Park, was a request by Mangano Company, Inc., for a master-planned development of a mix of office, educational, and highway service businesses totaling 327,828 sq. ft. of floor area on 29.4 acres in the BRP (Business Research Park) zone. The Planning Commission approved the project April 14, 2008.

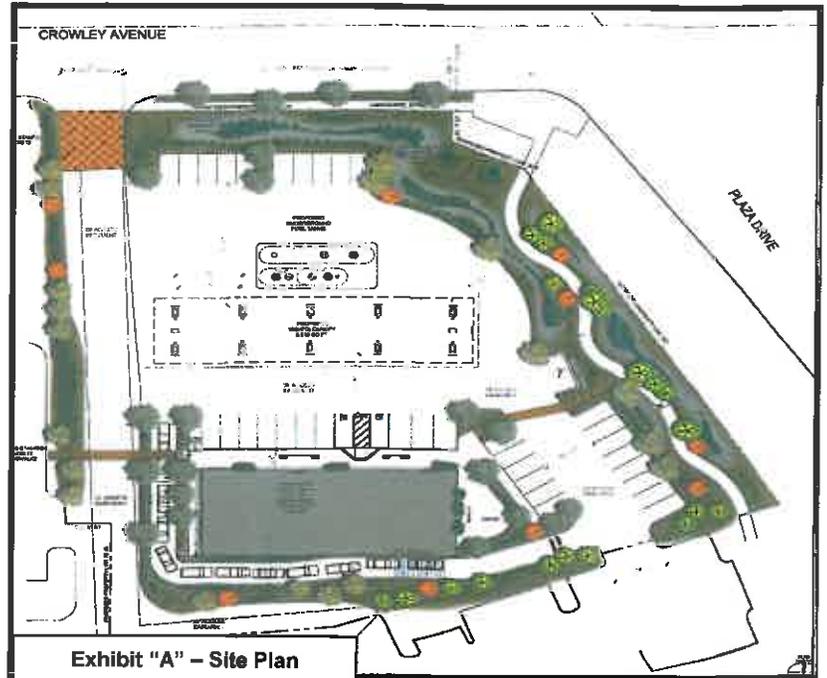
**Conditional Use Permit No. 2011-26**, The Gateway Business Park, was a request by Old Town Condominiums to establish a Master Planned Development for a multi-use business park in the BRP (Business Research Park) zone. The Planning Commission approved the project October 24, 2011.

## PROJECT EVALUATION

Staff recommends approval of the conditional use permit, as conditioned, based on the project's consistency with the Business Research Park Land Use Element Policies of the General Plan, the Zoning Ordinance and the Square at Plaza Drive Master Plan.

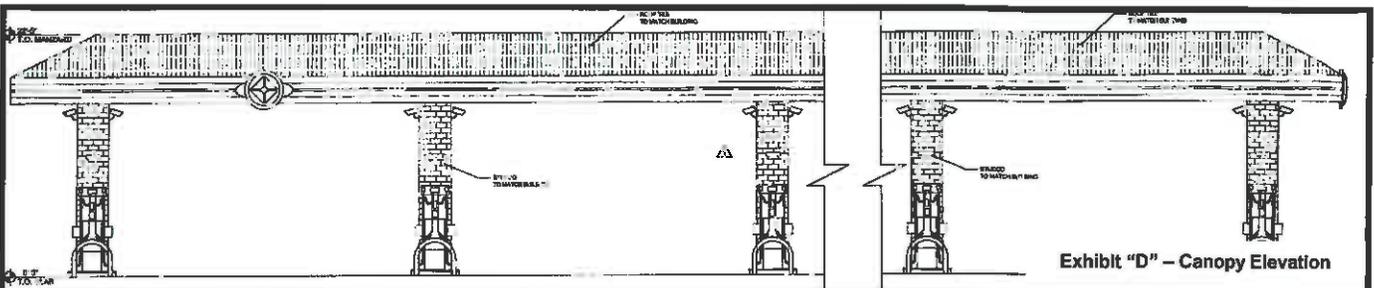
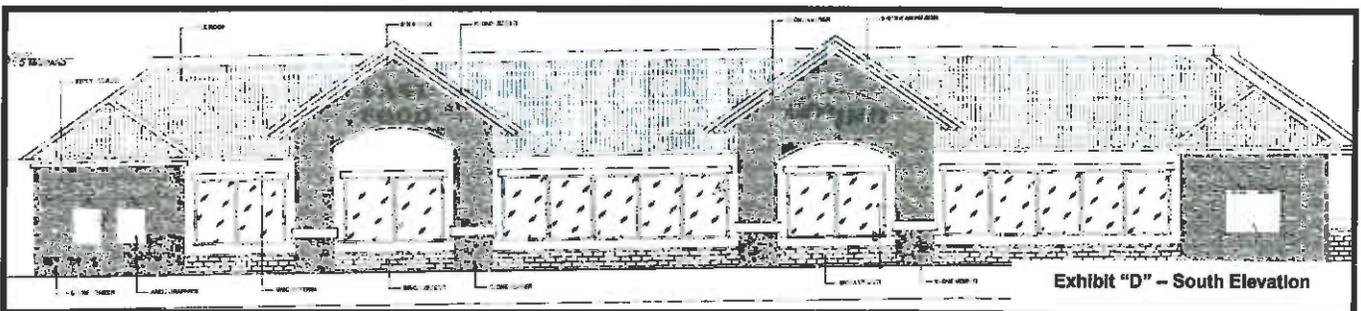
### Conditional Use Permit as related to The Square at Plaza Master Plan

Section 17.242.030 of the Zoning Ordinance requires that projects in the BRP zone be developed through the conditional use permit process and that these developments provide a higher degree of design requirements, including a common architectural theme, that is carried throughout the entire development. The CUP for the ARCO gas station has been filed to establish the gas station tenant and to identify minor revisions to the previously approved CUP master site plan exhibit. The minor modifications include the drive-thru lane for the fast-food restaurant within the 6,000 square foot convenience store, rearranged parking field and a shared vehicular drive aisle between the future Parcels 1 and 11.



### Architectural Theme

The ARCO gas station will incorporate the English style architecture, which is a requirement of the Square at Plaza Drive Master Plan document. The exteriors will consist of stone veneer, brick and plaster finishes. Roofs will with be a gable roof design and will include tile and colors to match the architectural style of the building.



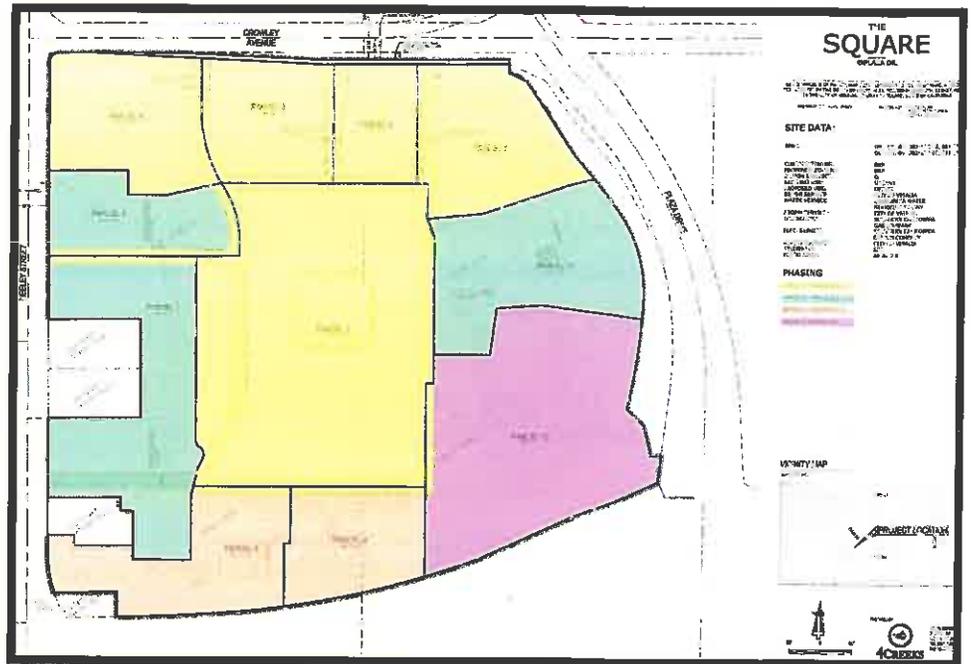
## Phasing

The ARCO gas station is the first building/use to be developed within the 25-acre master planned site. At the time of the initial project review, the applicants noted that the entire 25-acre BRP project would be developed over several phases. The attached phasing plan (see Exhibit "E") notes Phase 1 would develop along the Crowley Avenue street frontage.

The master CUP entitlement for the entire 25-acre site established

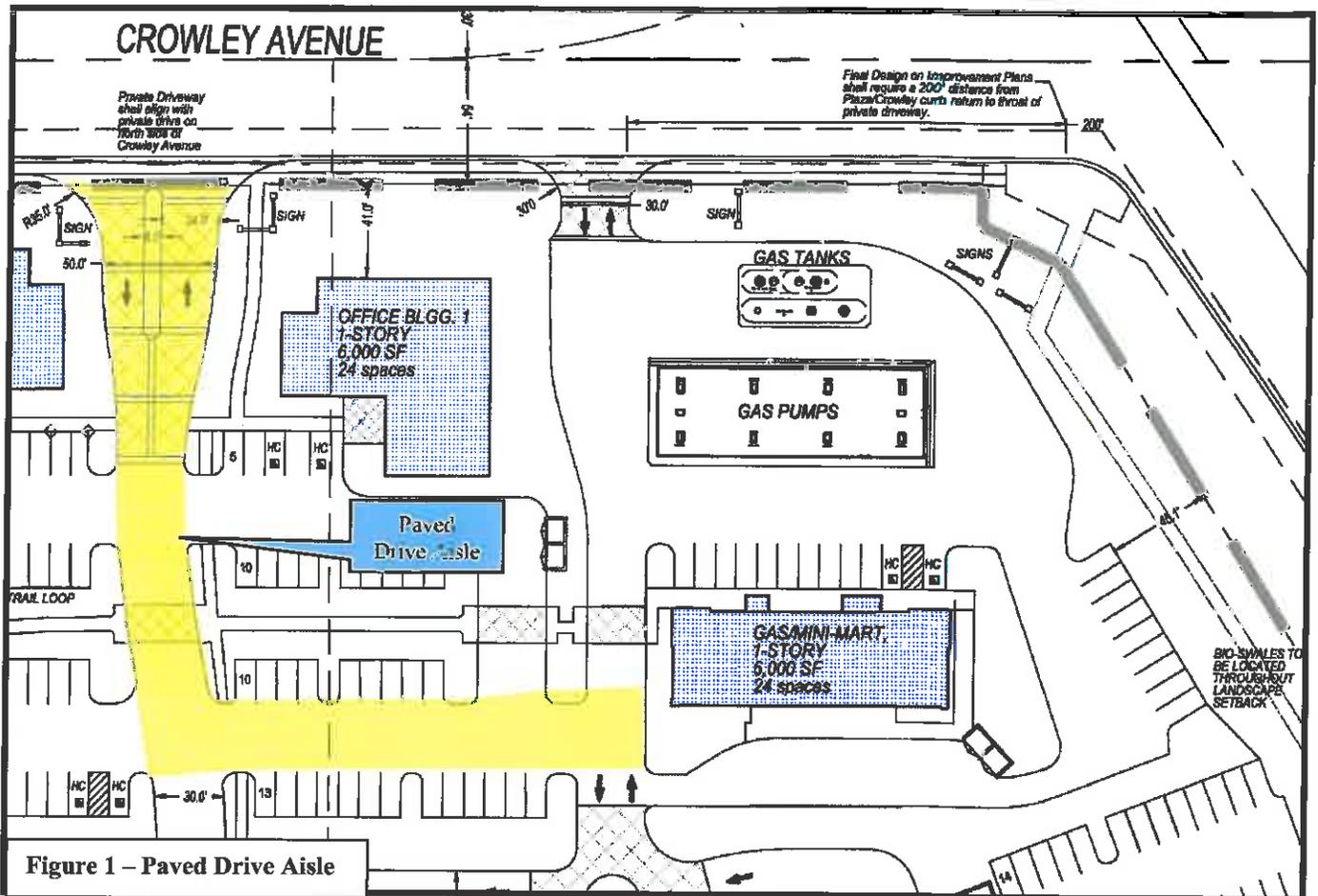
several conditions, including requiring the construction of the off-site and infrastructure improvements along the Crowley Avenue frontage with the first phase of development. The ARCO gas station falls within the Phase 1 requirements and subsequently the conditions requiring the construction of the off-site and infrastructure improvements have been included as conditions of project approval for the ARCO gas station CUP.

This condition is included as Condition No. 3 of the conditions of project approval for this CUP. These improvements include construction of the sidewalk, park strip, bus stop, major vehicular access driveway along Crowley Ave., dedication, bio-swale, etc. Including this condition with the gas station CUP ensures all the necessary improvements, as approved and adopted by both the Planning Commission and City Council, are constructed in a timely manner to facilitate the future build-out of the entire 25-acre site.



## Primary Access Driveway & Drive Aisle

Staff is requesting the Planning Commission approve Condition No. 4 requiring the construction of the primary drive aisle thereby providing a secondary point of access to the ARCO gas station site. The requirement to provide two points of access onto the site alleviates any potential unsafe left turn movements from Crowley Avenue onto the ARCO gas station site if the only ingress/egress, as depicted on Exhibit "A" for the ARCO gas station site, were constructed. Figure 1 provides an illustration of this requirement.



During the Site Plan Review meeting, staff noted the potential for traffic conflicts to occur in the Crowley right-of-way if only one point of ingress/egress were constructed with the ARCO gas station. The primary issue is vehicles queuing in the left turn pocket waiting to go north on Plaza Drive impeding westbound vehicles from entering the ARCO gas station site. Other traffic concerns include left turn movements for tractor trailers and/or large delivery vehicles waiting to enter the gas station site if only one point of ingress/egress is constructed. These concerns/issues resulted in staff informing the applicants that a secondary point of ingress/egress would be included as part of the conditions of project approval for the CUP.

Requiring the construction of the primary drive aisle to the ARCO gas station site provides alternative routes for vehicles to enter and exit the site in a safe and appropriate manner.

## **Landscaping**

The project will comply with the common landscape theme, including a proposed bio-swale around the perimeter as shown in the site plan (see Exhibit "A"). The project is required to comply with the Square at Plaza Drive master landscape theme concept with the use of consistent tree and shrub species along the street frontages and within the overall development. A condition was adopted for the master CUP entitlement requiring CC&R's to include a common landscaping maintenance agreement to be established for all parcels to assure that uniform landscape maintenance occurs within the entire project site.

## **Shared Access, Cross-Access and Maintenance Agreement**

The ARCO gas station site plan depicts shared access points and internal cross-access between future development/parcels. The shared access and internal cross-access will require a shared access and maintenance agreement to be established as a part of the recorded final parcel map. To date, a final parcel map has not been submitted to the City's Engineering Division for final parcel map review. Prior to the issuance of building permits, the final parcel map, with approved CC&R's for vehicular cross-access, shared parking and shared maintenance, is required to be recorded.

## **Environmental Review**

An Initial Study was prepared for the entire 25-acre Square Master Planned Development project that included the description of the gas station site, consistent with the California Environmental Quality Act (CEQA).

The Initial Study, resulting in a Mitigated Negative Declaration No. 2014-53, which is attached to the staff report, disclosed that a significant, adverse environmental impact related to greenhouse gases may occur from the incremental and cumulative increase from the project operations. The Mitigation Monitoring Program includes two measures as mitigation for the greenhouse gas impact. Other measures intended to reduce emissions are either already incorporated into the project or are required as state and local regulations, such as the compliance with the City's water efficient landscape standards. The mitigations contained in the Mitigation Monitoring Program will effectively reduce the environmental impact of greenhouse gases to a level that is less than significant for the entire project.

The revised gas station site plan 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 previously approved Mitigated Negative Declaration No. 2014-53. The Mitigated Negative Declaration prepared for the entire 25-acre master planned Business Research Park was approved by Resolution Nos. 2014-29 and 2014-30. No further environmental review is required.

## **RECOMMENDED FINDINGS**

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit is compatible with adjacent land uses.
3. That the proposed Project is consistent with the Visalia General Plan, and in particular, satisfactorily meets the intent of Policy 3.6.3 of the Land Use Element of the General Plan.
4. That the project, as presented, complies with the Design Guidelines for the Square at Plaza Drive Master Plan document and is conditioned herein to meet the intent of the codified requirements and policies for development in the Business Research Park zone.
5. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
6. That an Initial Study was prepared for the entire 25-acre master planned development consistent with CEQA. The Initial Study, resulting in a Mitigated Negative Declaration No. 2014-53, disclosed that a significant, adverse environmental impact related to greenhouse gases may occur from the incremental and cumulative increase from the project operations. The Mitigation Monitoring Program includes two measures as mitigation for the greenhouse gas impact. Other measures intended to reduce emissions are either already incorporated into the project or are required as state and local regulations, such as the compliance with the City's water efficient landscape standards. The mitigations contained in the Mitigation Monitoring Program will effectively reduce the environmental impact of greenhouse gases to a level that is less than significant for the entire project. The revised gas station site plan 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 previously approved Mitigated Negative Declaration No. 2014-53. The Mitigated Negative Declaration prepared for the entire 25-acre master planned Business Research Park was approved by Resolution Nos. 2014-29 and 2014-30. No further environmental review is required.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Conditional Use Permit No. 2015-06**

1. That the project be developed in substantial compliance with the site plan in Exhibit "A" and the Square at Plaza Drive Master Plan document.
2. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2013-198, 2014-039, and 2014-144 incorporated herein by reference.
3. That Conditional Use Permit No. 2015-06, for the ARCO gas station, shall comply with the offsite and infrastructure Condition No. 6 approved with Resolution No. 2014-29 for Conditional Use Permit No. 2014-19 for the entire 25-acre master planned site. The offsite and infrastructure improvements, including right-of-way dedication along Crowley Avenue, shall be installed with the first phase of any development proposed within the Square at Plaza Drive project. Building and/or Occupancy permits will not be finalized for any development within Phase 1 until the offsite and infrastructure improvements have been approved by the City and constructed/installed.

4. That the primary drive aisle be constructed with the Phase 1 and/or the ARCO gas station development, providing a secondary point for vehicular ingress/egress onto the entire 25-acre master planned site and to facilitate a secondary vehicular access point to the ARCO gas station as depicted in Figure 1 of the staff report.
5. That a shared parking and maintenance agreement pursuant to Section 17.34.050 of the Zoning Ordinance shall be recorded against the property prior to the issuance of a building permit or recorded with the final parcel map. The shared parking agreement between the principal parties and the city shall be entered into which restrict the shared parking area to a parking use only. The shared parking agreement shall also address property owners' responsibility for repair and maintenance of the shared parking stalls.
6. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
7. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-53 are hereby incorporated as conditions of Conditional Use Permit No. 2015-06.
8. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
9. That all of the conditions and responsibilities of Conditional Use Permit No. 2014-19 and Conditional Use Permit No. 2015-06 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-19 and Conditional Use Permit No. 2015-06, prior to the issuance of any building permit for this project.
11. That all other federal and state laws and city codes and ordinances be complied with.

### **APPEAL INFORMATION**

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

**Attachments:**

- Related Plans & Policies
- Resolution No. 2015-14 (Conditional Use Permit No. 2015-06)
- Exhibit "A" – Site Plan
- Exhibit "B" – Site Plan for the 25-acre "Square at Plaza Drive" Master Plan
- Exhibit "C" – Tentative Parcel Map No. 2014-04
- Exhibit "D" – ARCO Gas Station Elevations
- Exhibit "E" – Phasing Plan
- Adopted Mitigated Negative Declaration No. 2014-53
- Site Plan Review Comments 2014-144, 2014-039, & 2013-198
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## RELATED PLANS AND POLICIES

### Conditional Use Permits

#### 17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7539)

### Chapter 17.24 - PLANNED BUSINESS RESEARCH PARK (P-BRP) ZONE

#### 17.24.010 Purpose.

- A. This chapter is designed to achieve the following:
1. Provide for large-scale office developments in the community;
  2. Accommodate large-scale business and research activities;
  3. Protect residential and office areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;
  4. Ensure compatibility with adjacent land uses.
- B. The purpose and intent of the planned business research park zone district is to provide for business, scientific, educational and light industrial uses in a campus-type setting. Planned business research parks are to be planned and developed as integrated units via specific or master plans and are intended to accommodate large-scale office developments at locations which provide close-in employment opportunities; promote Visalia's community identity through special site development standards such as lot sizes, setbacks, landscaping, building scale, parking, open areas, etc.; and provide on-site ancillary uses including day care, food service, banks, recreation, etc., served by a variety of transportation modes to reduce vehicle trips. (Prior code § 7749)

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

**Maximum Building Height:** 75 Feet

<b>Minimum Setbacks:</b>		<b>Building</b>	<b>Landscaping</b>
➤ Front (Plaza Drive)		45 Feet	30 Feet
➤ Front (Hurley, Crowley, Neeley, Kelsey)		25 Feet	25 Feet
➤ Front with SR 198 frontage		45 Feet	45 Feet
➤ Side		20 Feet	20 Feet
➤ Street side on corner lot		20 Feet	20 Feet
➤ Rear		30 Feet	20 Feet

\*(Except where building is on property line)

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

**Parking:** As prescribed in Chapter 17.34

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

RESOLUTION NO. 2015-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-06, A REQUEST BY THE CHANDI GROUP TO CONSTRUCT A NEW ARCO FUELING STATION WITH A 6,000 SQUARE FOOT CONVENIENCE STORE WITH A DRIVE-THRU LANE. THE ACRO FUELING STATION IS PROPOSED TO BE CONSTRUCTED WITHIN THE SQUARE AT PLAZA DRIVE MASTER-PLANNED DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF NORTH PLAZA DRIVE AND WEST CROWLEY AVENUE (APNS: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, AND 081-170-014).

**WHEREAS**, Conditional Use Permit No. 2015-06, is a request by the Chandi Group to construct a new ARCO fueling station with a 6,000 square foot convenience store with a drive-thru lane. The ARCO fueling station is proposed to be constructed within the Square at Plaza Drive master-planned development located on the southwest corner of North Plaza Drive and West Crowley Avenue (APNs: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, and 081-170-014).; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 13, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-06, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that Mitigated Negative Declaration No. 2014-53 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

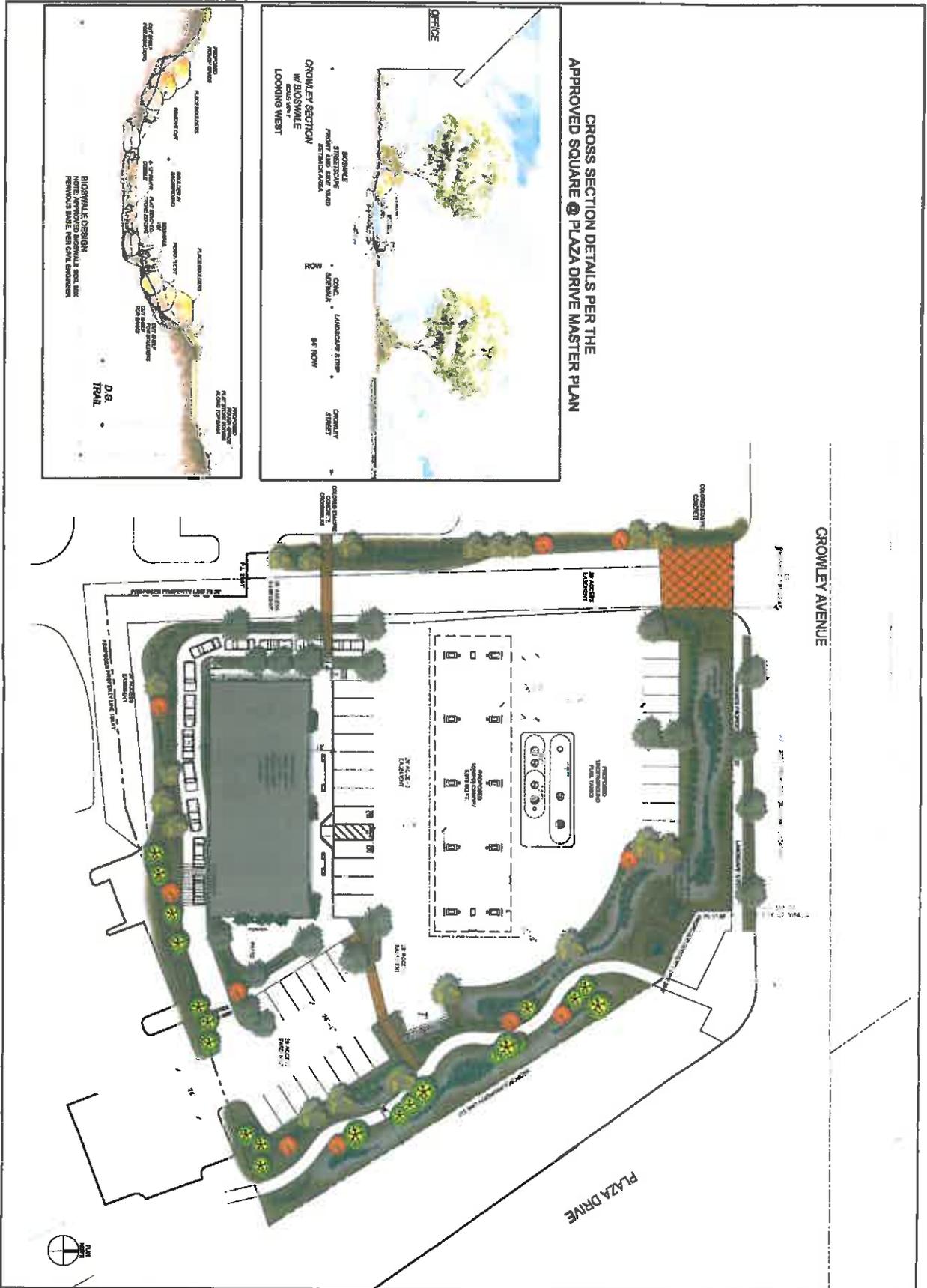
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed Project is consistent with the Visalia General Plan, and in particular, satisfactorily meets the intent of Policy 3.6.3 of the Land Use Element of the General Plan.
  4. That the project, as presented, complies with the Design Guidelines for the Square at Plaza Drive Master Plan document and is conditioned herein to meet the intent of the codified requirements and policies for development in the Business Research Park zone.
  5. That an Initial Study was prepared for the entire 25-acre master planned development consistent with CEQA. The Initial Study, resulting in a Mitigated Negative Declaration No. 2014-53, disclosed that a significant, adverse environmental impact related to greenhouse gases may occur from the incremental and cumulative increase from the project operations. The Mitigation Monitoring Program includes two measures as mitigation for the greenhouse gas impact. Other measures intended to reduce emissions are either already incorporated into the project or are required as state and local regulations, such as the compliance with the City's water efficient landscape standards. The mitigations contained in the Mitigation Monitoring Program will effectively reduce the environmental impact of greenhouse gases to a level that is less than significant for the entire project. The revised gas station site plan 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 previously approved Mitigated Negative Declaration No. 2014-53. The Mitigated Negative Declaration prepared for the entire 25-acre master planned Business Research Park was approved by Resolution Nos. 2014-29 and 2014-30. No further environmental review is required.

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

1. That the project be developed in substantial compliance with the site plan in Exhibit "A" and the Square at Plaza Drive Master Plan document.
2. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review Nos. 2013-198, 2014-039, and 2014-144 incorporated herein by reference.
3. That Conditional Use Permit No. 2015-06, for the ARCO gas station, shall comply with the offsite and infrastructure Condition No. 6 approved with Resolution No. 2014-29 for Conditional Use Permit No. 2014-19 for the entire 25-acre master planned site. The offsite and infrastructure improvements, including right-of-way dedication along Crowley Avenue, shall be installed with the first phase of any development proposed within the Square at Plaza Drive project. Building and/or Occupancy permits will not be finalized for any development within Phase 1 until the offsite and infrastructure improvements have been approved by the City and constructed/installed.

4. That the primary drive aisle be constructed with the Phase 1 and/or the ARCO gas station development, providing a secondary point for vehicular ingress/egress onto the entire 25-acre master planned site and to facilitate a secondary vehicular access point to the ARCO gas station as depicted in Figure 1 of the staff report.
5. That a shared parking and maintenance agreement pursuant to Section 17.34.050 of the Zoning Ordinance shall be recorded against the property prior to the issuance of a building permit or recorded with the final parcel map. The shared parking agreement between the principal parties and the city shall be entered into which restrict the shared parking area to a parking use only. The shared parking agreement shall also address property owners' responsibility for repair and maintenance of the shared parking stalls.
6. That CC&R's including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping (bio-swale), project identification signage and walls, and all similar infrastructure agreements shall be recorded with the final parcel map. The CC&R's and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners' are equally responsible for these requirements. The City Planner and City Engineer shall review for approval these CC&R's or vehicular access agreements verifying compliance with these requirements prior to the CC&R's recordation. The CC&R's shall be recorded prior to the issuance of any building permits on the master planned site.
7. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2014-53 are hereby incorporated as conditions of Conditional Use Permit No. 2015-06.
8. That landscape and irrigation plans be submitted with the building permit, designed by a professional landscape architect. Landscape and irrigation plans shall comply with the State Model Water Efficient Landscape Ordinance by submittal of Landscape Documentation Packages and Certificates of Compliance certified by a California licensed landscape architect with sections signed by appropriately licensed or certified persons as required by ordinance.
9. That all of the conditions and responsibilities of Conditional Use Permit No. 2014-19 and Conditional Use Permit No. 2015-06 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2014-19 and Conditional Use Permit No. 2015-06, prior to the issuance of any building permit for this project.
11. That all other federal and state laws and city codes and ordinances be complied with.

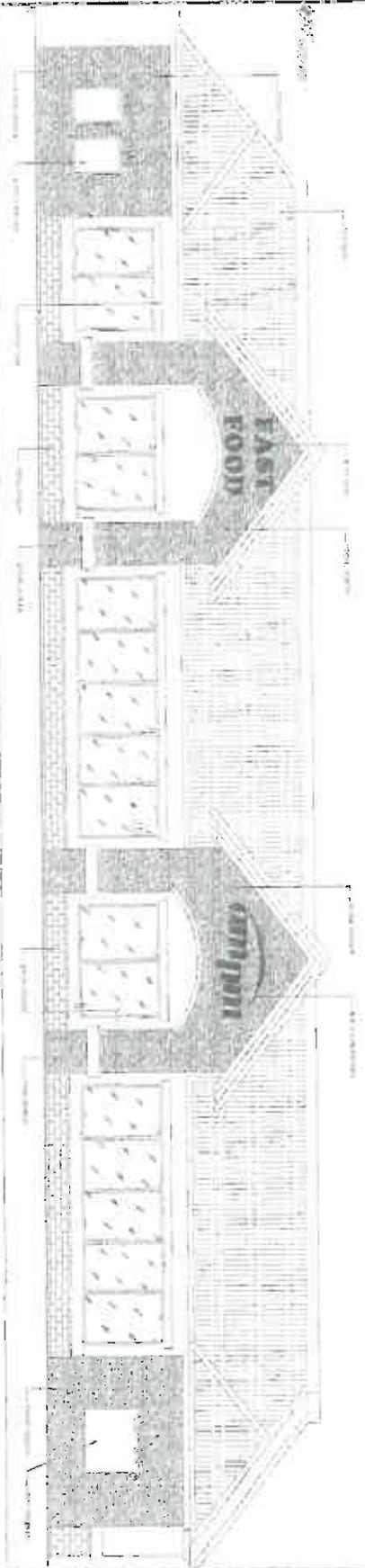


<p><b>PROPOSED ARCO AM/PM STORE</b>                  S.W. CORNER OF CROWLEY AVE. AND PLAZA DR.                  VISALIA, CA 93291  <b>CUP AMENDMENT 2014-19</b></p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY																																									<p style="text-align: center;"><b>AGC DESIGN CONCEPT, INC.</b></p> <p>200 N. GLENDALE BLVD.                  SUITE 200                  BURBANK, CA 91502                  TEL: 818.838.8888                  FAX: 818.838.8888</p>
NO.	DATE	REVISIONS	BY																																												
<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p> <p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>APPROVED BY _____</p>	<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p> <p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>APPROVED BY _____</p>	<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p> <p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>APPROVED BY _____</p>	<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p> <p>DESIGNED BY _____</p> <p>CHECKED BY _____</p> <p>APPROVED BY _____</p>																																												

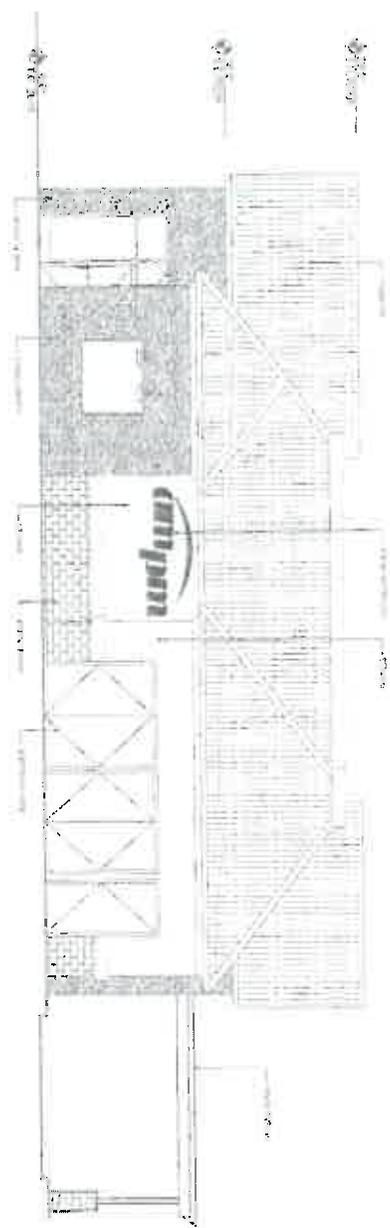




SECTION 1.1000



SECTION 1.1000



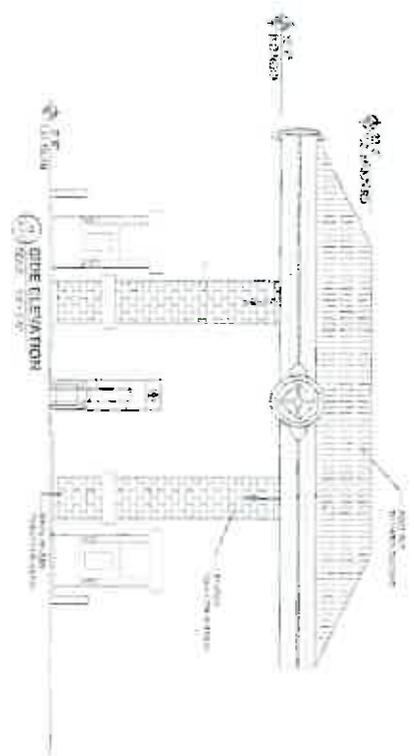
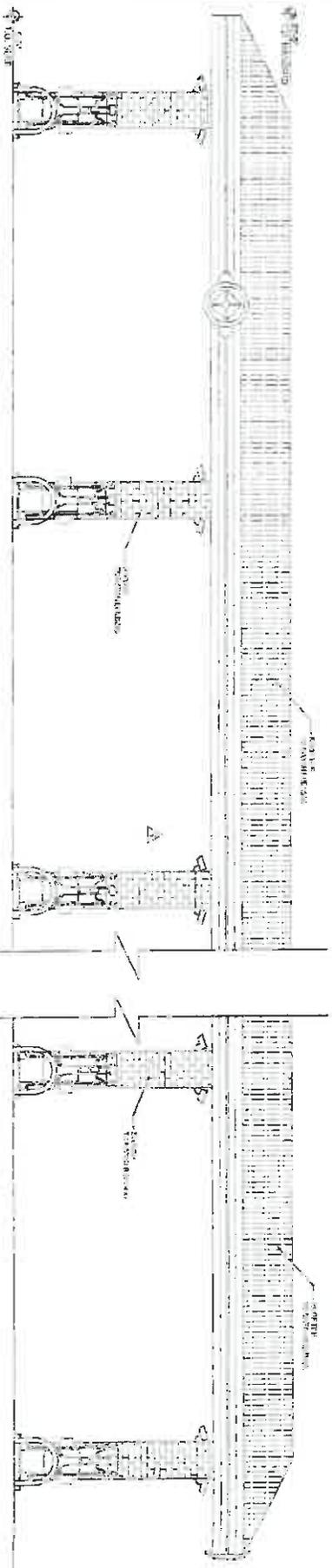
A2.1 SHEET NO.	<b>PROPOSED ARCO AM/PM STORE</b> 1/2 W. CENTER ST. DORCHESTER, MA 01919-1501		DATE: 11/11/03 DRAWN BY: [Name] CHECKED BY: [Name]	ARCHITECT: [Firm Name] PROJECT NO.: [Number]
	<b>EXTERIOR ELEVATIONS</b>			





# Exhibit "D"

FRONT ELEVATION - 10 FELL DISPENSER



MARCH 2014

# THE SQUARE @ PLAZA DR. PHASING PLAN

THIS PROJECT IS RECORDED IN VOL. 75, PAGE 64, AT FINGER 20, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS LOCATED IN THE CITY OF VISALIA, COUNTY OF VISALIA, STATE OF CALIFORNIA.

APPLICANT: J.P. ACHON, INC.  
PROJECT NUMBER: 14-001

**SITE DATA:**

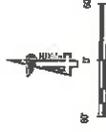
APN'S: 081-170-01; 081-170-02; 081-170-03;  
081-170-05; 081-170-16; 081-170-14

CURRENT ZONING: BRP  
PROPOSED ZONING: BRP  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE  
SEWER SERVICE: CITY OF VISALIA  
WATER SERVICE: VISALIA WATER SERVICE COMPANY  
STORM SERVICE: CITY OF VISALIA  
GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY  
ELEC. SERVICE: EDISON COMPANY  
REFUSE SERVICE: SSC  
TELEPHONE: SSC  
FLOOD ZONE: AE AND X

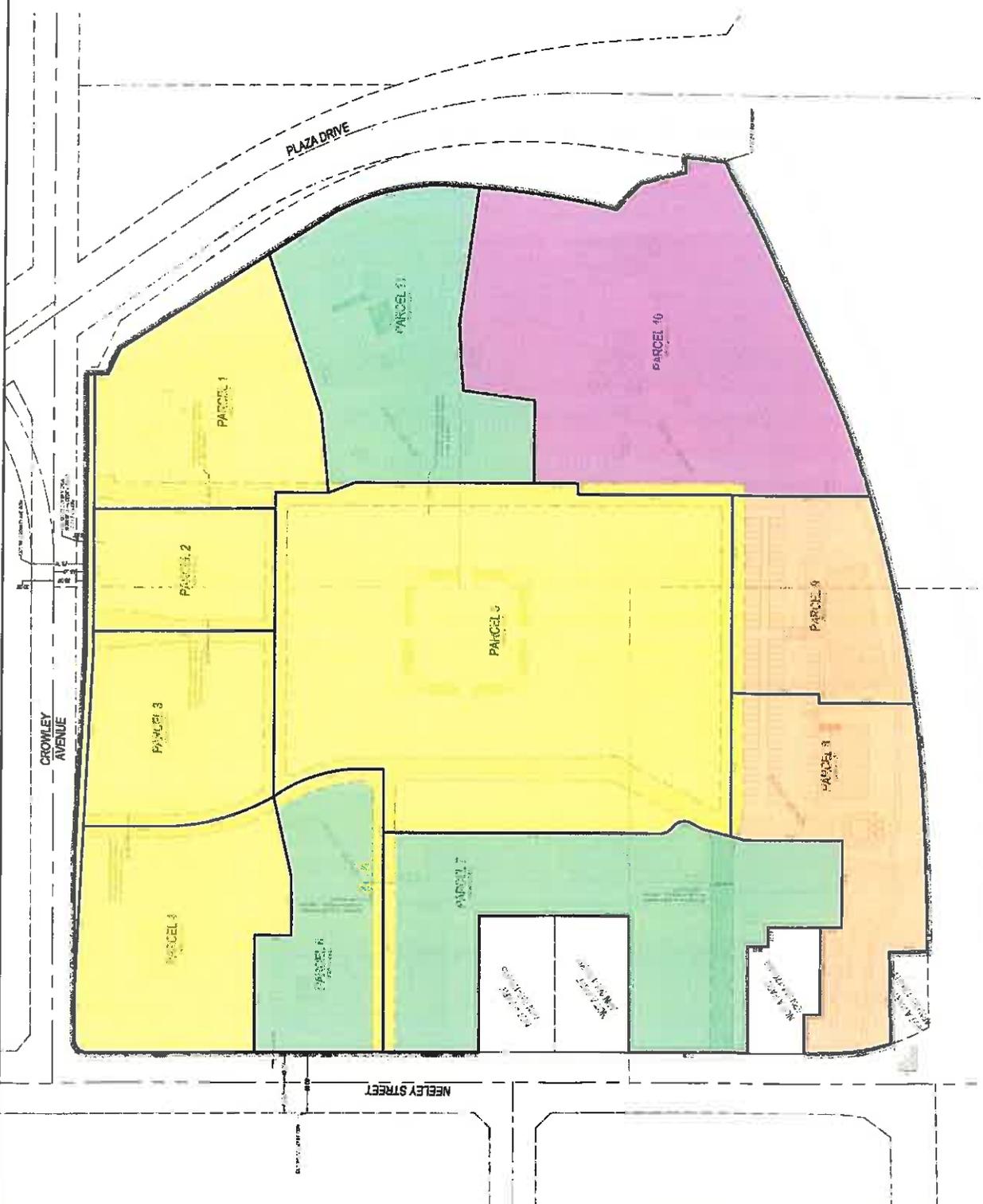
**PHASING**

- PARCEL 1 (YELLOW)
- PARCEL 2 (YELLOW)
- PARCEL 3 (YELLOW)
- PARCEL 4 (YELLOW)
- PARCEL 5 (GREEN)
- PARCEL 6 (GREEN)
- PARCEL 7 (GREEN)
- PARCEL 8 (ORANGE)
- PARCEL 9 (ORANGE)
- PARCEL 10 (PURPLE)

**VICINITY MAP**



PREPARED BY:  
40CREAKS



**Notice of Determination**

**Environmental Document No. 2014-53**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

From: City of Visalia  
315 E. Acequia Avenue  
Visalia, CA 93291

County Clerk  
County of Tulare  
County Civic Center, Rm 105  
Visalia, CA 93291

FILED  
TULARE COUNTY  
NOV 13 2014  
ROLAND P. HILL  
ASSESSOR/CLERK RECORDER  
BY:

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Project Title:** The Square at Plaza Drive (Conditional Use Permit No. 2014-19 & Tentative Parcel Map No. 2014-04) is a request by 4Creeks, to establish a 25-acre master-planned multi-use business park development in the BRP (Business Research Park) zone while the tentative parcel map is proposing to subdivide the 25-acre site into 11 parcels.

	City of Visalia	(559) 713-4359
State Clearinghouse Number	Lead Agency	Area Code/Telephone/Extension

**Project Location (include county):** The project site is located on the southwest corner of North Plaza Drive and West Crowley Avenue (APNs: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, and 081-170-014), in the City of Visalia, County of Tulare, State of California.

**Project Description:** The Square at Plaza Drive project is a request by 4Creeks Inc., to allow construction of a phased master-planned development in the BRP zone. The project consists of a 25-acre mixed-use development with office and limited highway commercial businesses and residential units. The development is generally comprised of 97,200 square feet of office space, 38,200 square feet of retail, gas station/convenience store, a three-story 65-room hotel with 4,575 square feet of associated conference room space, 11,250 square foot restaurant space, 23 townhome residential units, 28 executive lofts, 808 parking stalls, and a pedestrian trail along the periphery of the site. The project also includes off-site street and infrastructure improvements on Crowley Avenue and Neeley Street inside the City limits. Although the Master Site Plan identifies the location of all future structures, parking stalls, landscaping, etc., it is anticipated that some changes will occur as each planned structure undergoes construction-level design

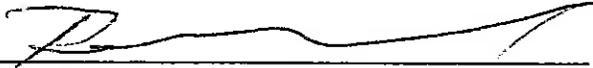
The project will be implemented in phases in four phases, which illustrates the general phasing of the project. Building phases may be modified if a finding is made that adequate infrastructure exists or will exist, and buildings may be aggregated into larger footprints if user needs warrant.

**Name and Address of Project Applicant:** City of Visalia Engineering Division 315 E. Acequia Ave. Visalia, CA

This is to advise that the  City Council  Planning Commission has approved the above described project on **November 10, 2014** and has made the following determinations regarding the above described project:

1. The project will will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A Statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This certifies that the final environmental document with comments, responses, and record of project approval is available to the General Public at the City of Visalia Planning Department located at 315 East Acequia Avenue, Visalia, CA.



Paul Scheibel, AICP  
City of Visalia Environmental Coordinator

November 12, 2014

Date

Date received for filing at OPR:

Revised 2005  
Governor's Office of Planning and Research

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



**NOTICE OF A PROPOSED  
MITIGATED NEGATIVE DECLARATION**

Project Title: Development and subdivision of the Square at Plaza Drive Master Planned Office Development, consisting of Conditional Use Permit No. 2014-19 and Tentative Parcel Map No. 2014-03.

Project Description:

**Conditional Use Permit (CUP) No. 2014-19** is a request by 4Creeks Inc., to allow construction of a phased master-planned development in the BRP (Business Research Park) zone. Approval of the master plan conditional use permit project would approve the general layout and development conditions for the project; individual projects requiring supplemental review (such as a Conditional Use Permit) would be required to secure such permit in the future. Other projects would require site plan review to determine compliance with the master plan. The present application contains one site-specific application, one for a convenience store and gas station at the southwest corner of North Plaza Drive and West Crowley Avenue.

The project consists of a 25-acre mixed-use development with office and limited highway commercial businesses and residential units in compliance with Policy 3.6.3 of the Land Use Element of the Visalia General Plan. The development is generally comprised of 97,200 square feet of office space, 38,200 square feet of retail, gas station/convenience store, three-story 65-room hotel with 4,575 square feet of associated conference room space, 11,250 square foot restaurant space, 23 townhome residential units, 28 executive lofts, 808 parking stalls, and a pedestrian trail along the periphery of the site. The project also includes off-site street and infrastructure improvements on Crowley Avenue and Neeley Street inside the City limits. Although the Master Site Plan identifies the location of all future structures, parking stalls, landscaping, etc., it is anticipated that some changes will occur as each planned structure undergoes construction-level design. Therefore, each structure or pad will require City Site Plan Review prior to issuance of a building permit. This will allow the City to determine the structure's consistency with the Master Plan and other City-adopted policies and development standards. It will also allow the City to track the Project's progress against the adopted square footage and parking totals. This review will be performed by the Community Development Director, the City Planner, a designee, or the Site Plan Review Committee.

This Project will be the third master planned BRP development in Visalia to incorporate sustainable design features that will provide a basis for structures to be certified under the "Leadership in Energy and Environmental Design (LEED)" green building rating system. The Master Plan will include the following features prescribed in the LEED program: 1) avoidance of prime farmland, or key habitat areas; 2) location of the project within ¼ mile of bus stops, and integration of transit into the project design; 3) providing bicycle facilities, including on-site bicycle racks; 4) preferential parking for van pools, car pools and low emission vehicles; 5) implementing on-site bio-swale storm water management system to retain stormwater; 6) performance standards for containing errant light; 7) use of trees and highly reflective materials to reduce heat buildup; 8) shared parking; and 9) reduction in on-site water consumption by 50 percent through the use selected plant materials and building features.

As prescribed by the City's BRP regulations, the project will incorporate sites for larger scale office uses, highway commercial uses, business service, employee service uses, and residential units in an integrated high-amenity campus environment. The word "campus" is intended to imply a highly landscaped area, with buildings defining open spaces and common activity areas, and with parking relegated to interior or back areas so that the primary streetscape (whether along Plaza Drive, Crowley Avenue, Neeley Street,) is oriented to building activities and forms. These open spaces are to accommodate multiple uses for active and passive open space, storm water retention and ground water recharge, ornamental landscaping, and to visually separate parking areas. Overall, the Square at Plaza Drive contains approximately 35 percent open space and landscaping. According to the Visalia General Plan, this BRP is to accommodate high quality, larger scale office uses, as well as highway commercial uses. Consequently, sites in the Square at Plaza Drive are designated for hotels, a service station, sit-down restaurants, office space, limited commercial areas, residential units, and related uses. Architecture has been developed to provide thematic consistency throughout, with detailed, high quality contemporary and modern "English" style architecture, with such details carried through to site planning accents and street furniture such as signage, pergolas, benches, bus shelters, and others. The intent is to provide the region with larger scale office, highway commercial and residential structures that will exceed the appearance and design of anything in the region.

The project will be implemented in phases in four phases. Figure "A" illustrates the general phasing of the Project. Building phases may be modified if a finding is made that adequate infrastructure exists or will exist, and buildings may be aggregated into larger footprints if user needs warrant.

**Tentative Parcel Map No. 2014-03** is a request to divide the 25-acre site into 11 parcels with shared access, parking, drainage and maintenance agreements.

Project Applicant: The project is a request by 4Creeks, Inc. on behalf of the Roye Family (property owner).

Project Location: The project is located on the southwest corner of North Plaza Drive and West Crowley Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APNs: 081-170-01, 081-170-02, 081-170-03; 081-170-09, 081-170-10 & 081-170-014)

Contact Person: Paul Bernal, Principal Planner

Phone: (559) 713-4025

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on November 10, 2014, at 7:00 p.m. in the City Hall Council Chambers located at 707 West Acequia Avenue, Visalia, California.

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

Reasons for Mitigated Negative Declaration: Initial Study No. 2014-53 has identified certain significant, adverse environmental impact(s) that may occur because of the project, though with mitigation these impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Mitigated Negative Declaration will be accepted from October 20, 2014 to November 10, 2014.

Date: 10/20/2014

Signed:   
Paul Scheibel, AICP  
Environmental Coordinator  
City of Visalia

## MITIGATED NEGATIVE DECLARATION

**Project Title:** Development and subdivision of the Square at Plaza Drive Master Planned Office Development, consisting of Conditional Use Permit No. 2014-19 and Tentative Parcel Map No. 2014-03.

### **Project Description:**

**Conditional Use Permit (CUP) No. 2014-19** is a request by 4Creeks Inc., to allow construction of a phased master-planned development in the BRP (Business Research Park) zone. Approval of the master plan conditional use permit project would approve the general layout and development conditions for the project; individual projects requiring supplemental review (such as a Conditional Use Permit) would be required to secure such permit in the future. Other projects would require site plan review to determine compliance with the master plan. The present application contains one site-specific application, one for a convenience store and gas station at the southwest corner of North Plaza Drive and West Crowley Avenue.

The project consists of a 25-acre mixed-use development with office and limited highway commercial businesses and residential units in compliance with Policy 3.6.3 of the Land Use Element of the Visalia General Plan. The development is generally comprised of 97,200 square feet of office space, 38,200 square feet of retail, gas station/convenience store, three-story 65-room hotel with 4,575 square feet of associated conference room space, 11,250 square foot restaurant space, 23 townhome residential units, 28 executive lofts, 808 parking stalls, and a pedestrian trail along the periphery of the site. The project also includes off-site street and infrastructure improvements on Crowley Avenue and Neeley Street inside the City limits. Although the Master Site Plan identifies the location of all future structures, parking stalls, landscaping, etc., it is anticipated that some changes will occur as each planned structure undergoes construction-level design. Therefore, each structure or pad will require City Site Plan Review prior to issuance of a building permit. This will allow the City to determine the structure's consistency with the Master Plan and other City-adopted policies and development standards. It will also allow the City to track the Project's progress against the adopted square footage and parking totals. This review will be performed by the Community Development Director, the City Planner, a designee, or the Site Plan Review Committee.

This Project will be the third master planned BRP development in Visalia to incorporate sustainable design features that will provide a basis for structures to be certified under the "Leadership in Energy and Environmental Design (LEED)" green building rating system. The Master Plan will include the following features prescribed in the LEED program: 1) avoidance of prime farmland, or key habitat areas; 2) location of the project within ¼ mile of bus stops, and integration of transit into the project design; 3) providing bicycle facilities, including on-site bicycle racks; 4) preferential parking for van pools, car pools and low emission vehicles; 5) implementing on-site bio-swale storm water management system to retain stormwater; 6) performance standards for containing errant light; 7) use of trees and highly reflective materials to reduce heat buildup; 8) shared parking; and 9) reduction in on-site water consumption by 50 percent through the use selected plant materials and building features.

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The project will be implemented in phases in four phases. Figure "A" illustrates the general phasing of the Project. Building phases may be modified if a finding is made that adequate infrastructure exists or will exist, and buildings may be aggregated into larger footprints if user needs warrant.

**Tentative Parcel Map No. 2014-03** is a request to divide the 25-acre site into 11 parcels with shared access, parking, drainage and maintenance agreements.

**Project Applicant:** The project is a request by 4Creeks, Inc. on behalf of the Roye Family (property owner).

**Project Location:** The project is located on the southwest corner of North Plaza Drive and West Crowley Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APNs: 081-170-01, 081-170-02, 081-170-03; 081-170-09, 081-170-10 & 081-170-014)

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

**Attachments:**

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

**DECLARATION OF NO SIGNIFICANT EFFECT:**

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

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

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

APPROVED  
Paul Scheibel, AICP  
Environmental Coordinator

By: *J. McDonald for*

Date Approved: October 20, 2014

Review Period: 20 days

## INITIAL STUDY

### I. GENERAL

**A. Description of the Project:** Development and subdivision of the Square at Plaza Drive Master Planned Office Development, consisting of Conditional Use Permit No. 2014-19 and Tentative Parcel Map No. 2014-03.

**Conditional Use Permit (CUP) No. 2014-19** is a request by 4Creeks Inc., to allow construction of a phased master-planned development in the BRP (Business Research Park) zone. Approval of the master plan conditional use permit project would approve the general layout and development conditions for the project; individual projects requiring supplemental review (such as a Conditional Use Permit) would be required to secure such permit in the future. Other projects would require site plan review to determine compliance with the master plan. The present application contains one site-specific application, one for a convenience store and gas station at the southwest corner of North Plaza Drive and West Crowley Avenue.

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The project will be implemented in phases in four phases. Figure "A" illustrates the general phasing of the Project. Building phases may be modified if a finding is made that adequate infrastructure exists or will exist, and buildings may be aggregated into larger footprints if user needs warrant.

**Tentative Parcel Map No. 2014-03** is a request to divide the 25-acre site into 11 parcels with shared access, parking, drainage and maintenance agreements.

**Project Applicant:** The project is a request by 4Creeks, Inc. on behalf of the Roye Family (property owner).

**Project Location:** The project is located on the southwest corner of North Plaza Drive and West Crowley Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APNs: 081-170-01, 081-170-02, 081-170-03; 081-170-09, 081-170-10 & 081-170-014)

**B. Identification of the Environmental Setting:** The project is located on the southwest corner of an improved arterial roadway (Plaza) to the east, a minor collect street (Crowley) to the north and a local street (Neeley) to the west. The south boundary of the site is State Route 198. The site abuts two properties that are not a part of the project that are developed with ranch style homes. There are no structures or improvements on the site. The site currently is and has been fallow vacant land for at least ten years.

The surrounding zoning and land uses are as follows:

- North: Crowley Avenue (minor collector street) & Plaza Business Park; BRP (Business Research Park) zone / Fresno Pacific University and vacant parcels
- South: State Route 198
- East: Plaza Drive & State Route 198/Plaza Drive on-ramp
- West: Neely Street (local street) & Auto Plaza; C-S (Service Commercial) zone / BMW & Lampe Car Dealerships & vacant property

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 redevelopment of the area.

**C. Plans and Policies:** Policies applicable to the project are contained in the General Plan's Land Use Element (LUE) and Circulation Element (CE), Airport Master Plan, West Visalia Specific Plan, and County Airport Land Use Compatibility Plan. The Land Use Element designates the site as Business Research Park with the intent to develop it for larger scale offices and high quality Highway Commercial Uses. The site is zoned BRP (Business Research Park).

The zoning allow for large-scale office, highway commercial and residential mixed use developments subject to the adoption of an approved master plan. The specific uses identified on the site plan exhibit are conditionally allowed uses.

The proposed development at this location can be considered to be consistent with the General Plan and Zoning and Subdivision Ordinances based on the site's proximity to arterial-designated streets and other community-level commercial/industrial uses. The proposed project would be consistent with the other BRP developments located at adjacent corner intersections near the project site. The City of Visalia's existing plans and policies specifically address the allowance of concentrated BRP development provided that it is developed consistent with and has minimal impacts upon adjacent land uses (City of Visalia Land Use Element Policies 3.2.2, 3.5.6, & 3.6.3).

City of Visalia Land Use Element Policies 3.2.2, 3.5.16, & 3.6.3 state the following in regards to the proposed Land Use Designation:

**Policy 3.2.2:** Ensure high quality highway commercial development at State Route 198 and Plaza Drive in conjunction with a Business Research Park through enforcement of the West Visalia Specific Plan's design and development standards. These land uses shall be master planned and developed in conformity with the West Visalia Specific Plan.

**Policy 3.5.16:** Limited, high quality highway commercial uses shall be integrated into the Business Research Park area at the Plaza/SH 198 intersection.

**Policy 3.6.3:** Develop a Business Research Park Center zone district to accommodate large-scale businesses and research related activities in campus-type master planned developments at five locations: 1) Plaza Drive north of SH 198 in conjunction with limited, high quality highway commercial uses.

City of Visalia Zoning Ordinance, Section 17.24.010(B), states the following in regards to the proposed Zoning Designation:

The purpose and intent of the planned business research park zone district is to provide for business, scientific, educational and light industrial uses in a campus-type setting. Planned business research parks are to be planned and developed as integrated units via specific or master plans and are intended to accommodate large-scale office developments at locations which provide close-in employment opportunities; promote Visalia's community identity through special site development standards such as lot sizes, setbacks, landscaping, building scale, parking, open areas, etc.; and provide on-site ancillary uses including day care, food service, banks, recreation, etc., served by a variety of transportation modes to reduce vehicle trips.

## **II. ENVIRONMENTAL IMPACTS**

No significant adverse environmental impacts after mitigation have been identified for this project. The City of Visalia Land Use Element and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance. Additionally, the project design and conditions include mitigation measures that will reduce potentially significant impacts to a level that is less than significant.

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

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

**III. MITIGATION MEASURES**

The following mitigation measures will reduce environmental impacts related to Greenhouse Gas Emissions a less than significant impact:

- **Greenhouse Gas Reduction Plan – A Greenhouse Reduction Plan was prepared for the project (ref.: Greenhouse Gas Analysis The Square @ Plaza Drive. July 28, 2014, 4Creeks, Inc.) has concluded that a 29% reduction in Greenhouse Gases will be reduced from Business As Usual with the incorporation of Best Performance Standards provided in the Greenhouse Gas Analysis. To ensure that the project complies with the Best Performance Standards, the standards are included as mitigation to be incorporated into the 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.

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

**IV. MITIGATION MONITORING PROGRAM**

<b><u>Mitigation Measure</u></b>	<b><u>Responsible Party</u></b>	<b><u>Timeline</u></b>	<b><u>Verified</u></b>
<b>GHG Mitigation Measure 1.1:</b> Construction Phase: Comply with the conclusions identified as CalEEMod mitigations in the GHG Analysis dated 07/28/14 completed for the project.	Project Applicant	Mitigation shall be enforced and carried out during the project's construction, and shall be completed prior to operation of any business or use on the project site.	City construction permits
<b>GHG Mitigation Measure 1.2:</b> Operational Phase: Comply with the conclusions identified as CalEEMod mitigations in the GHG Analysis dated 03/11/14 completed for the project.	Project Applicant	Mitigation shall be enforced and carried out during the project's operation of any business or use on the project site and Before final occupancy for each development phase	City operating permits

**V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

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

**VI. SUPPORTING DOCUMENTATION**

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

- City of Visalia General Plan Land Use Element. City of Visalia. September 1991, revised June 1996.
- City of Visalia General Plan Land Use Element Final Environmental Impact Report (SCH EIR No. 90020160). City of Visalia, September 3, 1991.
- Visalia City Council Resolution 91-105 (Certifying the EIR for the City of Visalia General Plan Land Use

Element Update), passed and adopted September 3, 1991.

- City of Visalia General Plan Circulation Element. City of Visalia. April 2001.
- City of Visalia General Plan Circulation Element Final Environmental Impact Report (SCH EIR No. 95032056). VRPA Technologies, February 26, 2001.
- Visalia City Council Resolution 2001-19 (Certifying the EIR for the City of Visalia General Plan Circulation Element Update), passed and adopted April 2, 2001.
- City of Visalia General Plan Conservation, Open Space, Recreation & Parks Element. City of Visalia. June 1989.
- Visalia Municipal Code, Title 17 (Zoning Ordinance)
- California Environmental Quality Act Guidelines
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Traffic Impact Study for the Square at Plaza, Visalia, California. September 29, 2014 4Creeks, Inc.
- Greenhouse Gas Analysis for the Square at Plaza Drive, 4Creeks Inc., July 28, 2014

**V. NAME OF PERSON WHO PREPARED INITIAL STUDY**

  
Paul Bernal  
Principal Planner

  
Paul Scheibel, AICP  
Environmental Coordinator

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	Development and subdivision of the Square at Plaza Drive Master Planned Office Development, consisting of Conditional Use Permit No. 2014-19 and Tentative Parcel Map No. 2014-03.		
<b>NAME OF PROPONENT:</b>	4Creeks Inc.	<b>NAME OF AGENT:</b>	4Creeks Inc.
<b>Address of Proponent:</b>	324 S. Santa Fe. St. Suite A Visalia, CA 93291	<b>Address of Agent:</b>	324 S. Santa Fe. St. Suite A Visalia, CA 93291
<b>Telephone Number:</b>	(559) 802-3052	<b>Telephone Number:</b>	(559) 802-3052
<b>Date of Review</b>	October 20, 2014	<b>Lead Agency:</b>	City of Visalia

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

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

**I. AESTHETICS**

Would the project:

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

**II. AGRICULTURAL RESOURCES**

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

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

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 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?

- 2 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 2 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?

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

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. GEOLOGY AND SOILS**

Would the project:

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

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

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

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**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)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

**X. LAND USE AND PLANNING**

Would the project:

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

**XI. MINERAL RESOURCES**

Would the project:

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

**XII. NOISE**

Would the project:

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

**XIII. POPULATION AND HOUSING**

Would the project:

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

**XIV. PUBLIC SERVICES**

Would the project:

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

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

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

**XV. RECREATION**

Would the project:

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

**XVI. TRANSPORTATION / TRAFFIC**

Would the project:

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

**XVII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

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

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

**XVIII MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

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

Revised 2009

## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

- a. The proposed project is mixed office/commercial and residential development, which will meet City standards for setbacks, landscaping and building height restrictions.

This project will not adversely affect the view of any scenic vistas. The Sierra Nevada mountain range may be considered a scenic vista which the project will not adversely impact the view of because the proposed project site is entirely surrounded by similar two-story office development. In addition, the proposed two-story project will be located on a hospital campus setting.

- b. The project is not located within the vicinity of a scenic state highway that is designated or might be designed by the State Department of Transportation. There is one oak tree on the project site that will be protected during construction and preserved in accordance with the City's adopted Oak Tree Preservation Ordinance (Visalia Municipal Code Chapter 12.24), and the City's *Standard Specifications for Building Around Valley Oaks*.
- c. The proposed project proposes a high degree of visual character through the use of a high quality, consistent architectural theme, landscaping, building facades, signage, and other amenities. The project elements will be integrated and carried throughout the architecture of the entire development.
- d. The City's development standards and project design standards limit on-site lighting and the amount of errant lighting at individual property lines and public rights of way for any new sources of light to 0.25 lumens. This standard shall be demonstrated on building permit applications submitted in association with the development.

### II. AGRICULTURAL RESOURCES

- a. The site is not been under agricultural production in the past five years. The Farmland Mapping and Monitoring Program of the California Resources Agency has designated farmland in and around Visalia as Irrigated Farmland on the map of Important Farmlands of Tulare County. The predominant soil types (Tagus loam with some Grangeville sandy loam) have a land capability classification of Class I as irrigated land and Class IV(c) as non-irrigated land. The site size and configuration, adjacent land uses, and other factors severely limit the site's usefulness for commercial agriculture.

The site is approximately 25 acres in total. The property is below the minimum parcel size for consideration as Prime Agricultural land under the Williamson Act. Further, there is no direct access to surface irrigation supplies or onsite groundwater irrigation wells, further limiting the potential for agricultural production.

The site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use, and the City has already adopted urban development boundaries as mitigation measures for conversion of prime agricultural land.

- b. The project will not conflict with an existing zoning for agricultural use, as there are no properties in the project area with an Agriculture zoning. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use. The site is currently fallow and is not in "agricultural use," and is not considered to be economically viable farmland.

### III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District. The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact. The short-term construction impact of the proposed project's construction emissions are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the project will be subject to the SJVAPCD's Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.
- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

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

The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of

compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential impacts associated with air quality standard violations to a less than significant level.

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

- d. The proposed project will not expose sensitive receptors to a substantial generation of pollutant concentrations.
- 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. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use.
- e. There is one oak tree on the project site that will be protected during construction and preserved in accordance with Chapter 12.24 of the City's Municipal Code (VMC) regarding Oak Tree Presentation and its *Standard Specifications for Building Around Valley Oaks*.
- f. There are no local or regional habitat conservation plans for the area.

#### V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.

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

#### VI. GEOLOGY AND SOILS

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

#### VII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate GreenHouse Gas (GHG) emissions in the short-term as a result of construction emissions and in the long-term as a result of mobile and other sources of operational emissions. Estimated GHG emissions calculations are contained within the California Emissions Estimator Model (CalEEMod) report prepared for the project by 4Creeks, July 28, 2014.

According to the report, the project consisting of the phased development of the 25-acre site is expected to generate a total of 8,964.49 metric tons of carbon dioxide equivalent emissions (CO<sub>2</sub>E) associated with construction between 2015 and 2029 under the business as usual scenario. However, the mitigated 2029 generation is 5,971.08, which is below the threshold of significance for GHG generation, owing to a 33.37% reduction when compared with business as usual.

The report further reveals that a strong majority of the CO<sub>2</sub>E emissions associated with annual operations will result from mobile sources or vehicle trips associated with the uses. A majority of the Vehicle Miles Traveled (VMT) associated with the gas station/convenience market should be considered as passer-by trips rather than

destination / end of a trip based on the nature of these uses and their location in the context of the City. As a result, the VMT associated with these uses will be less than reported, and the emissions associated with these excess trips can be largely disregarded.

The project will result in the generation of GreenHouse Gas emissions that will result in an incremental impact on the environment. The impact is considered marginal based on ongoing Federal and State-wide efforts to minimize emissions and the project-specific regulations discussed below.

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

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

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

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

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

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

- Compliance with the California Building Code of 2010 including Title 24 requirements,
- Compliance with the City of Visalia's water efficient landscape standards,
- Applicability of the SJVAPCD's Indirect Source Rule 9510 to the project,
- Compliance with the City of Visalia Development Standards (Chapter 17.30 of the Municipal Code), which requires the placement of parking

lot shade trees and street trees along public streets;

- Change in use from residential to horizontal mixed use.

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

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

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

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

## VIII. HAZARDS AND HAZARDOUS MATERIALS

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

- e. The City's adopted Airport Master Plan shows the project area located in Zone C, known as the Common Traffic Pattern. This plan contains safety policies which guide future development for sites located within this zone. There are no restrictions for the proposed type of development within Zone C. The County Airport Land Use Compatibility Plan places the project in Zone H. The project complies with the requirements of Zone H.

The project area is located within 2 miles of a public airport, but will not result in a safety hazard for people residing or working in the project area if developed under the policies referenced above.

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

#### IX. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards. A Master Plan has been prepared for the project, which addresses storm drainage, by identifying additions and improvements to storm drain lines required to accommodate the proposed on-site improvements. The storm drain line will feed into an off-site storm water retention basin located west of the project site. These improvements will be consistent with the adopted City Storm Drain Master Plan. In addition to storm drain lines, bio swales will be integrated into the landscaping on the site and will serve as locations for detention, disposal, and purification of storm water.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project is within Cal Water's jurisdiction and is within their current Urban Water Management Plan. The primary source of water is groundwater. Existing water mains in the vicinity will be extended to serve the subject site. Building sites will be served by water laterals for domestic, irrigation, and fire protection use. The project will also be required to pay a groundwater impact fee for the purpose of funding upstream and downstream ground water recharge basins, and for importing surface water supplies as feasible.
- 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. Planned improvements to the site include additions of storm drain lines and the creation of bio swales. The bio swales will contain storm water in addition to that will be conveyed to a storm drainage basin to the west. The basin will be expanded in accordance with the approved Master Plan for Storm Drainage prepared for the project and the immediate vicinity. Therefore, the project will not 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.

- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is located within Zone X02, which indicates an area that is not within flood hazard area.
- h. The project area is located within Zone X02, which indicates an area that is not within a flood hazard area.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

#### X. LAND USE AND PLANNING

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

The project analysis contained in the Master Plan demonstrates compliance with applicable city policies and regulations. Chapter 17.24 of the Visalia Zoning Ordinance provides the purpose and intent of the zone along with development standards, and requires that all development within the zone be part of an approved master plan. A Master Plan document has been prepared for the proposed project in order to fulfill this requirement. The proposed project is consistent with all other elements of the General Plan.

The project consists of a 25-acre mixed-use development with office and limited highway commercial businesses and residential units in compliance with Policy 3.6.3 of the Land Use Element of the Visalia General Plan.

- c. The project does not conflict with any applicable conservation plan.

#### XI. MINERAL RESOURCES

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

#### XII. NOISE

- a. The project will result in noise generation typical of urban development. There will be noise generated by traffic along designated arterial and collector streets. The City's standards for setbacks and/or construction of walls along major streets will reduce noise levels to a level that is less than significant.

Traffic and related noise impacts from the proposed project will occur along Neeley Street, Crowley Avenue,

and Plaza Drive. The nearest residential units are at Neeley and Camp Drive. Less than significant traffic is expected to impact Neeley south of Crowley, but none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- b. The project will not result in ground-borne vibration or ground-borne noise levels. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.

Traffic and related noise impacts from the proposed project will occur along Neeley Street, Crowley Avenue, and Plaza Drive. The nearest residential units are at Neeley and Camp Drive. Less than significant traffic is expected to impact Neeley south of Crowley, but none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- c. Ambient noise levels may increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and/or construction of walls along major streets reduce noise levels to a level that is less than significant.

Traffic and related noise impacts from the proposed project will occur along Neeley Street, Crowley Avenue, and Plaza Drive. The nearest residential units are at Neeley and Camp Drive. Less than significant traffic is expected to impact Neeley south of Crowley, but none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

Traffic and related noise impacts from the proposed project will occur along Neeley Street, Crowley Avenue, and Plaza Drive. The nearest residential units are at Neeley and Camp Drive. Less than significant traffic is expected to impact Neeley south of Crowley, but none of the streets impacted by increased traffic contain noise sensitive land uses as defined by the Noise Element of the General Plan, and there will therefore not be any significant noise or ground borne vibration impacts from the project.

- e. The project area is within 2 miles of a public airport. The study for the Draft Visalia Municipal Airport Master Plan has developed noise contours for areas surrounding the

airport, which represent standard noise levels as defined by the City Noise Element. The California State Aeronautics Law establishes a CNEL of 65 dB as the maximum acceptable noise exposure for residential or other noise sensitive land uses. The project area is outside of any airport noise contour area. Although this project is located in Zone C, the location of the site is far enough away so that aircraft will be at a substantial altitude while traversing the property. 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 include the development of 23 residential townhomes and 28 rental suites. However, the General Plan and Zone Ordinance support mixed use projects that add a variety of residential inventory to the City's housing supply to meet the City's housing needs. However, this inclusion of these residential units will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. Development of the site will not displace any housing on the site. There are two residential properties that are not a part of the development and the project will not require the removal of these two residential properties. The project will include frontage improvements across the properties that are not a part of the project.
- 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 55 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - iii. The project will not directly generate new students. In order to address indirect impacts, the project will be required to pay non-residential impact fees. These fees are considered to be conclusive mitigation for indirect impacts. Current school facilities can adequately serve the site without a need for alteration.
  - iv. The project does not include any residential units that will create a need for additional park facilities. Current park and recreation facilities can adequately serve the site without a need for alteration.
  - v. Other public facilities can adequately serve the site without a need for alteration.

### XV. RECREATION

- a. The project will directly generate new residents and will therefore directly increase the use of existing

neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Residential developments will pay impact fees to mitigate impacts.

- b. The proposed project does include passive recreational facilities within the project area but will not have an adverse physical effect on the environment. The project includes pedestrian trails interlinking the project site.

**XVI. TRANSPORTATION AND TRAFFIC**

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

A revised final Traffic Impact Study was conducted for the project, dated September 29, 2014, which studied key roadways and intersections in the vicinity of the project site. The analysis considered existing roadway conditions and year 2026 (ten years after buildout) base conditions, with and without the project conditions. The analysis identified recommended roadway and intersection improvements to the vicinity of the project to ensure that the project operates at acceptable LOS conditions or better through 2026.

The City has determined that the development and operation of the proposed project in itself does not warrant immediate improvements to the intersection of Plaza Drive and Crowley Avenue. The City has recently completed the Plaza Drive Capital Improvement Project, which widened Plaza Drive to a six lane, with median, arterial roadway as well substantial improvements to the Plaza Drive and SR 198 interchange. These improvements are consistent with the improvements identified in the City of Visalia Circulation Element.

Ultimately, the project will cause average annual daily traffic levels to increase in the vicinity, though not beyond levels identified in the Circulation Element Update, or in excess of that which can be handled by existing or planned circulation facilities. Therefore, the increase in traffic spurred by the project will be less than significant.

- 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 be required to meet the City's parking

requirements for development as required in the City's Zoning Ordinance. A parking analysis provided with the project indicated that the amount of parking provided will meet City standards.

**XVII. UTILITIES AND SERVICE SYSTEMS**

- a. The site is projected for urban development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project site is a developed site which will be connected to existing City sanitary sewer lines. Usage of the existing lines is consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

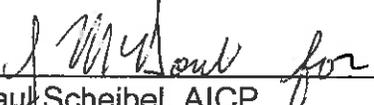
**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was inherently evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

## DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Paul Scheibel, AICP  
Environmental Coordinator

October 20, 2014  
Date

#12

MEETING DATE NOVEMBER 19, 2014  
SITE PLAN NO. 14-144 RESUBMITTAL  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

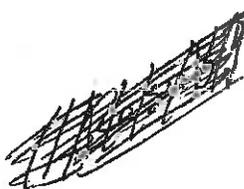
- CITY COUNCIL
- PLANNING COMMISSION *AMAD CUP*
- HISTORIC PRESERVATION
- REDEVELOPMENT
- PARK/RECREATION
- OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

*Site Plan Review Committee*

City of Visalia  
 Building: Site Plan  
 Review Comments



ITEM NO: 12      DATE: November 18, 2014  
 SITE PLAN NO: SPR14144      **REVISE & PROCEED**  
 PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
 DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR  
 DRIVE THRU ON 1.76 ACRES (REFER 13-198 &  
 14-039) (BRP ZONED) (X) (DISTRICT G)  
 APPLICANT: CHANDI GROUP USA  
 PROP OWNER: ROYE LINDA  
 LOCATION: SWC PLAZA & CROWLEY  
 APN(S): 081-170-001

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit <sup>4</sup> 7 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- ?  Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.<sup>54</sup> per square foot. Residential \$<sup>3.36</sup> per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: One "Van Accessible stall." Curb ramps should have  
framed/domed domes on the full ramp. Provide accessible  
route/parking, to the front door, public way, customer counter,  
and restroom.  
Accessible trash - enclosure!  
 \_\_\_\_\_  
 Signature



**Site Plan Review Comments For:**

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

ITEM NO: 12

DATE: November 19, 2014

SITE PLAN NO:

SPR14144 **REVISE & PROCEED**

PROJECT TITLE:

THE SQUARE @ PLAZA DRIVE FUELING STATION

DESCRIPTION:

AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.76 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)

APPLICANT:

CHANDI GROUP USA

PROP OWNER:

ROYE LINDA

LOCATION:

SWC PLAZA & CROWLEY

APN(S):

081-170-001

**The following comments are applicable when checked:**

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

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*

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

#### Water Supply:

Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*

No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.

There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)

Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

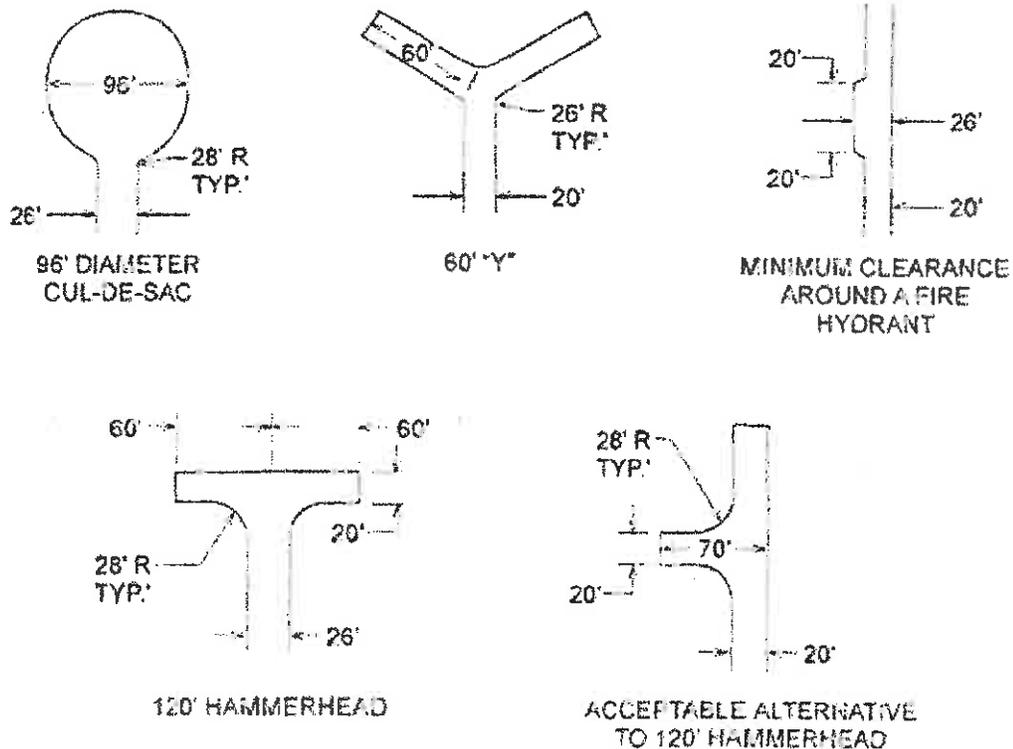
Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
  
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
  
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



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

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person. (power outages)
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

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

**Fire Protection Systems:**

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

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 19, 2014

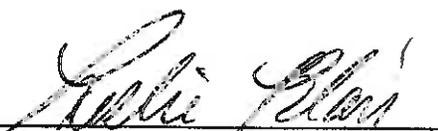
ITEM NO: <u>12</u>	RESUBMITL
SITE PLAN NO: SPR14144	
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION	
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.76 ACRES (REFER 13-195 & 14-039) (BRP ZONED) (X) (DISTRICT G)	
APPLICANT: CHANDI GROUP USA	
PROP. OWNER: ROYE LINDA	
LOCATION: SWC PLAZA & CROWLEY	
APN(S): 081-170-001	

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

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

**Additional Comments:**

•

  
\_\_\_\_\_  
Leslie Blair

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 12 DATE: NOVEMBER 19, 2014

SITE PLAN NO.: 14-144 RESUBMITTAL  
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.76 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT: CHANDI GROUP USA  
PROP OWNER: ROYE LINDA  
LOCATION: SWC PLAZA & CROWLEY  
APN: 081-170-001

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

**Additional Comments:**

**REFER TO PREVIOUS COMMENTS IN ADDITION TO:**

- 1. Future road access for fueling trucks shall be improved to City standards as part of fuel service station development.**
- 2. Trash enclosure location is adequate. Refer to City standard 24' refuse enclosure for details and specifications. A concrete apron and gates are also required.**
- 3. Proposed driveway distance from major curb return is adequate. Refer to City standard "major commercial drive approach" details.**
- 4. The 90 degree bend in drive through lane is recommended to have a larger outer diameter radius for adequate traffic maneuverability.**
- 5. Crowley frontage improvements, including any utility extensions, are required as part of Phase 1 of the business park per SPR 13-198. Refer to SPR 13-198 and Master Plan CUP for condition specifics.**
- 6. Refer to previous SPR comments associated with proposed BRP plan for applicable impact fees due with project proposal.**
- 7. Building permit plan check and inspection fees apply.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 14-144 RESUBMITTAL

Date: 11/19/2014

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

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

(Fee Schedule Date:8/15/2014)

(Project type for fee rates:FUELING STATIONS, RETAIL, FAST FOOD)

Existing uses may qualify for credits on Development Impact Fees.

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

**Reimbursement:**

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



Adrian Rubalcaba

ITEM NO: 12

DATE: November 19, 2014

SITE PLAN NO:

SPR14144

REVISE & PROCEED

PROJECT TITLE:

THE SQUARE @ PLAZA DRIVE FUELING STATION

DESCRIPTION:

AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.76 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)

APPLICANT:

CHANDI GROUP USA

PROP OWNER:

ROYE LINDA

LOCATION:

SWC PLAZA & CROWLEY

APN(S):

081-170-001

# City of Visalia Police Department

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

## Site Plan Review Comments



No Comment at this time.



Request opportunity to comment or make recommendations as to safety issues as plans are developed.



Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 19, 2014

SITE PLAN NO: 2014-144 RESUBMITTAL  
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON  
1.76 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT: CHANDI GROUP USA  
PROP. OWNER: ROYE LINDA  
LOCATION TITLE: SWC PLAZA & CROWLEY  
APN TITLE: 081-170-001  
GENERAL PLAN: BRP – Business Research Park  
EXISTING ZONING: BRP – Business Research Park

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit Amendment
- Project must be consistent with the Square at Plaza Master Plan
- Operational Statement
- Additional Information as needed

### **PROJECT SPECIFIC INFORMATION: 11/19/2014**

1. The Square at Plaza Drive CUP and Parcel Map have been appealed. The required CUP entitlement for this project cannot be filed until the Square at Plaza Drive project has been reviewed and action by the City Council is taken.
2. A CUP amendment is required for the ARCO gas station and convenience store.
3. The project is required to comply with the approved Square at Plaza Dr. Master Plan document.
4. Elevations shall be submitted with the CUP application depicting architectural compatibility with the Square at Plaza Drive project.
5. All Phase 1 improvements as required to be installed prior to any building permit final.

## **PREVIOUS COMMENTS**

### **PROJECT SPECIFIC INFORMATION: 10/29/2014**

1. Submit an revised site plan depicting the drive-thru window on the elevations, relocation of the trash enclosure as required by the Solid Waste Division, landscape planters as required per the Square Master Plan document and depict the 10 car/truck stacking queue in the drive-thru lane.
2. The project shall comply with the Drive-thru performance standards as noted on Page 4 of these Site Plan Review comments.
3. This project is required to comply with the Square Master Plan document including architectural compatibility, landscaping, signage, and internal vehicular circulation.
4. This project cannot be approved until the Square Master Conditional Use Permit is approved by the Planning Commission.
5. The parking fields adjacent to Crowley Ave. and Plaza Dr. shall be screened from view by 3-foot tall shrubs when located adjacent to a public street.
6. The gas canopy shall incorporate architectural elements as required per the Square Master Plan document. Include the stone veneer that is incorporated on the convenience store.

7. Depict the pedestrian path of travel from the public right-of-way to the building and from this site to the property to the west as required per the Master Plan site plan.
8. This site is identified as part of the Phase 1 improvement area. This ARCO station will be tied to the Phase 1 improvements for the entire Square at Plaza Drive project. The City will not approve the development of the ARCO station site without having all offsite improvements approved and permitted for construction along Plaza, Crowley and Neely.
9. The primary entrance and drive aisle on Crowley Ave. shall be constructed with the Phase 1 to accommodate the ARCO station site. Left turning movements from Crowley onto the ARCO site appear to conflict the eastbound left turn pocket on Crowley Ave. Providing a secondary access drive will help facilitate turning movements onto the site.
10. The site will be subject to all cross-access and onsite maintenance agreements as conditioned per the tentative parcel map and master CUP conditions.
11. Provide architectural features along the south, west and east building facades to break-up the walls.
12. Incorporate trellis feature over the drive-thru lane window that is consistent with the Square at Plaza Drive Master Plan English architectural theme.
13. Depict the onsite pedestrian path from the ARCO station site to the future office developments to the west as originally depicted on the master site plan CUP exhibit.

**CITY GENERAL PLAN CONSISTENCY**

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

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

**Maximum Building Height: 75 Feet**

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Front (Plaza Drive)	45 Feet	30 Feet
➤ Front (Hurley, Crowley, Neeley, Kelsey)	25 Feet	25 Feet
➤ Front with SR 198 frontage	45 Feet	45 Feet
➤ Side	20 Feet	20 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	30 Feet	20 Feet

\*(Except where building is on property line)

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

**Parking: As prescribed in Chapter 17.34**

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

**Parking:**

1. Parking shall be provided as required per the Square at Plaza master plan document.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid shrubs when located adjacent to a public street.
10. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

#### **Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### **Landscaping:**

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

5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

**Lighting:**

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

**Drive-thru Performance Standards (Section 17.32.162)**

- A. Purpose and Intent: It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in associate with specified use. This section does not apply to carwashes and lube and oil changing stations.
- B. Performance Standards:
  1. Separation from residences: The drive-thru lane shall be no less than 250 feet from the nearest residence or residentially zoned property.
  2. Stacking: The drive-thru lane shall contain no less than ten vehicle stacking, measured from the pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicles spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
  3. Circulation: No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive thru shall not take ingress or egress from a local residential road.
  4. Noise: no component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60db between the hours of 7:00 p.m. and 6:00 a.m. daily.
  5. Screening: The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
  6. Menu boards and signage: Shall be oriented or screened to avoid direct visibility from adjacent public streets.

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

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

Signature

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned over a horizontal line.

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

**COMMERCIAL BIN SERVICE**

SITE PLAN NO: SPR14144 **REVISE & PROCEED**  
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR  
DRIVE THRU ON 1.76 ACRES (REFER 13-198 &  
14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT: CHANDI GROUP USA  
PROP OWNER: ROYE LINDA  
LOCATION: SWC PLAZA & CROWLEY  
APN(S): 081-170-001

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down  
be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other  
items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

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

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

X

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

PROJECT IS GOOD TO GO WITH NOTIFICATION OF ANY FUTURE CHANGES.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



MEETING DATE 10/29/2014  
SITE PLAN NO. 14-144  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

During site plan design/policy concerns were identified, schedule a meeting with  
 Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL  REDEVELOPMENT  
 PLANNING COMMISSION  PARK/RECREATION  
 HISTORIC PRESERVATION  OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

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



*Site Plan Review Committee*



MEETING DATE 11/19/2014  
SITE PLAN NO. 14-144  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** This project requires a Conditional Use Permit Amendment

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



*Site Plan Review Committee*

MEETING DATE *Oct. 29, 2014*  
SITE PLAN NO. *14-144*  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

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

---

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

*Site Plan Review Committee*

City of Visalia  
Building: Site Plan  
Review Comments

ITEM NO: 2                      DATE: October 29, 2014  
SITE PLAN NO:                SPR14144  
PROJECT TITLE:                THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION:                 AMENDMENT TO CONDITIONAL USE PERMIT FOR  
   DRIVE THRU ON 1.76 ACRES (REFER 13-196 &  
   14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT:                    CHANDI GROUP USA  
PROP OWNER:                  ROYE LINDA  
LOCATION:                        SWC PLAZA & CROWLEY  
APN(S):                         081-170-001

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations.      (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-2011*
- Project is located in flood zone AE \*  Hazardous materials report.
- Arrange for an on-site inspection.      (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.<sup>54</sup>~~57~~ per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Existing address must be changed to be consistent with city address *For information call (559) 713-4320*
- Acceptable as submitted
- No comment at this time

Additional comments: \_\_\_\_\_

G. FERREO  
Signature

ITEM NO: 2

DATE: October 29, 2014



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

SITE PLAN NO: SPR14144  
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR  
DRIVE THRU ON 1.76 ACRES (REFER 13-195 &  
14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT: CHANDI GROUP USA  
PROP OWNER: ROYE LINDA  
LOCATION: SWC PLAZA & CROWLEY  
APN(S): 031-170-031

**The following comments are applicable when checked:**

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

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

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

**Water Supply:**

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

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

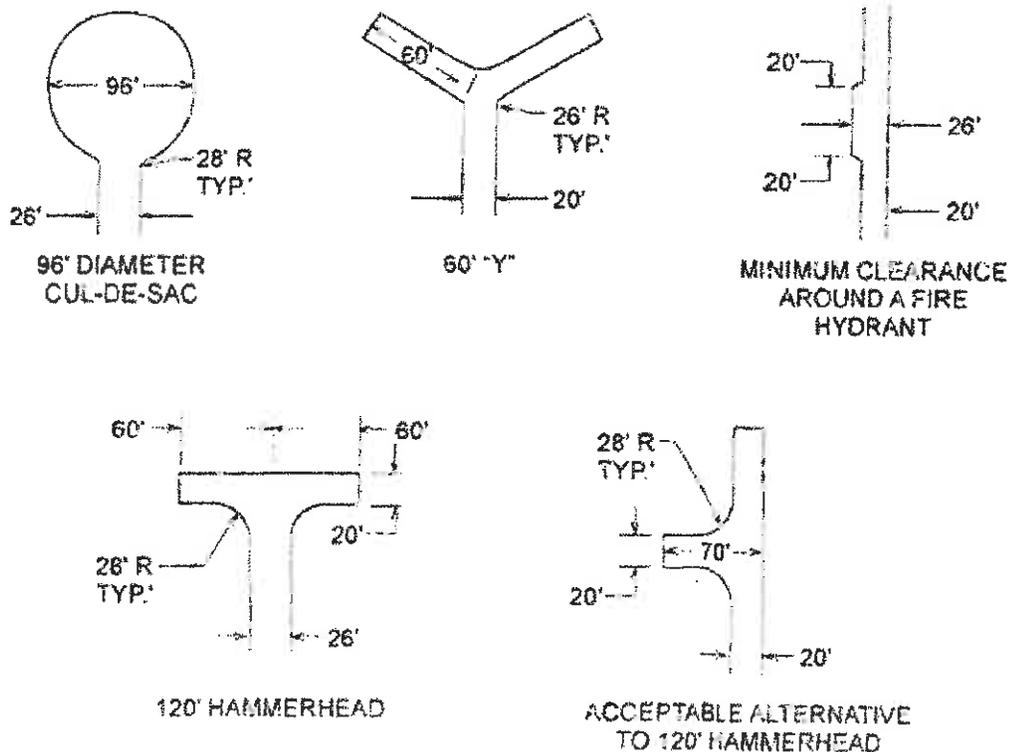


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person. (power outages)
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

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

**Fire Protection Systems:**

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

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

ITEM NO: 2

DATE: October 29, 2014

SITE PLAN NO:

SPR14144

PROJECT TITLE:

THE SQUARE @ PLAZA DRIVE FUELING STATION

DESCRIPTION:

AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.76 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)

APPLICANT:

CHANDI GROUP USA

PROP OWNER:

ROYE LINDA

LOCATION:

SWC PLAZA & CROWLEY

APN(S):

081-170-001

# City of Visalia Police Department

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

## Site Plan Review Comments

No Comment at this time.

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact fee:

Ordinance No. 2001-11 Chapter 16.4B of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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

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

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

Access Controlled / Restricted etc:

Lighting Concerns:

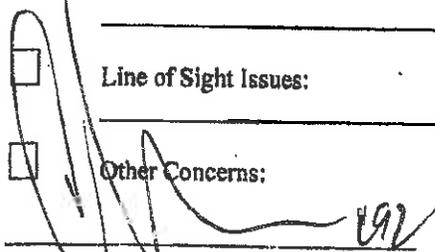
Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

  
Visalia Police Department

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 29, 2014

ITEM NO:	2
SITE PLAN NO:	SFR14144
PROJECT TITLE:	THE SQUARE @ PLAZA DRIVE FUELING STATION
DESCRIPTION:	AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON 1.70 ACRES (REFER 13-198 & 14-339) (BRP ZONED) (X) (DISTRICT G)
APPLICANT:	CHANDI GROUP USA
PROP. OWNER:	ROYE LINDA
LOCATION:	SWC PLAZA & CROWLEY
APN(S):	081-170-001

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

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

**Additional Comments:**

•

  
\_\_\_\_\_  
Leslie Blair

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

**COMMERCIAL BIN SERVICE**

ITEM NO: 2      DATE: October 29, 2014

SITE PLAN NO:      SPR14144  
PROJECT TITLE:      THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION:      AMENDMENT TO CONDITIONAL USE PERMIT FOR  
                                 DRIVE THRU ON 1.76 ACRES (REFER 13-198 &  
                                 14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT:      CHANDI GROUP USA  
PROP OWNER:      ROYE LINDA  
LOCATION:      SWC PLAZA & CROWLEY  
APN(S):      081-170-001

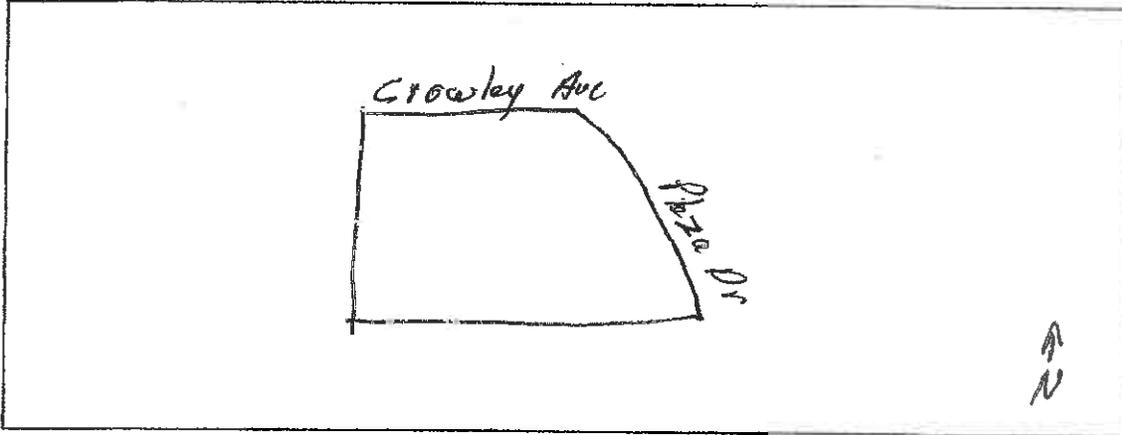
- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

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

Date: 10-25-14

Site Plan Review # 14-144

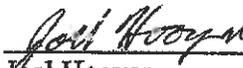
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Joel Hooyer

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

Email: [jhooyer@ci.visalia.ca.us](mailto:jhooyer@ci.visalia.ca.us)

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 2                      DATE: October 29, 2014  
SITE PLAN NO:                      SPR14144  
PROJECT TITLE:                      THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION:                      AMENDMENT TO CONDITIONAL USE PERMIT FOR  
DRIVE THRU ON 1.76 ACRES (REFER 13-198 &  
14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT:                      CHANDI GROUP USA  
PROP OWNER:                      ROYE LINDA  
LOCATION:                      SWC PLAZA & CROWLEY  
APN(S):                      081-170-001

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

*John A. Knight*

\_\_\_\_\_  
AUTHORIZED SIGNATURE

10-28-14

\_\_\_\_\_  
DATE

SPK 14144



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

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

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

BUSINESS OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

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

NO. OF EMPLOYEES: \_\_\_\_\_ HOURS OPEN: \_\_\_\_\_ AM/PM TO \_\_\_\_\_ AM/PM

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

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

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

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

\_\_\_\_\_  
Signature Date

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

**CITY OF VISALIA**  
**ORDINANCE 13.08**

**13.08.570 Traps required.**

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

**13.08.580 Construction of traps.**

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

**13.08.590 Maintenance of traps.**

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

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 29, 2014

SITE PLAN NO: 2014-144  
PROJECT TITLE: THE SQUARE @ PLAZA DRIVE FUELING STATION  
DESCRIPTION: AMENDMENT TO CONDITIONAL USE PERMIT FOR DRIVE THRU ON  
1.75 ACRES (REFER 13-198 & 14-039) (BRP ZONED) (X) (DISTRICT G)  
APPLICANT: CHANDI GROUP USA  
PROP. OWNER: ROYE LINDA  
LOCATION TITLE: SWC PLAZA & CROWLEY  
APN TITLE: 081-170-001  
GENERAL PLAN: BRP – Business Research Park  
EXISTING ZONING: BRP – Business Research Park

## Planning Division Recommendation:

- Revise and Proceed (Off-Agenda)  
 Resubmit

## Project Requirements

- Project must be consistent with the Square at Plaza Master Plan
- Operational Statement
- Additional Information as needed

## **PROJECT SPECIFIC INFORMATION: 10/29/2014**

1. Submit an revised site plan depicting the drive-thru window on the elevations, relocation of the trash enclosure as required by the Solid Waste Division, landscape planters as required per the Square Master Plan document and depict the 10 car/truck stacking queue in the drive-thru lane.
2. The project shall comply with the Drive-thru performance standards as noted on Page 4 of these Site Plan Review comments.
3. This project is required to comply with the Square Master Plan document including architectural compatibility, landscaping, signage, and internal vehicular circulation.
4. This project cannot be approved until the Square Master Conditional Use Permit is approved by the Planning Commission.
5. The parking fields adjacent to Crowley Ave. and Plaza Dr. shall be screened from view by 3-foot tall shrubs when located adjacent to a public street.
6. The gas canopy shall incorporate architectural elements as required per the Square Master Plan document. Include the stone veneer that is incorporated on the convenience store.
7. Depict the pedestrian path of travel from the public right-of-way to the building and from this site to the property to the west as required per the Master Plan site plan.
8. This site is identified as part of the Phase 1 improvement area. This ARCO station will be tied to the Phase 1 improvements for the entire Square at Plaza Drive project. The City will not approve the development of the ACRO station site without having all offsite improvements approved and permitted for construction along Plaza, Crowley and Neely.
9. The primary entrance and drive aisle on Crowley Ave. shall be constructed with the Phase 1 to accommodate the ARCO station site. Left turning movements from Crowley onto the ARCO site appear to conflict the eastbound left turn pocket on Crowley Ave. Providing a secondary access drive will help facilitate turning movements onto the site.
10. The site will be subject to all cross-access and onsite maintenance agreements as conditioned per the tentative parcel map and master CUP conditions.
11. Provide architectural features along the south, west and east building facades to break-up the walls.

12. Incorporate trellis feature over the drive-thru lane window that is consistent with the Square at Plaza Drive Master Plan English architectural theme.
13. Depict the onsite pedestrian path from the ARCO station site to the future office developments to the west as originally depicted on the master site plan CUP exhibit.

**CITY GENERAL PLAN CONSISTENCY**

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

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

**Maximum Building Height: 75 Feet**

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Front (Plaza Drive)	45 Feet	30 Feet
➤ Front (Hurley, Crowley, Neeley, Kelsey)	25 Feet	25 Feet
➤ Front with SR 198 frontage	45 Feet	45 Feet
➤ Side	20 Feet	20 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	30 Feet	20 Feet

\*(Except where building is on property line)

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

**Parking: As prescribed in Chapter 17.34**

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

**Parking:**

1. Parking shall be provided as required per the Square at Plaza master plan document.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid shrubs when located adjacent to a public street.
10. Provide off-street loading facility(Zoning Ordinance Section 17.34.070 & 17.34.080).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include

covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

#### Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELO) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### Lighting:

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

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

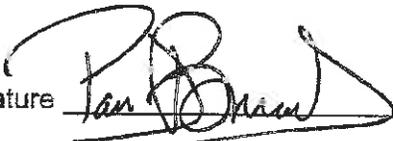
**Drive-thru Performance Standards (Section 17.32.162)**

- A. Purpose and Intent: It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with specified use. This section does not apply to carwashes and lube and oil changing stations.
- B. Performance Standards:
  1. Separation from residences: The drive-thru lane shall be no less than 250 feet from the nearest residence or residentially zoned property.
  2. Stacking: The drive-thru lane shall contain no less than ten vehicle stacking, measured from the pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicles spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
  3. Circulation: No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive thru shall not take ingress or egress from a local residential road.
  4. Noise: no component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60db between the hours of 7:00 p.m. and 6:00 a.m. daily.
  5. Screening: The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
  6. Menu boards and signage: Shall be oriented or screened to avoid direct visibility from adjacent public streets.

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

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

Signature



\_\_\_\_\_



MEETING DATE 3/26/2014  
SITE PLAN NO. 14-039  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

If you have any questions or comments, please call Jason Huddebery at (659) 719-4259.

City of Visalia  
 Building: Site Plan  
 Review Comments

ITEM NO: 5                      DATE: March 26, 2014  
 SITE PLAN NO:                SPP14008  
 PROJECT TITLE:              THE SQUARE @ PLAZA DR  
 DESCRIPTION:                TENTATIVE PARCEL MAP TO CREATE 11 PARCELS  
    ON 26 ACRES (SRP ZONED) (DISTRICT G)  
 APPLICANT:                    & CREEKS - DUDA, DAVID  
 PROP OWNER:                 ROYE LINDA  
 LOCATION:                    224 S NEELEY ST  
 APN(S):                        081-170-014 081-170-007 081-170-008 081-170-009  
    081-170-008 081-170-010

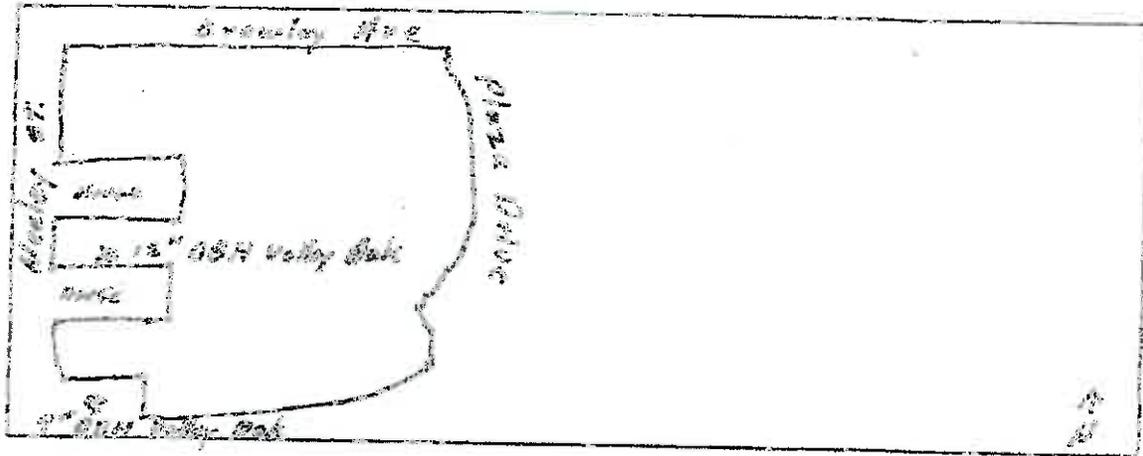
(NOTE: These are general comments and DO NOT constitute a complete plan. Check for your specific project.  
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4141*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. *(Shaded Toward Improvements)*
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2108 for conventional light-frame construction or submit 2 sets of engineer calculations.
- Indicate approved wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checklist items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and circulation area must comply with requirements for access for persons with disabilities.
- All accessible areas required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units maximum of 50 STC
- Maintain fire resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 250-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 674-8811*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for on-site inspection. *(Fee for inspection \$146.00) For information call (559) 713-4040*
- School Development fees: Commercial \$0.47 per square foot. Residential \$2.07 per square foot.
- Park Development fee \$\_\_\_\_\_ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4300*
- Asentable as submitted
- No comments at this time.
- Additional comments: \_\_\_\_\_

City of Visalia  
Parks and Urban Forestry  
356 N. Ben Maddox Way  
Visalia, CA 93293

Date ~~10-17-13~~ 3-25-14  
~~3-1-14~~  
Site Plan Review # 13-198  
14-039

### SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: \_\_\_\_\_  
1) 12" valley oak on property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Joel Hooyer  
Parks and Urban Forestry Supervisor  
559 713-6295 Fax 559 713-4810

Email: jhooyer@ci.visalia.ca.us

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

Roll off compactor's must have a clearance of 2 feet from any wall on both sides and there must be a minimum of 50 feet clearance in front of the compactor to allow the truck enough room to provide service.

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

This location has existing bin service.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2014

ITEM NO:	8
SITE PLAN NO:	SPR-14038
PROJECT TITLE:	THE SQUARE @ PLAZA DR
DESCRIPTION:	TENTATIVE PARCEL MAP TO CREATE 11 PARCELS ON 25 ACRES (SRP ZONED) (DISTRICT G)
APPLICANT:	4 CREEKS - OUDA DAVID
PROP. OWNER:	ROYE LINDA
LOCATION:	204 S NEELEY ST
APN(S):	081-170-001 081-170-002 081-170-003 081-170-009 081-170-010 081-170-014

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

- No Comments
- See Previous Site Plan Comments for SPR 13-198 Resubmittal
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

### Additional Comments:

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

  
\_\_\_\_\_  
Leslie Blair

- basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance
- Show Oak trees with drip lines and adjacent grade elevations.  Protect Oak trees during construction in accordance with City requirements.  A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications.  Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application.  A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4205
  - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
  - Relocate existing utility poles and/or facilities.
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
  - Provide "R" value tests: each at
  - Traffic indexes per city standards:
  - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer.
  - Install sidewalk: ft. wide, with ft. wide parkway on
  - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
  - Subject to existing Reimbursement Agreement to reimburse prior developer:
  - Abandon existing wells per City of Visalia Code. A building permit is required.
  - Remove existing irrigation lines & dispose off-site.  Remove existing leach fields and septic tanks.
  - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
  - if the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
  - if the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
  - Comply with prior comments  Resubmit with additional information  Redesign required

**Additional Comments:**

1. COMPLY WITH ALL CONDITIONS PER SPR 13-198
2. Refer to SPR 13-198 for fee summary
3. Impact fees due at time of each parcel development

# SITE PLAN REVIEW COMMENTS

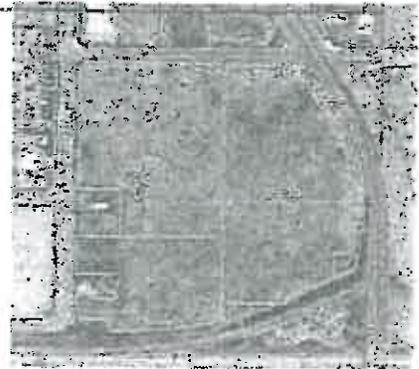
Andrew Chamberlain, Planning Division (839) 713-4003  
Date: March 26, 2014

SITE PLAN NO: 2014-09  
PROJECT: TPM for BUSINESS RESEARCH PARK  
DESCRIPTION: TPM FOR BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)  
APPLICANT: ROYE MICHAEL  
PROP. OWNER: ROYE LINDA  
LOCATION TITLE: 224 S NEELEY ST  
APN TITLE: 081-170-001

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

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit



## PROJECT SPECIFIC INFORMATION:

1. See related comments for the master plan in SPR No. 2013-193.
2. See Engineering requirements for improvements with recordation and phasing.
3. A conditional use permit is required for the creation of a parcel with no street frontage; the CUP for the Master Plan may be used for this purpose.
4. The Master Plan for the area must be processed along with the TPM for sites in the BRP zone.
5. Site development of the individual parcels must conform to the adopted master plan.

## CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the consistency of the proposed site plan with the City General Plan cannot be determined until a Specific or Master Plan is submitted, reviewed, and adopted by the City. Staff initial finding is that the proposed site plan shall be further revised to address issues and comments generated by City staff. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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

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

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

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. A discretionary action that must be approved by the Planning Commission. The fees are not refundable if the action is denied.

Signature 



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

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

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



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

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

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

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

If you have any questions or comments, please call Jason Huckieberry at (559) 713-4269.

#7

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

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

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

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

*Site Plan Review Committee*

City of Visalia  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 2                      DATE: March 28, 2014  
 SITE PLAN NO:                SPR10138                      *RESUBMIT*  
 PROJECT TITLE:              BUSINESS RESEARCH PARK  
 DESCRIPTION:                BUSINESS RESEARCH PARK ON 28 ACRES WITH  
    MASTER PLAN, CONDITIONAL USE PERMIT AND  
    PARCEL MAP (B/RP ZONED) (DISTRICT G)  
 APPLICANT:                    ROYE MICHAEL  
 PROP OWNER:                 ROYE LINDA  
 LOCATION:                    224 S NEELEY ST  
 APN(S):                        081-170-001 081-170-002 081-170-003 081-170-004  
    081-170-010 081-170-014

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 3 sets of calculations. *(Small Tenant Improvements)*
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 1306 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be accessible for persons with disabilities.
- Maintain sound transmission control between units minimum of 20 STC.
- Maintain fire-resistive requirements at property lines.
- A resolution permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 238-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 824-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. *(Fee for inspection \$140.40) For information call (559) 713-4444*
- School Development fees: Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$\_\_\_\_\_ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: \_\_\_\_\_

\_\_\_\_\_  
 Signature

ITEM NO: 7	DATE: <u>March 28, 2014</u>
SITE PLAN NO: SP-14-10185	<b>RESUBMIT</b>
PROJECT TITLE: BUSINESS RESEARCH PARK	
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT C)	
APPLICANT: ROYCE MICHAEL	
PROP OWNER: ROYCE LINDA	
LOCATION: 224 S NEELEY ST	
APN(S): 081-170-001 081-170-002 081-170-003 081-170-005 081-170-010 081-170-014	



Site Plan Review Comments For:  
 Visalia Fire Department  
 Kurtis A. Brown, Assistant Fire Marshal  
 707 W Acequia  
 Visalia, CA 93291  
 559-713-4261 office  
 559-713-4308 fax

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof save line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*

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

Water Supply:

Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 9312*

No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.

There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations)

Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(f)*

Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(f)*

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. 2013 CFC 3310
- Buildings or portions of buildings or facilities with a vertical distance between the grade plane and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. 2013 CFC D105
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radii for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2013 CFC 303.1.1
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cal-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cal-de-sac in accordance with Figure D103.1 of the 2013 CFC.

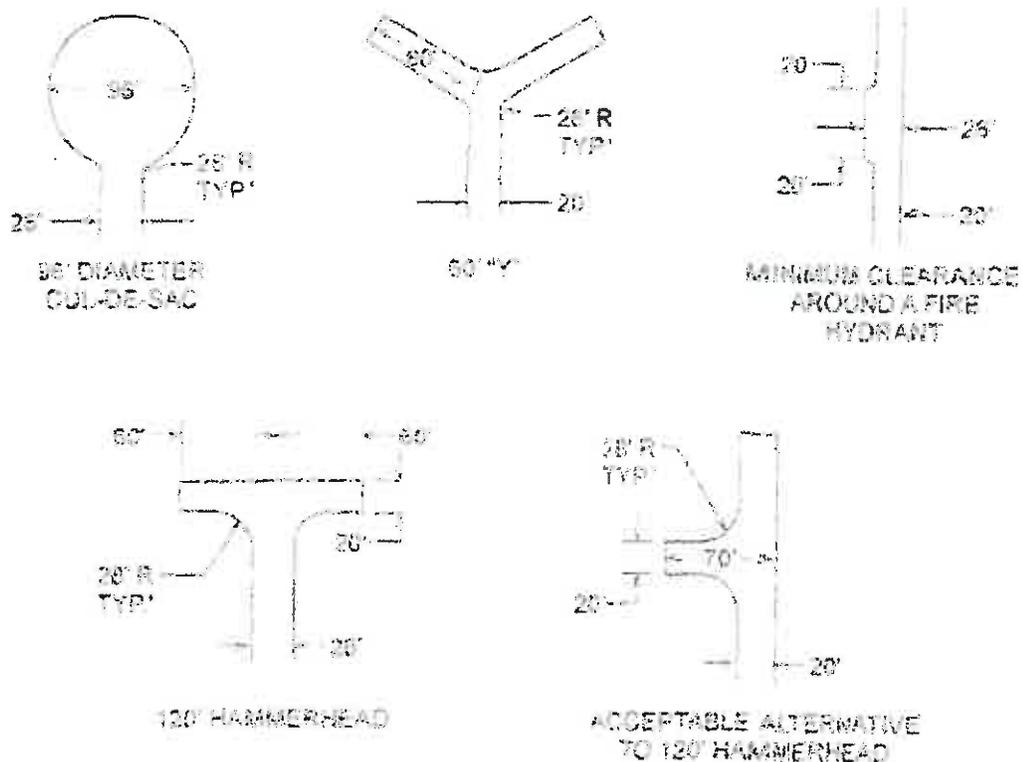


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



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

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acquis Ave. Please allow adequate time for shipping and installation.)



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

#### Fire Protection Systems:



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



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

#### Special Comments:



Kurtis A. Brown  
Assistant Fire Marshal

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

ITEM NO: 2      DATE: March 26, 2014  
SITE PLAN NO: SPR13102      RESIDENT  
PROJECT TITLE: BUSINESS RESEARCH PARK  
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH  
MASTER PLAN, CONDITIONAL USE PERMIT AND  
PARCEL MAP (BRP ZONED) (DISTRICT G)  
APPLICANT: ROYE MICHAEL  
PROP OWNER: ROYE LINDA  
LOCATION: 224 S NEELEY ST  
APKS: 001-170-001 001-170-002 001-170-003 001-170-004  
001-170-010 001-170-011

### Site Plan Review Comments

- No Comments at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 15, 2001

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

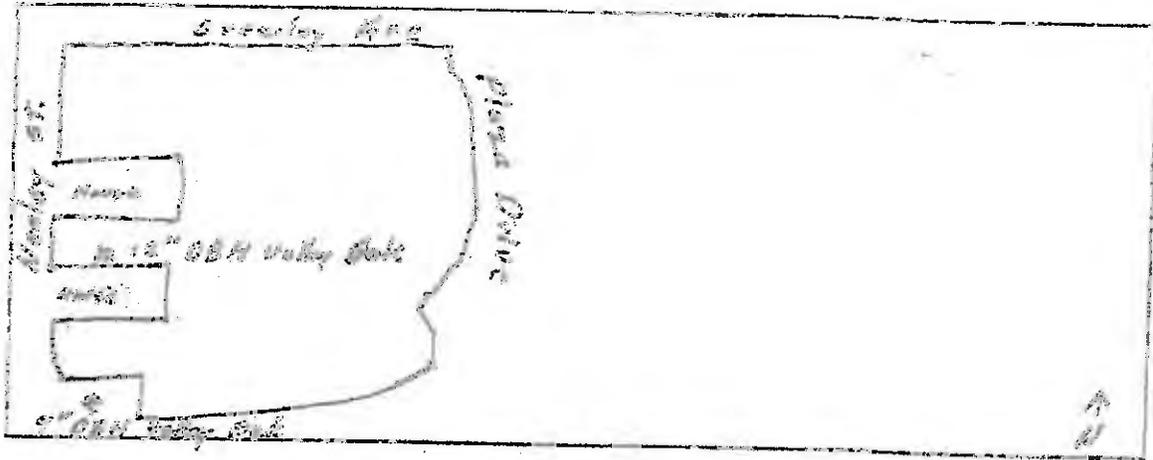
- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

Robert LRP  
Visalia Police Department

City of Visalia  
Parks and Urban Forestry  
336 N. Han Modeno Way  
Visalia, CA 93292

Date ~~12-17-13~~ ~~3-11-14~~ 3-22-14  
Site Plan Review # 13-198  
14-039

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: \_\_\_\_\_  
1) 12" valley oak on property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Email: jhooyer@ci.visalia.ca.us

CITY OF VISALIA  
SOLID WASTE DIVISION  
335 N. BEN HADDOK  
VISALIA CA. 93291  
713 - 4339

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR 13158 RESUBMIT  
PROJECT TITLE: BUSINESS RESEARCH PARK  
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH  
MASTER PLAN, CONDITIONAL USE PERMIT AND  
PARCEL MAP (SRP ZONED) (DISTRICT)  
APPLICANT: ROYCE MICHAEL  
PROP OWNER: ROYCE LINDA  
LOCATION: 234 S HEBLEY ST  
APN(S): 051-170-001 051-170-002 051-170-003 051-170-004  
051-170-010 051-170-014

No comments.

Same comments as SP 13158

05/18/2014

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down  
before disposing of in recycle containers.

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

Area not adequate for allowing refuse truck turning radius of:

Commercial (R) 50 ft. outside 30 ft. inside; Residential (R) 35 ft. outside, 20 ft. inside.

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Curb - do - see must be built per city standards.

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

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

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

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

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

the width of the enclosure by one (1) foot, minimum of six (6) inches for depth.

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

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

This location has existing bin service.

Javier Hernandez, Solid Waste Front Line Supervisor 713-6388

**QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS**

ITEM NO: 7                      DATE: March 20, 2014

SITE PLAN NO:                SPR13180                      RESUBMIT

PROJECT TITLE:              BUSINESS RESEARCH PARK

DESCRIPTION:                BUSINESS RESEARCH PARK ON 25 ACRES WITH  
MASTER PLAN, CONDITIONAL USE PERMIT AND  
PARCEL MAP (BRP ZONED) (DISTRICT B)

APPLICANT:                    ROYE MICHAEL

PROP OWNER:                 ROYE LINDA

LOCATION:                      224 S NEELEY ST

APWS:                         091-170-001 091-170-002 091-170-003 091-170-009  
091-170-010 091-170-014

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 2 COMPARTMENT 1500 GPM WWS
- GREASE INTERCEPTOR min. 1000 GPM 1500 GPM
- GARBAGE GRINDER - 1/2 HP. MAXIMUM \_\_\_\_\_
- SUBMISSION OF A DRY PROCESS DECLARATION \_\_\_\_\_
- NO SINGLE PASS COOLING WATER IS PERMITTED \_\_\_\_\_
- OTHER \_\_\_\_\_
- SITE PLAN REVIEWED - NO COMMENTS

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

CITY OF VISALIA  
PUBLIC WORKS DEPARTMENT  
QUALITY ASSURANCE DIVISION  
7579 AVENUE 388  
VISALIA, CA 93277

*Janice Smith*  
AUTHORIZED SIGNATURE

3-20-14  
DATE



CITY OF VISALIA  
 NONSIGNIFICANT WASTEWATER  
 DISCHARGE PERMIT APPLICATION

Agency User: \_\_\_\_\_  
 Permit No: \_\_\_\_\_  
 Code No: \_\_\_\_\_  
 Date Entry By: \_\_\_\_\_

PLEASE PRINT OR TYPE

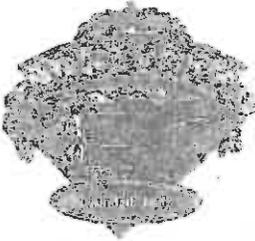
APPLICANT BUSINESS NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 BUSINESS ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 BUSINESS OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 NATURE OF BUSINESS: (restaurant, market, convenience store, yogurt shop, walk-up, etc.)

NO. OF EMPLOYEES: \_\_\_\_\_ HOURS OPEN: \_\_\_\_\_ AM/PM TO \_\_\_\_\_ AM/PM  
 DAYS PER WEEK BUSINESS OPEN: MON TUES WED THUR FRI SAT SUN  
 Does your facility have a grease, oil or grit trap installed before discharge to sewer? YES NO  
 If yes, Name of trap \_\_\_\_\_ Size of trap: \_\_\_\_\_ How often is trap cleaned: \_\_\_\_\_

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

\_\_\_\_\_  
 Signature Date

Public Works Department  
 Quality Assurance Division  
 7579 Ave 288  
 Visalia CA 93277  
 (559) 713-4467



### CITY OF VISALIA NONSIGNIFICANT WASTEWATER DISCHARGE PERMIT APPLICATION

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

PLEASE PRINT OR TYPE

APPLICANT BUSINESS NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

BUSINESS ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

BUSINESS OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ TITLE: \_\_\_\_\_

NATURE OF BUSINESS: (auto repair, car wash, machine shop, painting, battery dealer, etc.) \_\_\_\_\_

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

If generated, how do you dispose of the following:

Grease, oil and sand interceptor contents: \_\_\_\_\_

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

\_\_\_\_\_  
Signature Date

Public Works Department  
Quality Assurance Division  
7879 Ave. 268  
Visalia CA 93277  
(559) 713-4487

CITY OF VISALIA  
ORDINANCE 13.08

13.08.570 Traps required.

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

13.08.580 Construction of traps.

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

13.08.590 Maintenance of traps.

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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 28, 2014

ITEM NO: 2	REQUEST:
SITE PLAN NO: SPR13198	
PROJECT TITLE: BUSINESS RESEARCH PARK	
DESCRIPTION: BUSINESS RESEARCH PARK ON 26 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (RPO ZONED) (DISTRICT G)	
APPLICANT: ROYE MICHAEL	
PROP. OWNER: ROYE LINDA	
LOCATION: 224 S NEELEY ST	
APNS: 081-170-001 081-170-002	
081-170-003 081-170-008	
081-170-010 081-170-014	

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

- No Comments
- See Previous Site Plan Comments
- Install at driveways Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at driveway Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards. Major commercial drive approach is to have a 35 ft. radius curb return. City Standards C-25 and C-27.
- Traffic Impact Analysis required. The residential properties within the block should also be included in the study.

### Additional Comments:

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



Leslie Blair

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4288  
 Adrian Rubalcaba 713-4271

ITEM NO. 2 DATE: MARCH 26, 2014

SITE PLAN NO.: 13-198 2<sup>ND</sup> RESUBMITTAL  
PROJECT TITLE: BUSINESS RESEARCH PARK  
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES  
WITH MASTER PLAN, CONDITIONAL USE  
PERMIT AND PARCEL MAP (BRP ZONED)  
(DISTRICT G)  
APPLICANT: ROYE MICHAEL  
PROP OWNER: ROYE LINDA  
LOCATION: 224 S NEELEY ST  
APN: 034-176-001 002 003 009 010 014

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with \_\_\_\_\_ radius;

Install curb;  gutter

Drive approach size:  Use radius return;

Sidewalk: width  parkway width of \_\_\_\_\_

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

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

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

Deed required prior to issuing building permit.

City Encroachment Permit Required.

Insurance certificates with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magellan, 713-4414.

CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contact: David Deel (Planning) 488-4088.

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

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

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

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

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)

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

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

- Traffic indexes per city standards.
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Moudy, Percian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 888-3425 for Tulare Irrigation Canal, Parkwood and Cameron Creeks; Bruce George 747-5801 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide            wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations.     Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.     Resubmit with additional information.     Redesign required.

Additional Comments:

1. *City standard street lights are required in public right-of-way.*
2. *First phase shall install Crowley improvements. Neeley improvements to be installed with subsequent parcel development fronting Neeley.*
3. *Improvements to existing residential frontage on Neeley shall be installed with each adjacent parcel development. Developer to notify and coordinate with residence.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 19-198 2<sup>nd</sup> RECUBMITTAL  
Date: 3/26/2014

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

(Fee Schedule Date: 8/16/2013)  
(Project type for fee rates: REFER PREVIOUS COMMENTS)

Existing uses may qualify for credits on Development Impact Fees.

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

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 18.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.

  
Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (508) 713-4824  
Date: March 26, 2014

SITE PLAN NO: 2013-198 (E)  
PROJECT: BUSINESS RESEARCH PARK  
DESCRIPTION: BUSINESS RESEARCH PARK ON 25 ACRES WITH MASTER PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP (BRP ZONED) (DISTRICT G)  
APPLICANT: ROYE MICHAEL  
PROP. OWNER: ROYE LINDA  
LOCATION TITLE: 224 S NEELEY ST  
APN TITLE: 051-170-001

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

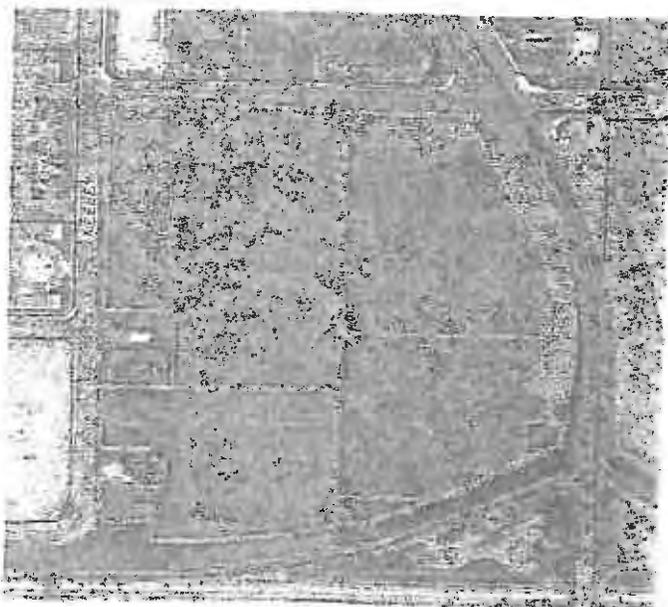
## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## PROJECT SPECIFIC INFORMATION:

See previous comments.

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



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

- o After this page - the City Council review and adoption may be removed - unless it is appealed.
- o Page 12 - Table 3.2-2 Rear South Boundary (landscaping should be 30 - while it is a rear HWY 198 and the ramps are considered a street frontage similar to Plaza with a 30 foot landscape requirement. Actually looks like it is already at or greater than 30 feet in the plan.
- o Some of the building rendering figures should be transitioned from black/white to color if possible
- o Page 25 - Landscape Plan Guidelines - The project will be subject to MWELC standards, we would recommend inserting some recognition of this in this section.
- o Provide a map of the proposed monument sign locations - hard to discern/visualize as it is written in the text. Staff may not support the requested one monument sign per parcel along Neeley and Crowley roadways - are they 10 feet tall with 36 sq. ft per side, or 4 feet tall with 25 sq. ft. per side - Figure 4 does not provide a good visualization of the proposed signs.
- o Page 26 - picture in lower right corner - City does not currently provide allowances for projection/blade signs.

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

#### Project Requirements – March 12

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

#### Previous Project Comments – December 18, 2013

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

#### PROJECT SPECIFIC INFORMATION: 12/18/2013

1. A Master Conditional Use Permit shall be prepared for this business park and shall serve as the master plan for this site in accordance with Land Use Element Policy 3.8.3 (see below). Master CUP shall address site design, circulation and parking layout, architectural design (elevations for each building with material call-outs), sign program, and related information. Future amendments to this CUP to reflect changes of the Master Plan can be processed as Amendments to the CUP. NOTE: Uses which require a CUP in this zone will not be covered under the Master CUP unless they are identified and considered with applicable details during the Site Plan Review process and included in the Master CUP application.
2. Provide a phasing plan, which includes all common infrastructure improvements per each Phase, and phasing of landscaping.
3. Retail is limited to a maximum 4,000 square feet per building. Retail space is provided throughout the development but in case shall any individual tenant spaces exceed the size limitations as identified in the zoning ordinance. Note, the retail allowances in this zone is for general retail; other retail uses listed in the Zoning Matrix which do not contain a "P" on the "BRP" line would not be allowed, retail uses with a "C" on the BRP" line would require an amendment to the Master CUP.
4. Staff requires that the site design considered establishing an interior drive aisle that is free and clear of parking stalls. This dedicated drive aisle shall provide a loop drive through the entire site without interference from vehicles backing out onto this drive aisle.
5. All Parcel Maps require a separate Site Plan Review. If a parcel map is also proposed, it should be processed concurrently with the Master CUP.

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

**CITY GENERAL PLAN CONSISTENCY**

Staff initial finding is that the consistency of the proposed site plan with the City General Plan cannot be determined until a Specific or Master Plan is submitted, reviewed, and adopted by the City. Staff initial finding is that the proposed site plan shall be further revised to address issues and comments generated by City staff. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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

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

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

**Maximum Building Height: 75 Feet**

**Minimum Setbacks:**

➤ Front (Plaza Drive)

**Building**

45 Feet

**Landscaping**

30 Feet

> Front (Hurley, Crowley, Nealey, Keisey)	25 Feet	25 Feet
> Front with SR 198 frontage	45 Feet	45 Feet
> Side	20 Feet	20 Feet
> Street side on corner lot	30 Feet	20 Feet
> Rear	30 Feet	20 Feet

\*(Except where building is on property line)

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

Parking: As prescribed in Chapter 17.34

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

Signage: (see Zoning Ordinance Section 17.46)

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

San Joaquin Valley Air Pollution Control District (SJVAPCD)

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see [http://www.cdmi.gov/rules/proposed/2001/sjvapcd\\_rule9510.pdf](http://www.cdmi.gov/rules/proposed/2001/sjvapcd_rule9510.pdf)).

Valley Oak Tree

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

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

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

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

Parking:

1. Provide parking based upon gross floor area (see Zoning Ordinance Section 17.34.020).
2. Hotel Parking shall be based on the following: One parking space for each guest room. Further, there shall be one parking space for each two employees per shift regularly employed by the hotel or any independent business located within the hotel structure. If the hotel provides an area for the consumption of food or beverages or provides meeting or assembly halls the following requirements must be met.

**Number of Motel Parking Requirements**

## Rooms

3-10	One parking space for each 100 square feet of area used for the consumption of food or beverages and one parking space for each 35 square feet of meeting or assembly hall space.
11-40	One parking space for every 200 square feet of area used for the consumption of food or beverages and one parking space for each 70 square feet of meeting hall or assembly hall space.
41-75	One parking space for each 300 square feet of area designated for the consumption of food or beverages and one parking space for each 150 square feet of meeting or assembly hall space.
76 or more	One parking space for each 400 square feet of area set aside for the consumption of food or beverages and one parking space for each 300 square feet of meeting or assembly hall area.

4. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
5. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
11. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
12. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
13. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

## Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or DUP application package.

### Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELO) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.
  2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 18-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
  3. All landscape areas to be protected with 6-inch concrete curbs.
  4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
  5. Provide a detailed landscape and irrigation plan as a part of the building permit package.
  6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
  7. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
  8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter.
- Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7454)

### Lighting:

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

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

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. A discretionary action that must be approved by the Planning Commission. The fees are not refundable if the action is denied.

Signature \_\_\_\_\_



Paul Bernal

---

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

Paul,

I have reviewed the books and the site for The Square at Plaza Dr and confirm that they have incorporated all of the City's comments. I can let the authors of your paper, additional information.

Leslie

Leslie Blair, P.E.  
Civil Engineer  
City of Dallas  
[leslie.blair@cityofdallas.com](mailto:leslie.blair@cityofdallas.com)  
(972) 674-1111

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

Paul

**From:** Deel, David [mailto:[david.deel@dot.ca.gov](mailto:david.deel@dot.ca.gov)]  
**Sent:** Monday, September 29, 2014 1:26 PM  
**To:** Paul Bernal; Jason Huckleberry  
**CC:** Wally Hutchens; [nialla@cityofdallas.com](mailto:nialla@cityofdallas.com); David Duda  
**Subject:** RE: The Square at Plaza Dr

Paul

For Wally's email and phone call today. Had the 60 second cycle length still be included in the draft TIS, Caltrans has the funding commitments and therefore all Caltrans issues have been addressed on the TIS for the September 29th meeting at Plaza Drive.

All your excellent contributions, and I hope that provides a final version of the TIS on the 60 second cycle length.

Thank You!

---

DAVID DEEL - CALTRANS CIP    Desk: 569.418.7300

---

**From:** Wally Hutcherson [mailto:wally.hutch@caltrans.com]  
**Sent:** Monday, September 29, 2014 11:55 AM  
**To:** Deel, David@DOT  
**Cc:** [David@1-cresks.com](mailto:David@1-cresks.com); David Duke  
**Subject:** Re: Plaza Drive LOS Files

i tello David,

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

Thanks,

Wally Hutcherson, III  
559.303.1482

On Wed, Sep 24, 2014 at 4:24 PM, Deel, David@DOT <[David@1-cresks.com](mailto:David@1-cresks.com)> wrote:

Wally,

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

Coordinate with the City of Mendocino regarding the local results.

Thank You!

---

From: Wally Hutcheson [mailto:wally.hutcheson@caltrans.com]  
Sent: Tuesday, September 23, 2014 7:01 PM  
To: Deel, David@DDT  
Cc: wally@caltrans.com  
Subject: Plaza Drive LOS files

Hello David,

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

Thanks.

Wally Hutcheson, TB

559.303.1482

## DEPARTMENT OF TRANSPORTATION

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*"Fix your point,  
 Do every thing."*

August 25, 2014

2135-IGR/CEQA  
 6-TUL-198-4-74  
 DRAFT TIS  
 SPR 13198  
 THE SQUARE @ PLAZA DR

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

Dear Mr. Bernal:

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

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

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

Caltrans has the following comments:

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

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

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

Sincerely,

DAVID DEEL  
Associate Transportation Planner  
North Planning Branch



August 23, 2014

Mr. Paul Benzel  
City of Visalia  
315 E. Acacia Avenue  
Visalia, CA 93291

Dear Mr. Benzel,

This letter is prepared to address the comments provided by Caltrans District 9 (dated August 26, 2014) regarding the Traffic Impact Study for the Plaza Station, prepared by 4 Creeks on May 14, 2014. 4 Creeks has the following responses to the comments:

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

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

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

**Response 2:** Please provide a source for this ideal base saturation rate. The Highway Capacity Manual has traditionally recommended 1,800 vphpl as the ideal saturation flow rate.

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

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

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

**Comment 4:** The number of pumps (10 pumps should equal 32 fueling positions) does not appear to match the number of trips obtained from Institute of Transportation Engineers (ITE) Trip Generation Handbook (ITE Code 946).

**Response 4:** The number of fueling stations analyzed in the TIS and used to calculate the Project's trip generation is 10. This matches the site plan (figure 2).

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

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

**Visalia Office**

2025 W. Main St., Suite IV  
Visalia, California 93291  
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F: (559) 622-2216

**Pattersonville Office**

151 W. Market Ave., Suite D  
Pattersonville, California 92217  
P: (951) 761-1100  
F: (951) 761-0749

[www.4-creeks.com](http://www.4-creeks.com)

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

Response 6: If true, however the study area is currently underdeveloped and as it continues to develop the current PHF will likely change. As such, the HCM 2000 recommended default PHF of 0.92 (HCM 2000 Exhibit 16-34) was used throughout the TIS. HCM 2000 recommends 0.90 for low volume intersections, however this change will not affect the results of the analysis for these low volume intersections (except driveways) in the TIS.

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

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

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

Response 8: No Diverted link trips were analyzed, nor mentioned in the TIS. Pass-by trips were calculated only for through movements on Plaza Drive per ITE methodologies. No assumptions were made regarding diverted link trips from SR 150 or other City streets.

Comment 9: Referring to the Highway Design Manual (HDM), Section 403.2(f) and Table 403.2B, Caltrans recommends not using more than a 10 inch reduction for the left turn pocket design within State right-of-way for the purpose of designing the left turn lanes.

Response 9: The TIS does not include any left-turn storage calculations. The intersections in the immediate vicinity of the SR 150 Interchange (Airport to Dowley) have all been designed for their ultimate configuration during the Interchange Project and development of the Plaza Business Park.

Comment 10: Please use formula  $L = \frac{V(3600(C-g))}{1.475NSL} + \text{Deceleration Length}$  (HDM Table 403.2B) to calculate queue storage values for any intersection and provide a table in the TIS showing the calculated Queue values where:

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

Response 10: This analysis was not requested during the scoping of the Project. Please see response 5 above.

Further, the 50<sup>th</sup> percentile queues for all movements are included in the LOS worksheets included in the Appendix of the TIS. The 25<sup>th</sup> percentile queues are calculated based on ITE methodologies.

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

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

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

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

Letter to Mr. Paul Bostel  
August 20, 2014  
Page 3

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

Sincerely,



Wally Hutchinson, TE

cc: Leslie Blair, City of Verdun  
David Duda, A Cresta, Inc.

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

## DEPARTMENT OF TRANSPORTATION

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*"Use your power!  
Be energy efficient!"*

January 29, 2014

2135-IGR/CEQA

6-TDI-198-4.74

SPR 13-198

THE SQUARE @ PLAZA DR  
AGENDA 12/18/2013

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

Dear Ms. Cloyd:

Thank you for the opportunity to review Site Plan Review # 13-198 proposing a master planned multi-use development. The project proposes to construct:

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

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

Caltrans has the following comments:

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

As of December 2013, Caltrans is about 25 % complete with construction on the modifications the SR 198 / Plaza Drive interchange.

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

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

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

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

Please have the preparer of the traffic study reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans Guide, while advisory, contains Best Practices and gives insight into Caltrans' expectations when reviewing a traffic study. If the traffic consultant has any issues or concerns regarding the use of the Guide or its interpretation, please contact us so resolution can be reached.

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

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

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

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

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

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

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

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

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

An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights of way. Activity and work planned in the State right of way shall be performed to State standards and specifications at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right of way may be submitted using English units. The Permit Department and the Environmental Planning Branch will review and approved the activity and work in the State right of way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." (Revision: 03/23/05)

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

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

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

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

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

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recommended for maintenance purposes.

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

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

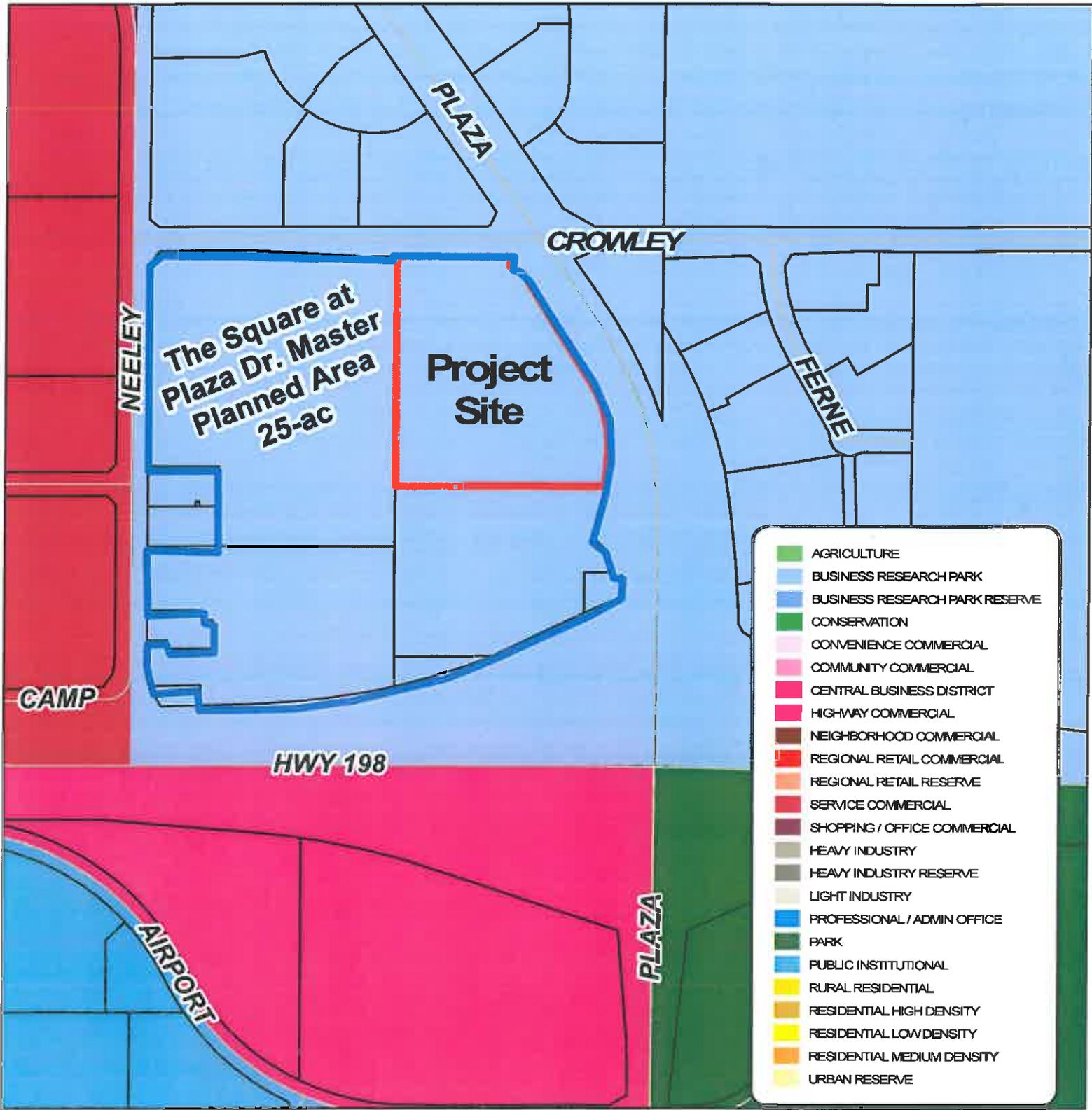
Please send a response to our comments. If you have any questions, please contact me at (559) 488-7396.

Sincerely,



DAVID DEEL  
Associate Transportation Planner  
North Planning Branch

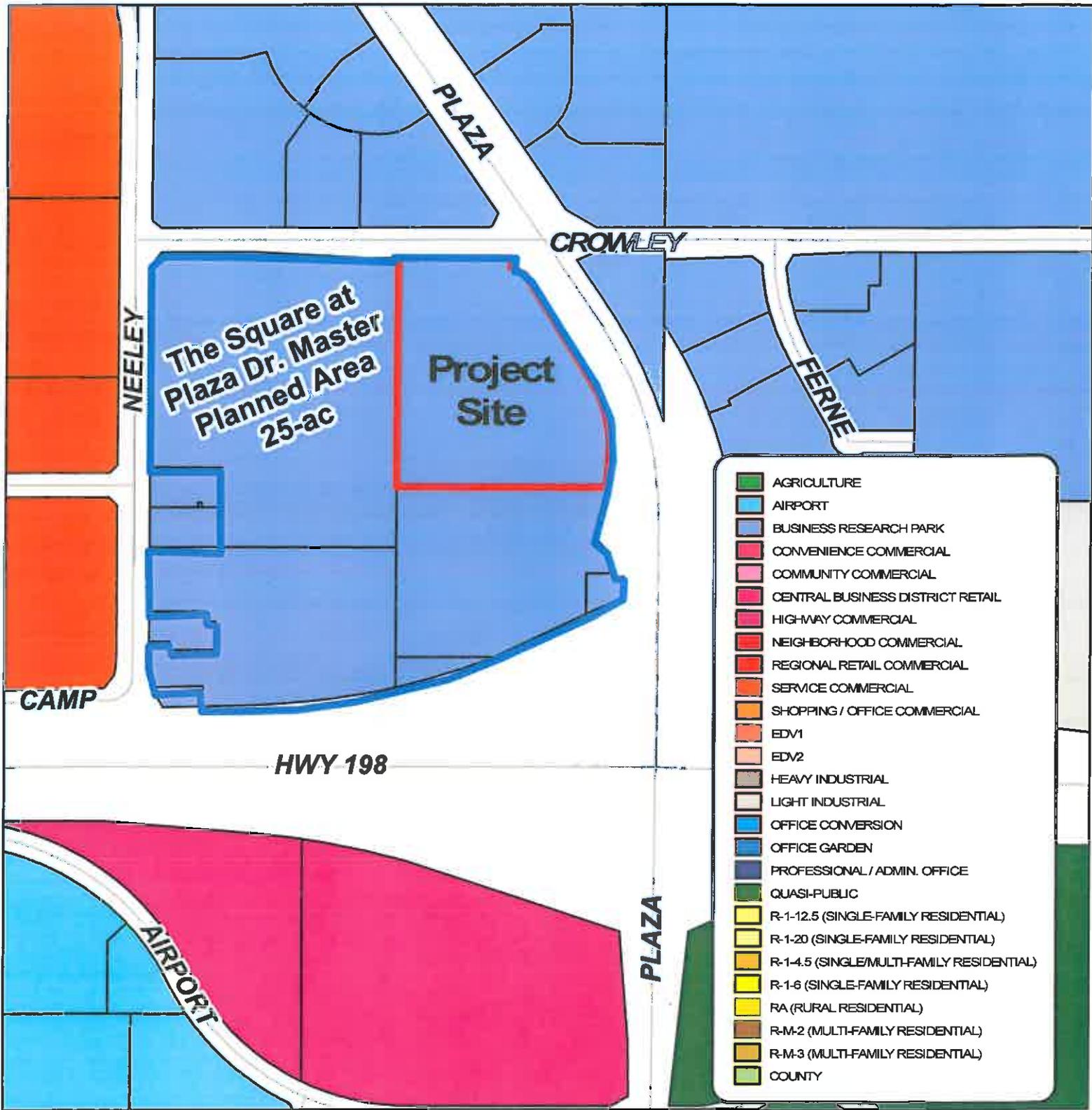
# Conditional Use Permit No. 2015-06



## General Plan Land Use Map



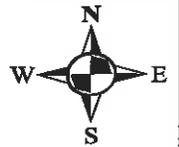
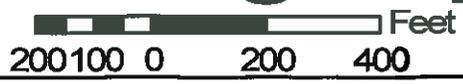
# Conditional Use Permit No. 2015-06



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



## Zoning Map



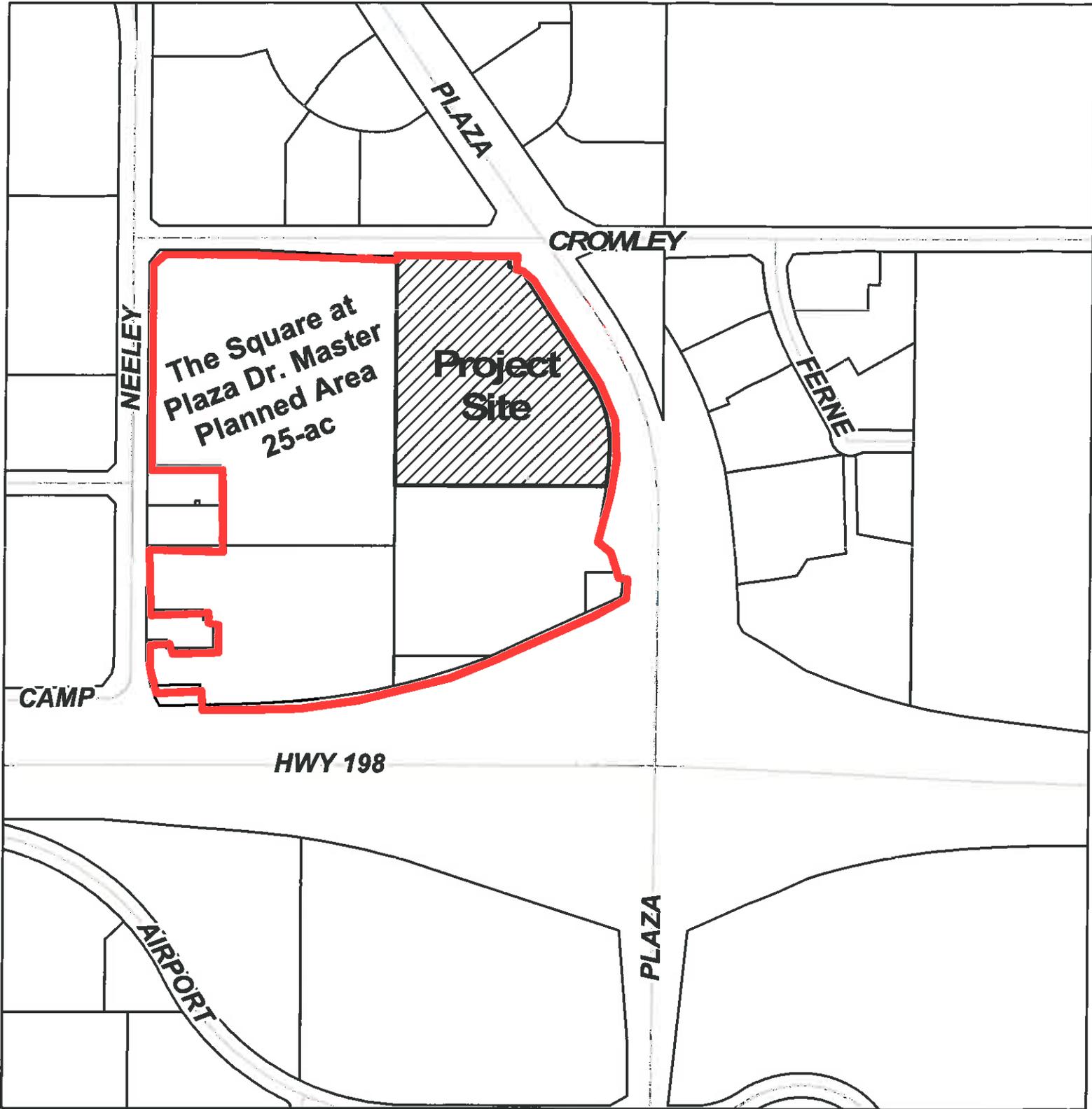
# Conditional Use Permit No. 2015-06



## Aerial Map



# Conditional Use Permit No. 2015-06



## Vicinity Map

