



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** August 24, 2015

**PROJECT PLANNER:** Paul Bernal, Principal Planner  
(559) 713-4025

**SUBJECT:** **Kayenta Crossing Tentative Subdivision Map 5553** is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision located in the City of Visalia's Low Density Residential Land Use Designation, the site is in an unincorporated Tulare County Island with a County Zoning designation of AE-20. The 25-acre parcel is located on the west side of North Demaree Street between West Ferguson and West Riggins Avenues (APN: 077-180-009).

## STAFF RECOMMENDATION

### Kayenta Crossing Tentative Subdivision Map No. 5553

Staff recommends approval of Kayenta Crossing Tentative Subdivision Map No. 5553, as conditioned, based on the findings and conditions in Resolution No. 2015-31. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

## RECOMMENDED MOTION

I move to adopt Resolution No. 2015-31, approving Kayenta Crossing Tentative Subdivision No. 5553.

## PROJECT DESCRIPTION

Kayenta Crossing Subdivision Map No. 5553 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision (see Exhibit "A"). The map will also create Lots "A", "B", and "C" for landscaping lots along the major street and in the subdivision. The 25-acre parcel is vacant. The project site is part of a County Island, for which Annexation No. 2015-01 has been filed by the applicant requesting annexation of the 25-acre parcel and an 8.6-acre parcel into the City limits of Visalia. The existing City limits are located on the north and west sides of the site.

An 84-foot arterial street abuts the subdivision to the east (North Demaree Street). Access to the subdivision will be via the North Demaree Street and Wren Avenue intersection (see Exhibit "A"). The Demaree and Wren intersection will allow for both northbound / southbound turning movements. The subdivision also provides multiple local street connections to existing and future residential neighborhoods. The local street connections, as depicted on Exhibit "A", comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity".

The 90-lot single-family subdivision on the 25-acre parcel includes installation of street lights, extension of sewer lines and laterals, extension and future connections to the storm drainage system and extensions to other public infrastructure, utilities and services (i.e., electricity, gas, and water). The project also includes the dedication of additional right-of-way to accommodate a bus turnout and construction of sidewalks and a block wall along Demaree Street. To facilitate storm water discharge, a temporary storm drainage basin will be located on-site.

The site will require grading and removal of agricultural-related uses currently on-site. Furthermore, there are Valley Oak trees onsite. The Valley Oak trees shall be protected during construction activities and preserved/incorporated into the overall design of the subdivision.

Regarding annexation of the subject site, the City Council considered the request on May 4, 2015, and authorized the applicant (Jasco Consulting Inc.) to proceed with filing the annexation application with the City. The application was subsequently filed as Annexation No. 2015-01 and will be brought to the City Council to consider 1) adopting the required environmental review (i.e. initial study and negative declaration) and 2) adopting a resolution to file the application with the Local Agency Formation Commission (LAFCO). The City Council hearing is anticipated to occur approx. 3 to 6 weeks following the Planning Commission's action hearing on the tentative subdivision map. The subdivision would not take effect until the Annexation is approved by LAFCO and made final with a filing of a Certificate of Completion.

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Residential Low Density
County Zoning:	County AE-20 (Exclusive Agricultural 20-acre minimum)
City Zoning:	R-1-6 (Single-family Residential, 6,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) & County AE-20 / Valley Palms Subdivision & County Zoned Property
	South: County AE-20 (Exclusive Agricultural 20-acre minimum) / – Active Orchard and Crop Fields
	East: Arterial Roadway & R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) / – North Demaree Street & Sterling Oaks Subdivision (not developed)
	West: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – Low density residential subdivisions (Los Gatos & Tumble Rose)
Environmental Review:	Negative Declaration No. 2015-42
Special Districts:	None
Site Plan Review:	SPR No. 2014-127

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED PROJECTS**

On May 4, 2015, the City Council authorized the applicant to proceed with filing the annexation application request for the 25-acre parcel and an 8.2-acre property as a way to reduce the County Island.

**Annexation No. 2015-01** is currently being processed to annex the 25-acre parcel and an 8.6-acre parcel into the City limits of Visalia. Although both parcels are located in the County, the Visalia General Plan designates both properties for urban development. Upon annexation the 25-acre parcel will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site

area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential.

## **PROJECT EVALUATION**

Staff recommends approval of Kayenta Crossing Tentative Subdivision Map No. 5553 based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map. The following potential issue areas have been identified for the proposed project.

### **Current General Plan Consistency**

The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

The proposed 90-lot subdivision for the 25-acre parcel is consistent with the Land Use Element of the General Plan, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance).

The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The Zoning Map, adopted in 1993, designates the site as County zoning. The applicants have filed an annexation application requesting annexation of the 25-acre project site and an additional 8.6-acre parcel that is part of a County Island. If annexed, the 25-acre parcel would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northwest quadrant of Visalia and abuts two existing residential subdivisions on the north and west. Additionally, the subdivision provides local street connections to an approved and recorded subdivision (Tumble Rose, see Exhibit B) that abuts Kayenta Crossing subdivision to the northwest. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

The General Plan also emphasizes compatibility with surrounding areas. Properties abutting the project site to the south are in active agricultural production, and staff recognizes the importance of protecting farmlands from urban development. Therefore, staff has included Condition No. 5, which requires the developer to have future homeowners in the Kayenta Crossing subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the abutting farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with recognized standards.

### **Street Improvements**

Demaree Street across the project frontage is developed with curb and gutter. As part of the subdivision project, sidewalk and dedication of additional right-of-way for a bus turnout is required. The project also includes the construction of a solid block masonry wall at the rear of the Landscape and Light Lot along Demaree Street. Demaree Street is a north/south arterial roadway that is designed for two through lanes in each direction with a dedicated left turn lane. 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 Visalia General Plan Update Environmental Impact Report (EIR) for urban use.

Neil Zerlang provided a Traffic Impact Statement dated July 10, 2015. The traffic statement identified the subdivisions trip generation and access points to the surrounding roadway network. The analysis considered existing roadway conditions, traffic generation, access points, access queuing evaluation, and on-site circulation evaluation. The analysis concludes that the project will not have a significant detrimental effect on traffic and circulation patterns in the immediate vicinity of the project.

The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods.

According to the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition, the Kayenta Crossing Subdivision will generate 75 AM Peak Hour trips and 97 PM Peak Hour Trips. Local streets are designed to accommodate up to 1,500 average daily trips and maintain average vehicle speeds between 15 and 25 miles per hour. The local street system as proposed with the subdivision will allow connection to Demaree Street at an intersection of Wren Avenue. This opening will allow turning movements onto Demaree Street allowing traffic to go either north or south. Additionally, local street connections to the north and west will facilitate additional points of egress/ingress to Riggin Avenue (Arterial Street) and Linwood Street (Collector Street).

The Demaree / Riggin intersection is fully built-out and the proposed 90-lot subdivision does not require any further modifications to this intersection. The Demaree / Ferguson intersection has completed improvements along the northeast, southwest and southeast corners. The northwest corner of this intersection is not fully developed but the 90-lot proposed subdivision does not warrant street improvements at the northwest corner of the Demaree / Ferguson intersection.

### **Infrastructure Improvements (Storm Drainage)**

The general area presently lacks a regional drainage basin to manage stormwater runoff for the project. The City has been engaged in negotiations to acquire access and storage capacity in the nearby Modoc (Peltzer) Basin. To date, the necessary agreements have not been finalized. Consequently, the project is required to provide interim onsite stormwater retention facilities until capacity in Modoc basin is secured. The applicant will be required to install an interim retention basin for this project on-site.

Condition No. 10 requires the interim onsite storm water retention basins to be constructed to incorporate passive park elements. These elements shall include a maximum basin depth of four feet with 1:10 side slopes, street trees along the frontage of the basin, and be minimally landscaped to provide a passive play area. The use of interior dry wells in the basin is permitted to minimize basin area. In addition, the maintenance of the passive parks and dry well(s) will be included within the landscape & lighting assessment district.

These basins will not have credit to offset either park or drainage impact fees since they are of only a temporary nature, and is of a benefit only to the project itself. When regional stormwater capacity is secured, the interim facilities will no longer be required. At that time, the basins will be developed as salable residential lots in accordance with the subdivision entitlement.

### **Annexation**

Jasco Consulting Inc., the property owner of the 25-acre parcel, initiated the annexation. During the Site Plan Review meetings, and prior to the applicant filing the entitlements for this project, the applicant was informed that staff's initial recommendation, when presented with the partial County Island annexation, would be to pursue annexation of the entire County Island. Annexation of a County Island meets several General Plan Land Use policies, particularly policies directing development to occur in Tier 1, developing properties that promote concentric growth and sites that lend themselves to being developable because of their proximity to City services (i.e., sewer, water, police and fire, etc.). Given the nature of this project, City and LAFCO practices, and direction from the City Council, the annexation application was filed including the 8.6-acre parcel (i.e., Joseph property).

The proposed subdivision site is located outside the City limits, although an Annexation (No. 2015-01) is pending on the 25-acre site and the 8.6-acre site. Cities are allowed to approve tentative maps prior to annexation, but may not approve the final subdivision map until after the land is annexed. The Tulare County Local Agency Formation Commission will need to approve and record the annexation prior to the map being effective. Staff has included this as Condition Nos. 3 and 4.

### **Williamson Act**

The 8.6-acre and 25-acre properties are part of a County Island and have a County AE-20 zoning designation. The 8.6-acre parcel is under Williamson Act Contract (Contract No. 6605) and there are no plans to develop this site. The 8.6-acre site continues to be used for agricultural related uses and upon annexation; the City of Visalia will succeed to the Williamson Act Contract affording the property owner the right to retain their rights to farm their property.

The 25-acre parcel has not been in active agricultural production for the past 10 years, and agricultural related uses have ceased on the property. The property owner for the 25-acre parcel submitted a request to the Tulare County Board of Supervisors for partial cancellation of



the Agricultural Preserve (Contract No. 2735) on the 25-acre parcel. The cancellation was heard by the Board of Supervisors on June 2, 2015, and was approved. The partial Williamson Act Contract cancellation for the 25-acre parcel does not affect the same Williamson Act Contract that applies to the two parcels totally 48-acres south of the 25-acre site.

The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.

### **Proposed Lots**

The proposed subdivision will consist of 90 residential lots and 3 lettered Landscape and Lighting Lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will all be required to meet R-1-6 zone setback standards. This includes a condition that all setbacks are measured from the inside-face of the block wall and that a "no build area" be established for the three reverse corner lots. This "no build area" on the reverse corner lots, includes a 15 foot by 25-foot section near the outside-rear corner of the lots as well as the five-foot setback along the rear property line. Condition 7 requires that no structures shall be erected within the "No Build Area" of Lots 2, 3, and 90.

### **Block Walls and Fencing**

The subdivision will be required to install a block wall along Demaree Street per the City's Engineering Development Standards for Arterial Streets. This block wall will extend along the south property line of Lot 43, which is a typical design standard incorporated into subdivisions abutting major streets. In addition, the property owner of the 25-acre parcel has agreed to construct a block wall along the north property line abutting the 8.6-acre parcel that is part of the County Island. This block wall is not a codified City fencing requirement between properties planned and zoned residential but was agreed to by the property owner of the 25-acre parcel as a condition of the annexation agreement that the property owner of the 8.6-acre parcel required prior to consenting to the annexation. The requirement to construct a City Standard block wall along a portion of the north property line abutting the 8.6-acre parcel (APN: 077-180-022) is included as Condition No. 11 of the conditions of project approval.

It is anticipated the remainder of the subdivision will incorporate traditional wood fencing along rear and side property lines of the residential lots, which is not a codified requirement, but is a practice that homebuilders incorporate into their subdivisions.

### **Valley Oak Trees**

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

Per Section 12.24 of the Visalia Oak Tree ordinance, trees determined to be dead or in poor health, may be removed if they are deemed detrimental to the public's safety and welfare. The removal of dead or unhealthy valley oak trees is a less than significant impact and reduces the exposure of unhealthy and unstable trees that can be a deterrent to the public's safety and welfare. Healthy valley oak trees shall be protected at all times.

### **Landscape and Lighting Assessment District**

All lots identified by an alphanumeric letter on this proposed subdivision are designated for Landscaping. The formation of a Landscape and Lighting Assessment District will be required for the long-term maintenance of the local streets, streetlights, landscaping, and block walls.

#### **Correspondence from California Water Service Company**

Staff received correspondence (Exhibit "D", attached herein) from the California Water Service Company (Cal Water). Cal Water, in its correspondence dated June 29, 2015, has indicated that Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission. The determination of water availability shall remain voided for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project site unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.

#### **Correspondence from Valley Palm Residents**

Staff received a letter from Bruce McDermott, a property owner in the Valley Palms subdivision located north of the proposed Kayenta Crossing Subdivision. The letter, dated April 29, 2015, identifies concerns and issues that several of the Valley Palm residents have regarding the proposed subdivision (see Exhibit "D"). These include lot size compatibility between the Valley Palms subdivision and the Kayenta Crossing subdivision, local street connectivity, impacts to ground water, impacts to roadways, etc.

The letter was received prior to the applicant filing the annexation and subdivision applications. Staff had been receiving several inquiries during the Site Plan Review process for the 25-acre subdivision (i.e., SPR No. 2014-127) and subsequent City Council worksession meetings that were held to address the potential annexation filing.

#### **Environmental Review**

That an Initial Study was prepared for the annexation and tentative subdivision map consistent with CEQA. Initial Study No. 2015-42 disclosed that environmental impacts are determined to be not significant and that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2015-42 for Annexation No. 2015-01 and Kayenta Crossing Tentative Subdivision Map No. 5553.

## **RECOMMENDED FINDINGS**

### **Kayenta Crossing Tentative Subdivision Map No. 5553**

1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I." The General Plan Land Use Diagram, adopted

October 14, 2014, designates the 25-acre site as Low Density Residential. The development of a single-family residential subdivision is consistent with the Low Density Residential Land Use Designation. The site will be developed at 3.6 units to the acre, which is consistent with the Low Density Residential land use designation as stated in Policy LU-P-55 of the Land Use Element.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northwest quadrant of Visalia and abuts two existing residential subdivisions to the north and west. Additionally, the subdivision provides local street connections to an approved and recorded subdivision (Tumble Rose) that abuts Kayenta Crossing subdivision to the west. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

2. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.
3. That the tentative subdivision map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods. The construction of these improvements provides an improved path of travel for vehicles and pedestrians of the surrounding area.
4. That an Initial Study was prepared for the annexation and tentative subdivision map consistent with CEQA. Initial Study No. 2015-42 disclosed that environmental impacts are determined to be not significant and that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2015-42 for Annexation No. 2015-01 and Kayenta Crossing Tentative Subdivision Map No. 5553.

## **RECOMMENDED CONDITIONS**

### **Kayenta Crossing Tentative Subdivision Map No. 5553**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-127.
2. That the Kayenta Crossing Tentative Subdivision Map No. 5553 be prepared in substantial compliance with Exhibit "A".
3. That the Kayenta Crossing Tentative Subdivision Map No. 5553 approval shall lapse one year from the date of Planning Commission approval, unless the annexation of the property is completed. The Tentative Subdivision Map shall become effective on the date that the Local Agency Formation Commission (LAFCO) Board approves the annexation (Annexation No. 2015-01), and the two year initial period for filing the final map shall commence on that date.



4. That Annexation No. 2015-01 be recorded prior to the recordation of the final subdivision map.
5. That the developer shall inform and have future home owners of the Lowery Ranch subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
6. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
7. That no structures are to be within the "no build" areas on lots 2, 3 and 90.
8. That the sidewalk shall be constructed along the entire Demaree Street frontage with the development of the Kayenta Crossing Subdivision development.
9. The continuation of the block wall is required along the south property line of Lot 43.
10. That the temporary onsite storm water retention basin shall be constructed to incorporate passive park elements. These elements shall include a maximum basin depth of 4' with 10:1 side slopes, street trees along the frontage of the basin, and be minimally landscaped to provide a passive play area. The use of interior dry wells in the basin is permitted to minimize basin area. The maintenance of the passive park and dry well(s) will be included within the landscape & lighting assessment district.
11. That the developer / property owner of the 25-acre subdivision construct the block wall along the shared property line of APN: 077-180-022 (i.e., Donald Joseph property).
12. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. 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 the Kayenta Crossing Tentative Subdivision Map No. 5553.

#### **APPEAL INFORMATION**

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

**Attachments:**

- Related Plans and Policies
- Resolution No. 2015-31 – Kayenta Crossing Tentative Subdivision Map No. 5553
- Exhibit "A" – Kayenta Crossing Tentative Subdivision Map No. 5553
- Exhibit "B" – Surrounding Subdivision Maps
- Exhibit "C" – City of Visalia Engineering Improvement Standards P-22 – Super Block Connectivity
- Exhibit "D" – California Water Service Company letter dated June 29, 2015
- Exhibit "E" – Letter from Valley Palm Resident date April 29, 2015
- Negative Declaration No. 2015-42
- Traffic Impact Statement dated July 10, 2015
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

## RELATED PLANS AND POLICIES

**General Plan and Zoning:** The following General Plan and Zoning Ordinance policies apply to the proposed project:

**General Plan Land Use Policy:**

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.
- LU-P-34:** Work with Tulare County and other state and regional agencies, neighboring cities, and private land trust entities to prevent urban development of agricultural land outside of the current growth boundaries and to promote the use of agricultural preserves, where they will promote orderly development and preservation of farming operations within Tulare County. Conduct additional investigation of the efficacy of agricultural conservation easements by engaging local, regional, and state agencies and stakeholders in order to further analyze their ongoing efforts and programs that attempt to mitigate impacts from the conversion of agricultural lands through the use of agricultural conservation easements. Support regional efforts to prevent urban development of agricultural lands, specifically at the county level. Tulare County's General Plan 2030 Update Policy contains two policies (AG-1.6 Conservation Easements and AG-1.18 Farmland Trust and Funding Sources) that discuss establishing and implementing an Agricultural Conservation Easement Program (ACEP). The City supports the implementation of these measures by the County, in which the City may then participate. Such a regional program could include a fee to assist and support agricultural uses, and would be most feasibly and strategically developed on a countywide or other regional basis.

In addition to supporting regional efforts to prevent urban development of agricultural lands, the City shall create and adopt a mitigation program to address conversion of Prime Farmland and Farmland of Statewide Importance in Tiers II and III. This mitigation program shall require a 1:1 ratio of agricultural land preserved to agricultural land converted and require agricultural land preserved to be equivalent to agricultural land converted. The mitigation program shall also require that the agricultural land preserved demonstrate adequate water supply and agricultural zoning, and shall be located outside the City UDB, and within the southern San Joaquin Valley. The mitigation program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by the County and nearby cities. The City's mitigation program shall allow mitigation to be provided by purchase of conservation easement or payment of fee, but shall indicate a preference for purchase of easements. The mitigation program shall require easements to be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. The mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I, or conversion of agricultural lands for agricultural processing uses, agricultural buffers, public facilities, and roadways.

## Zoning Ordinance Section for R-1-6 Zone

### Chapter 17.12

#### R-1 SINGLE-FAMILY RESIDENTIAL ZONE

##### 17.12.010 Purpose and intent.

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

##### 17.12.020 Permitted uses.

In the R-1 single-family residential zone, permitted uses include:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48,
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Second dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Single-family residential subdivisions with mixed lot size, subject to the provisions of Sections 17.12.210 through 17.12.240;
- N. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070. (Ord. 9717 § 2 (part), 1997; Ord. 9605 § 30 (part), 1996; prior code § 7271)

##### 17.12.030 Accessory uses.

In the R-1 single-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100B. (Ord. 2001-13 § 4 (part), 2001; Ord. 9717 § 2 (part), 1997; prior code § 7272)

##### 17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned unit development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations,

ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. Developments with modified residential standards in the R-1-6 zone in conformance with Chapter 17.30, Article 6;
- M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner. (Ord. 2001-13 § 4 (part), 2001: Ord. 2000-02 § 1 (part), 2000: amended during 10/97 supplement; Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7273)

**17.12.050 Site area.**

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

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

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

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

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

**17.12.060 One dwelling unit per site.**

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site. (Ord. 9717 § 2 (part), 1997: prior code § 7275)

**17.12.070 Replacement and expansion of legally existing multiple family units.**

In the R-1 single-family residential zone, in accordance with Sections 17.10.020, 17.12.020 and 17.14.030, legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

- A. A planned development permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.32, Article 5.



- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.10.020, 17.12.020, 17.12.070 and 17.14.030 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a planned development permit does not constitute compliance with this requirement. (Ord. 9717 § 2 (part), 1997: prior code § 7276)

**17.12.080 Front yard.**

**In the R-1 single-family residential zone:**

- A. The minimum front yard shall be as follows:

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

- B. On a be no less than twenty (20) feet, with an average of twenty-five (25) foot setback. (Ord. 2001-13 site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

**17.12.090 Side yards.**

**In the R-1 single-family residential zone:**

- A. The minimum side yard shall be five feet in the R-1-6 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.
- F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7278)

**17.12.100 Rear yard.**

In the R-1 single-family residential zone, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent

may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7279)

**17.12.110 Height of structures.**

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty (30) feet, with the exception of structures specified in Section 17.12100B. (Ord. 9717 § 2 (part), 1997: prior code § 7280)

**17.12.120 Off-street parking.**

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34. (Ord. 9717 § 2 (part), 1997: prior code § 7281)

**17.12.130 Fences, walls and hedges.**

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030. (Ord. 9717 § 2 (part), 1997: prior code § 7282)

RESOLUTION NO 2015-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DIAMOND OAKS VESTING TENTATIVE SUBDIVISION MAP NO. 5553 IS A REQUEST BY JASCO CONSULTING INC., TO SUBDIVIDE 25-ACRES INTO A 90-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF VISALIA'S LOW DENSITY RESIDENTIAL LAND USE DESIGNATION, THE SITE IS IN AN UNINCORPORATED TULARE COUNTY ISLAND WITH A COUNTY ZONING DESIGNATION OF AE-20. THE 25-ACRE PARCEL IS LOCATED ON THE WEST SIDE OF NORTH DEMAREE STREET BETWEEN WEST FERGUSON AND WEST RIGGIN AVENUES (APN: 077-180-009).

**WHEREAS**, Kayenta Crossing Tentative Subdivision Map No. 5553 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision located in the City of Visalia's Low Density Residential Land Use Designation, the site is in an unincorporated Tulare County Island with a County Zoning designation of AE-20. The 25-acre parcel is located on the west side of North Demaree Street between West Ferguson and West Riggins Avenues (APN: 077-180-009); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on August 24, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.26 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that a Negative Declaration No. 2015-42 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I." The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The development of a single-family residential subdivision is consistent with the Low Density Residential Land Use Designation. The site will be developed at 3.6 units to the acre, which is consistent with the Low Density Residential land use designation as stated in Policy LU-P-55 of the Land Use Element.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northwest quadrant of Visalia and abuts two existing residential subdivisions to the north and west. Additionally, the subdivision provides local street connections to an approved and recorded subdivision (Tumble Rose) that abuts Kayenta Crossing subdivision to the west. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

2. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.
3. That the tentative subdivision map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local

street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods. The construction of these improvements provides an improved path of travel for vehicles and pedestrians of the surrounding area.

4. That an Initial Study was prepared for the annexation and tentative subdivision map consistent with CEQA. Initial Study No. 2015-42 disclosed that environmental impacts are determined to be not significant and that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2015-42 for Annexation No. 2015-01 and Kayenta Crossing Tentative Subdivision Map No. 5553.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-127.
2. That the Kayenta Crossing Tentative Subdivision Map No. 5553 be prepared in substantial compliance with Exhibit "A".
3. That the Kayenta Crossing Tentative Subdivision Map No. 5553 approval shall lapse one year from the date of Planning Commission approval, unless the annexation of the property is completed. The Tentative Subdivision Map shall become effective on the date that the Local Agency Formation Commission (LAFCO) Board approves the annexation (Annexation No. 2015-01), and the two year initial period for filing the final map shall commence on that date.
4. That Annexation No. 2015-01 be recorded prior to the recordation of the final subdivision map.
5. That the developer shall inform and have future home owners of the Lowery Ranch subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
6. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
7. That no structures are to be within the "no build" areas on lots 2, 3 and 90.
8. That the sidewalk shall be constructed along the entire Demaree Street frontage with the development of the Kayenta Crossing Subdivision development.
9. The continuation of the block wall is required along the south property line of Lot 43.



10. That the temporary onsite storm water retention basin shall be constructed to incorporate passive park elements. These elements shall include a maximum basin depth of 4' with 10:1 side slopes, street trees along the frontage of the basin, and be minimally landscaped to provide a passive play area. The use of interior dry wells in the basin is permitted to minimize basin area. The maintenance of the passive park and dry well(s) will be included within the landscape & lighting assessment district.
11. That the developer / property owner of the 25-acre subdivision construct the block wall along the shared property line of APN: 077-180-022 (i.e., Donald Joseph property).
12. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. 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 the Kayenta Crossing Tentative Subdivision Map No. 5553.

## RELATED PLANS AND POLICIES

**General Plan and Zoning:** The following General Plan and Zoning Ordinance policies apply to the proposed project:

**General Plan Land Use Policy:**

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.
- LU-P-34:** Work with Tulare County and other state and regional agencies, neighboring cities, and private land trust entities to prevent urban development of agricultural land outside of the current growth boundaries and to promote the use of agricultural preserves, where they will promote orderly development and preservation of farming operations within Tulare County. Conduct additional investigation of the efficacy of agricultural conservation easements by engaging local, regional, and state agencies and stakeholders in order to further analyze their ongoing efforts and programs that attempt to mitigate impacts from the conversion of agricultural lands through the use of agricultural conservation easements. Support regional efforts to prevent urban development of agricultural lands, specifically at the county level. Tulare County's General Plan 2030 Update Policy contains two policies (AG-1.6 Conservation Easements and AG-1.18 Farmland Trust and Funding Sources) that discuss establishing and implementing an Agricultural Conservation Easement Program (ACEP). The City supports the implementation of these measures by the County, in which the City may then participate. Such a regional program could include a fee to assist and support agricultural uses, and would be most feasibly and strategically developed on a countywide or other regional basis.

In addition to supporting regional efforts to prevent urban development of agricultural lands, the City shall create and adopt a mitigation program to address conversion of Prime Farmland and Farmland of Statewide Importance in Tiers II and III. This mitigation program shall require a 1:1 ratio of agricultural land preserved to agricultural land converted and require agricultural land preserved to be equivalent to agricultural land converted. The mitigation program shall also require that the agricultural land preserved demonstrate adequate water supply and agricultural zoning, and shall be located outside the City UDB, and within the southern San Joaquin Valley. The mitigation program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by the County and nearby cities. The City's mitigation program shall allow mitigation to be provided by purchase of conservation easement or payment of fee, but shall indicate a preference for purchase of easements. The mitigation program shall require easements to be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. The mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I, or conversion of agricultural lands for agricultural processing uses, agricultural buffers, public facilities, and roadways.

## **Zoning Ordinance Section for R-1-6 Zone**

### **Chapter 17.12**

#### **R-1 SINGLE-FAMILY RESIDENTIAL ZONE**

##### **17.12.010 Purpose and intent.**

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

##### **17.12.020 Permitted uses.**

In the R-1 single-family residential zone, permitted uses include:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48,
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Second dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Single-family residential subdivisions with mixed lot size, subject to the provisions of Sections 17.12.210 through 17.12.240;
- N. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070. (Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7271)

##### **17.12.030 Accessory uses.**

In the R-1 single-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100B. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7272)

##### **17.12.040 Conditional uses.**

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned unit development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations,

ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. Developments with modified residential standards in the R-1-6 zone in conformance with Chapter 17.30, Article 6;
- M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner. (Ord. 2001-13 § 4 (part), 2001: Ord. 2000-02 § 1 (part), 2000: amended during 10/97 supplement; Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7273)

#### **17.12.050 Site area.**

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

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

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

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

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

#### **17.12.060 One dwelling unit per site.**

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site. (Ord. 9717 § 2 (part), 1997: prior code § 7275)

#### **17.12.070 Replacement and expansion of legally existing multiple family units.**

In the R-1 single-family residential zone, in accordance with Sections 17.10.020, 17.12.020 and 17.14.030, legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

- A. A planned development permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.32, Article 5.

- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.10.020, 17.12.020, 17.12.070 and 17.14.030 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a planned development permit does not constitute compliance with this requirement. (Ord. 9717 § 2 (part), 1997: prior code § 7276)

**17.12.080 Front yard.**

**In the R-1 single-family residential zone:**

- A. The minimum front yard shall be as follows:

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

- B. On a be no less than twenty (20) feet, with an average of twenty-five (25) foot setback. (Ord. 2001-13 site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

**17.12.090 Side yards.**

**In the R-1 single-family residential zone:**

- A. The minimum side yard shall be five feet in the R-1-6 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.
- F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7278)

**17.12.100 Rear yard.**

**In the R-1 single-family residential zone, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:**

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent



may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7279)

**17.12.110 Height of structures.**

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty (30) feet, with the exception of structures specified in Section 17.12100B. (Ord. 9717 § 2 (part), 1997: prior code § 7280)

**17.12.120 Off-street parking.**

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34. (Ord. 9717 § 2 (part), 1997: prior code § 7281)

**17.12.130 Fences, walls and hedges.**

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030. (Ord. 9717 § 2 (part), 1997: prior code § 7282)

RESOLUTION NO 2015-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DIAMOND OAKS VESTING TENTATIVE SUBDIVISION MAP NO. 5553 IS A REQUEST BY JASCO CONSULTING INC., TO SUBDIVIDE 25-ACRES INTO A 90-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF VISALIA'S LOW DENSITY RESIDENTIAL LAND USE DESIGNATION, THE SITE IS IN AN UNINCORPORATED TULARE COUNTY ISLAND WITH A COUNTY ZONING DESIGNATION OF AE-20. THE 25-ACRE PARCEL IS LOCATED ON THE WEST SIDE OF NORTH DEMAREE STREET BETWEEN WEST FERGUSON AND WEST RIGGIN AVENUES (APN: 077-180-009).

**WHEREAS**, Kayenta Crossing Tentative Subdivision Map No. 5553 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision located in the City of Visalia's Low Density Residential Land Use Designation, the site is in an unincorporated Tulare County Island with a County Zoning designation of AE-20. The 25-acre parcel is located on the west side of North Demaree Street between West Ferguson and West Riggins Avenues (APN: 077-180-009); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on August 24, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.26 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that a Negative Declaration No. 2015-42 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I." The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The development of a single-family residential subdivision is consistent with the Low Density Residential Land Use Designation. The site will be developed at 3.6 units to the acre, which is consistent with the Low Density Residential land use designation as stated in Policy LU-P-55 of the Land Use Element.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northwest quadrant of Visalia and abuts an existing residential subdivision to the north. Additionally, the subdivision provides local street connections to two approved and recorded subdivisions (Los Gatos and Tumble Rose) that abut Kayenta Crossing subdivision to the northwest and west. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

2. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.
3. That the tentative subdivision map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local

street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods. The construction of these improvements provides an improved path of travel for vehicles and pedestrians of the surrounding area.

4. That an Initial Study was prepared for the annexation and tentative subdivision map consistent with CEQA. Initial Study No. 2015-42 disclosed that environmental impacts are determined to be not significant and that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2015-42 for Annexation No. 2015-01 and Kayenta Crossing Tentative Subdivision Map No. 5553.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-127.
2. That the Kayenta Crossing Tentative Subdivision Map No. 5553 be prepared in substantial compliance with Exhibit "A".
3. That the Kayenta Crossing Tentative Subdivision Map No. 5553 approval shall lapse one year from the date of Planning Commission approval, unless the annexation of the property is completed. The Tentative Subdivision Map shall become effective on the date that the Local Agency Formation Commission (LAFCO) Board approves the annexation (Annexation No. 2015-01), and the two year initial period for filing the final map shall commence on that date.
4. That Annexation No. 2015-01 be recorded prior to the recordation of the final subdivision map.
5. That the developer shall inform and have future home owners of the Lowery Ranch subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
6. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
7. That no structures are to be within the "no build" areas on lots 2, 3 and 90.
8. That the sidewalk shall be constructed along the entire Demaree Street frontage with the development of the Kayenta Crossing Subdivision development.
9. The continuation of the block wall is required along the south property line of Lot 43.

10. That the temporary onsite storm water retention basin shall be constructed to incorporate passive park elements. These elements shall include a maximum basin depth of 4' with 10:1 side slopes, street trees along the frontage of the basin, and be minimally landscaped to provide a passive play area. The use of interior dry wells in the basin is permitted to minimize basin area. The maintenance of the passive park and dry well(s) will be included within the landscape & lighting assessment district.
11. That the developer / property owner of the 25-acre subdivision construct the block wall along the shared property line of APN: 077-180-022 (i.e., Donald Joseph property).
12. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. 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 the Kayenta Crossing Tentative Subdivision Map No. 5553.



# KAYENTA CROSSING

## TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

MARCH 2015

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR  
 2906-B WEST MAIN STREET, VISALIA, CA 93291, (559) 739-1616

PREPARED FOR: TIM BULLOCK  
 P.O. BOX 5918, VISALIA, CA 93278, (559) 804-8345

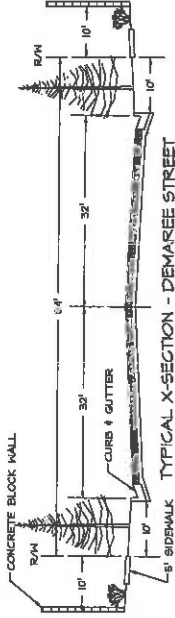
ASSESSOR'S PARCEL NO.: 071-190-009

ZONE: AE-20 (COUNTY) FLOOD ZONE: 'X'

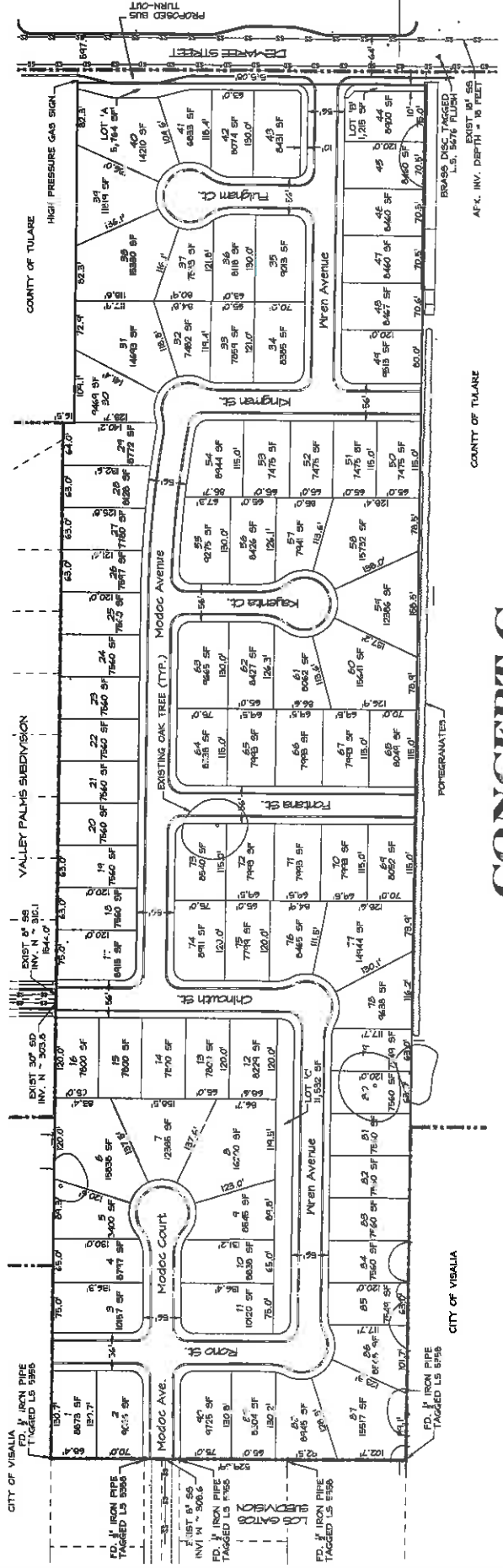
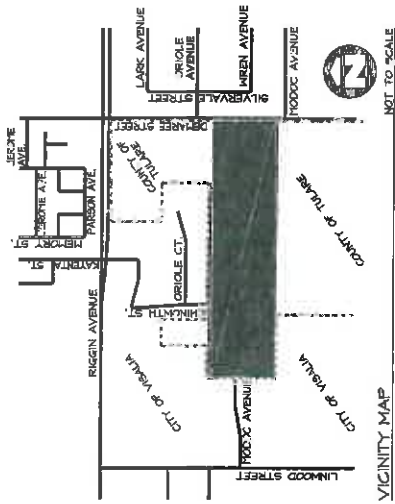
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL - SINGLE-FAMILY
MATER BY	CALIFORNIA WATER SERVICE
SEWER BY	CITY OF VISALIA
ELECTRICITY BY	SOUTHERN CALIFORNIA Edison CO.
GAS BY	SOUTHERN CALIFORNIA GAS CO.



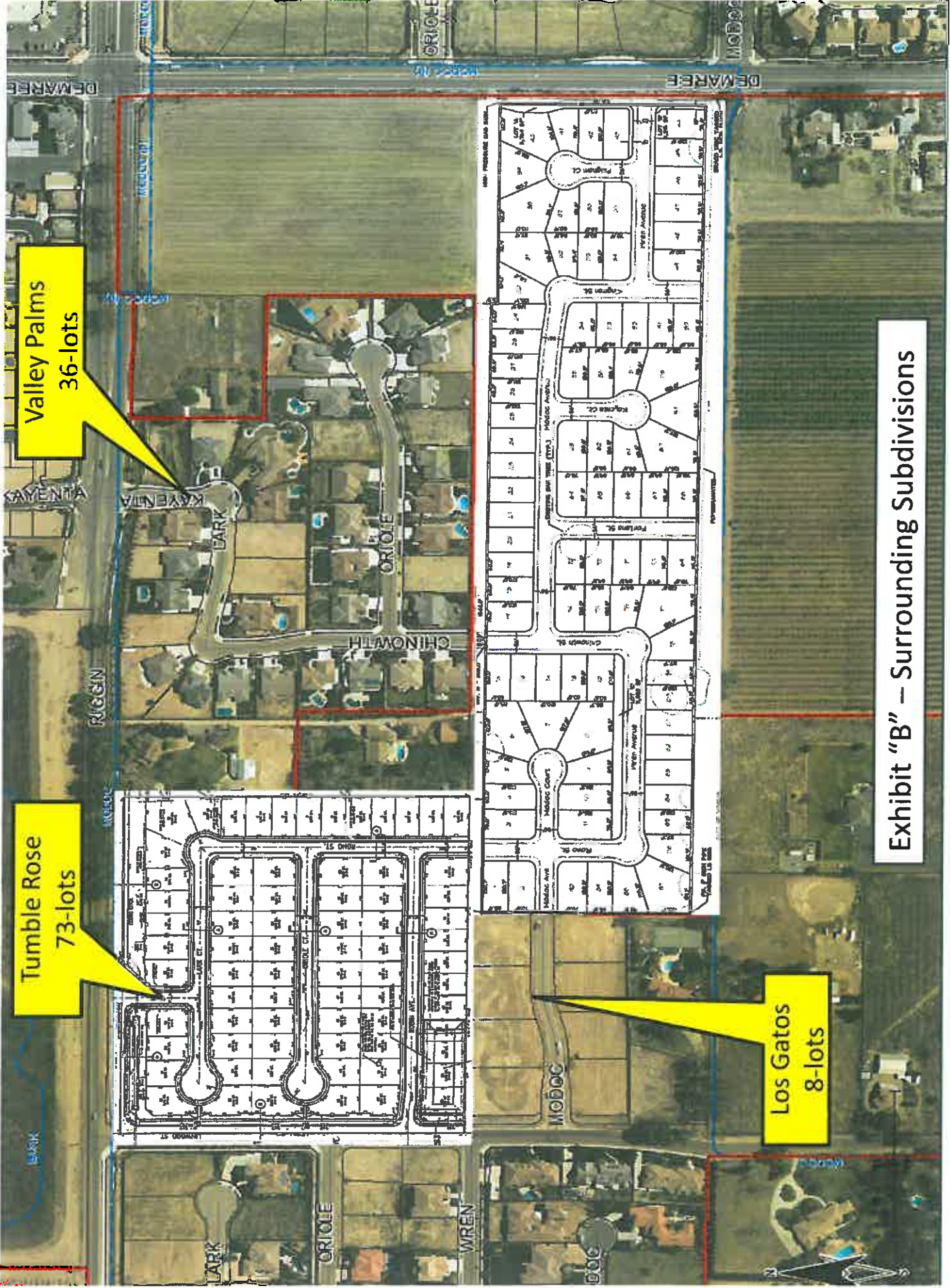
SCALE: 1" = 100'



LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF VISALIA FOR LANDSCAPE, LIGHTING AND SIDEWALK PURPOSES.



# CONCEPT C



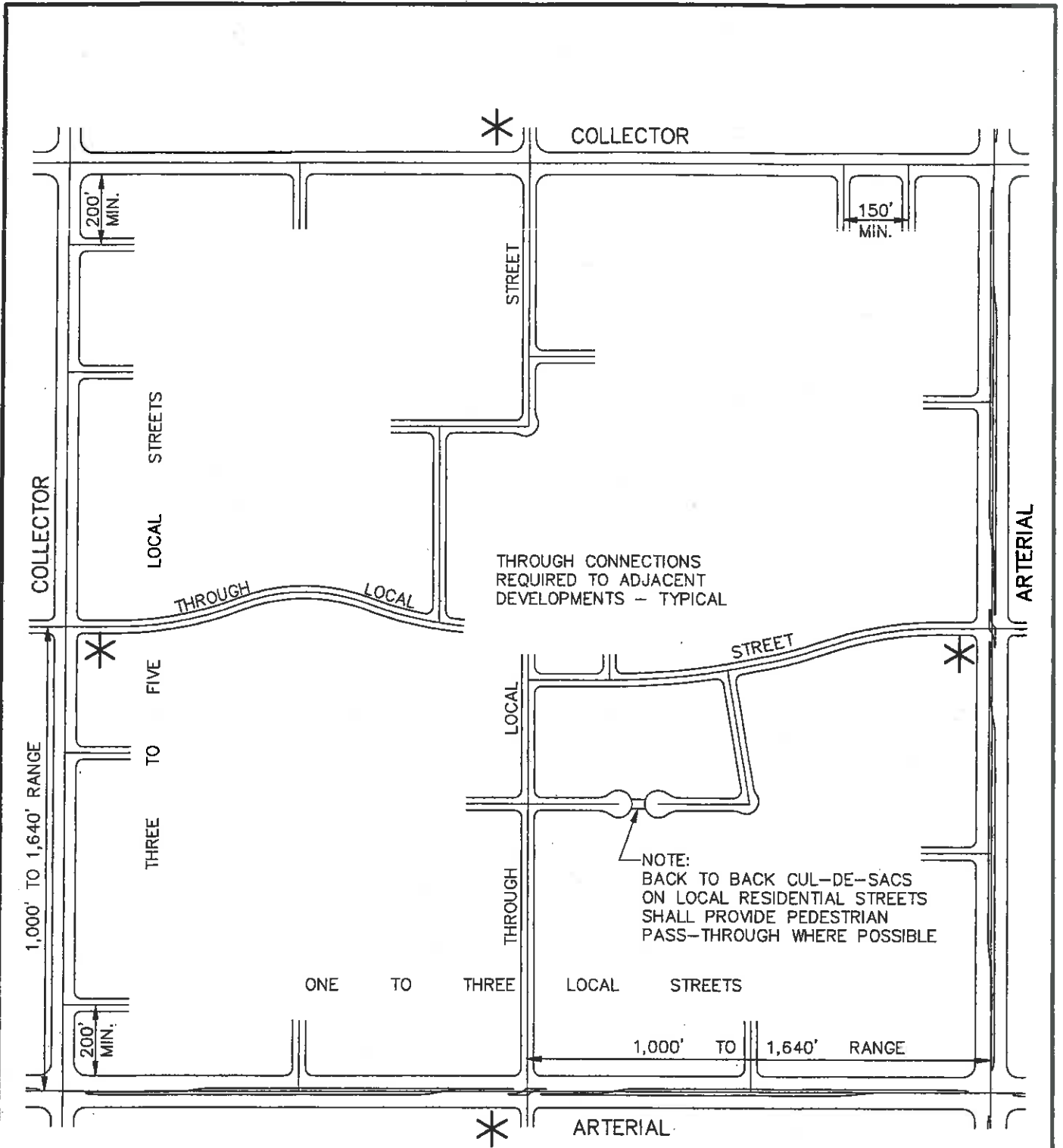
Valley Palms  
36-lots

Tumble Rose  
73-lots

Los Gatos  
8-lots

Exhibit "B" – Surrounding Subdivisions

Exhibit "C"



\* THE INTENT OF THIS POLICY IS TO PROVIDE FULL ACCESS FROM EACH ASTRISK NOTED INTERSECTION TO EACH DEVELOPMENT WITHIN THE SUPER BLOCK WITHOUT USING A COLLECTOR OR ARTERIAL.

APPROVED BY: *Andrew J. Bonelli* 3/3/08  
 PUBLIC WORKS DIRECTOR R.C.E. 50022 DATE

CITY OF VISALIA  
 DESIGN & IMPROVEMENT STANDARDS

SUPER BLOCK CONNECTIVITY

REVISIONS  
 7/1/04

P-22



## Exhibit "D"



### CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive, Visalia, CA 93292-5717  
Tel: (559) 624-1600

June 29, 2015

Susan Currier  
Planning Division  
City of Visalia  
315 E Acequia Ave  
Visalia, CA 93291

#### Will Serve Letter

Tract or Parcel Map No: Kayenta Crossing Tentative Subdivision Map 5553  
Developer: Jasco Consulting Inc.

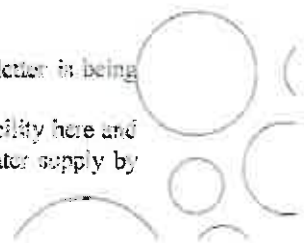
California Water Service Company Visalia District ("Cal Water") has determined that water is available to serve the above-referenced project based on the information provided. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This determination of water availability shall remain valid for two years from the date of this letter. If construction of the project has not commenced within this two year time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming water availability. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non-potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





## CALIFORNIA WATER SERVICE

If you have any questions regarding the above, please call me at (909) 604-1000.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Bailey".

Scott Bailey  
District Manager

cc: Ting He – Cal Water Engineering Dept  
File





Exhibit "E"

RECEIVED

April 29, 2015

MAY - 1 2015

COMM. DEVELOP.  
CITY OF VISALIA

TO Andy Chamberlain,

It has come to our attention as property owners in the area of Valley Palms is scheduled for changes other than what was speculated. By and large homeowners who bought and/or proposed to buy presumed that the lot size and house requirements would remain the same or similar to the current usage. Recent growth in the past years has supported the large lots and local schools. However, future growth would seem to work against this end. Now, it appears the infrastructure is designed to accommodate much less than originally projected. Current concerns would have negative mitigation on the current usage of water and roads to say the least.

Uncertain of the impact of the expanded water and roadway usage would limit accurate forecast of where we might find ourselves in the near future. Last year a similar proposal called for master plan adoption which would limit traffic enforcement in the proposed area. In addition of hundreds of houses it most certainly would be a bigger impact on the project area. The thought of the city staff was that Visalia would just have to get used to city three-phased traffic lights. Sitting through two or three of these traffic control automations would just be a thing of the future. I'm from the school of 'let's do things smarter', rather than expand upon traditional ways of doing things. In the case of water usage there is a major concern about the availability of sufficient water and regulations. I would hate to think that traditional measurements for growth would be applied in these two areas.

Per your request, I have contacted six residents from which your office can work with. As opposed to having large meetings consisting of all those occupants, we propose to our landowners in the designated area. These individuals have no sacred interest or influence on this affected area, merely an avenue for disbursement of information. All who would like to participate are certainly encouraged.

A meeting will be scheduled to discuss the topic of follow-up meetings as soon as possible.

cc:

Chris & Ashley Zulik

John & Melinda Frings

Adam Ferher

Mike & Stephanie Cavale

Kyle & Lisa Arrellano

Greg Dowds (previous developer for the City of Visalia

Larry and Barbra Vanes

Sincerely

scheduled to discuss the topic of follow-up meetings as soon as possible.

cc:

Chris & Ashley Zulik

John & Melinda Frings

Adam Ferher

Mike & Stephanie Cavale

Kyle & Lisa Arrellano

Greg Dowds (previous developer for the City of Visalia)

Larry and Barbra Vanes

Sincerely

Bruce McDermott

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

FILED  
TULARE COUNTY

JUL 30 2015

ROLAND P. HILL  
ASSESSOR/CLERK RECORDER  
BY:

**NOTICE OF A PROPOSED  
NEGATIVE DECLARATION**

**Project Title: Kayenta Crossing Subdivision Map No. 5553 and Annexation No. 2015-01**

**Project Description:** Kayenta Crossing Subdivision Map No. 5553 and Annexation No. 2015-01 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision. The project site is part of a County Island and an annexation request has been filed for the 25-acre parcel and an 8.6-acre parcel into the City limits of Visalia. Although both parcels are located in the County, the Visalia General Plan designates both properties for urban development. Upon annexation the 25-acre parcel will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential. The property owner of the 8.6-acre parcel is not requesting to develop their site with an urban use. The 8.6-acre parcel is under Williamson Act Contract and a "Notice of Non-Renewal" has not been filed for this site.

The 90-lot single-family subdivision on the 25-acre parcel includes construction of local streets, street lights, extension of sewer lines and laterals, extension and further connection to the storm drainage system and extension of other public infrastructure, utilities and services (i.e., electricity, gas, and water) (see attached Kayenta Crossing Subdivision Map No. 5553). The subdivision design provides for the extension of the local streets connectivity with the existing and approved subdivisions abutting the 25-acre project site to the north, south and west. The local street connections, as proposed with the Kayenta Crossing Subdivision, comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". The project also includes the dedication of additional right-of-way to accommodate a bus turnout, construction of sidewalk and erection of a solid block masonry wall along Demaree Street. To facilitate storm water discharge, a temporary storm drainage basin will be located on-site.

The site will require grading and removal of agricultural related uses currently on-site. Furthermore, there are Valley Oak trees onsite. The Valley Oak trees shall be protected during construction activities and preserved/incorporated into the overall design of the subdivision.

**Project Location:** The 8.6-acre parcel is located on the southwest corner of North Demaree Street and West Riggan Avenue while the 25-acre parcel is located on the west side of North Demaree Street between West Riggan and West Ferguson Avenues (APNs: 077-180-009 & 077-180-022).

**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 **August 24, 2015** at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

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

Reasons for Negative Declaration: Initial Study No. 2015-42 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from July 30, 2015 to August 19, 2015.

Date: July 30, 2015

Signed:   
Paul Scheibel, AICP  
Environmental Coordinator  
City of Visalia

## NEGATIVE DECLARATION

**Project Title:** Kayenta Crossing Subdivision Map No. 5553 and Annexation No. 2015-01

**Project Description:** Kayenta Crossing Subdivision Map No. 5553 and Annexation No. 2015-01 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision. The project site is part of a County Island and an annexation request has been filed for the 25-acre parcel and an 8.6-acre parcel into the City limits of Visalia. Although both parcels are located in the County, the Visalia General Plan designates both properties for urban development. Upon annexation the 25-acre parcel will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential. The property owner of the 8.6-acre parcel is not requesting to develop their site with an urban use. The 8.6-acre parcel is under Williamson Act Contract and a "Notice of Non-Renewal" has not been filed for this site.

The 90-lot single-family subdivision on the 25-acre parcel includes construction of local streets, street lights, extension of sewer lines and laterals, extension and further connection to the storm drainage system and extension of other public infrastructure, utilities and services (i.e., electricity, gas, and water) (see attached Kayenta Crossing Subdivision Map No. 5553). The subdivision design provides for the extension of the local streets connectivity with the existing and approved subdivisions abutting the 25-acre project site to the north, south and west. The local street connections, as proposed with the Kayenta Crossing Subdivision, comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". The project also includes the dedication of additional right-of-way to accommodate a bus turnout, construction of sidewalk and erection of a solid block masonry wall along Demaree Street. To facilitate storm water discharge, a temporary storm drainage basin will be located on-site.

The site will require grading and removal of agricultural related uses currently on-site. Furthermore, there are Valley Oak trees onsite. The Valley Oak trees shall be protected during construction activities and preserved/incorporated into the overall design of the subdivision.

**Project Location:** The 8.6-acre parcel is located on the southwest corner of North Demaree Street and West Riggan Avenue while the 25-acre parcel is located on the west side of North Demaree Street between West Riggan and West Ferguson Avenues (APNs: 077-180-009 & 077-180-022).

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

**Attachments:**

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	( )
Traffic Impact Statement	(X)



**DECLARATION OF NO SIGNIFICANT EFFECT:**

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

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

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

APPROVED  
Paul Scheibel, AICP  
Environmental Coordinator

By: 

Date Approved: July 30, 2015

Review Period: 20 days

## INITIAL STUDY

### I. GENERAL

**A. Kayenta Crossing Subdivision Map No. 5553 and Annexation No. 2015-01** is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision. The project site is part of a County Island and an annexation request has been filed for the 25-acre parcel and an 8.6-acre parcel into the City limits of Visalia. Although both parcels are located in the County, the Visalia General Plan designates both properties for urban development. Upon annexation the 25-acre parcel will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential. The property owner of the 8.6-acre parcel is not requesting to develop their site with an urban use. The 8.6-acre parcel is under Williamson Act Contract and a "Notice of Non-Renewal" has not been filed for this site.

The 90-lot single-family subdivision on the 25-acre parcel includes construction of local streets, street lights, extension of sewer lines and laterals, extension and further connection to the storm drainage system and extension of other public infrastructure, utilities and services (i.e., electricity, gas, and water) (see attached Kayenta Crossing Subdivision Map No. 5553). The subdivision design provides for the extension of the local streets connectivity with the existing and approved subdivisions abutting the 25-acre project site to the north, south and west. The local street connections, as proposed with the Kayenta Crossing Subdivision, comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". The project also includes the dedication of additional right-of-way to accommodate a bus turnout, construction of sidewalk and erection of a solid block masonry wall along Demaree Street. To facilitate storm water discharge, a temporary storm drainage basin will be located on-site.

The site will require grading and removal of agricultural related uses currently on-site. Furthermore, there are Valley Oak trees onsite. The Valley Oak trees shall be protected during construction activities and preserved/incorporated into the overall design of the subdivision.

### **B. Identification of the Environmental Setting:**

The 8.6-acre parcel (APN: 077-180-022) is located on the southwest corner of North Demaree Street and West Riggan Avenue. The 25-acre parcel (APN: 077-180-009), which abuts the 8.6-acre parcel to the north, is located on the west side of North Demaree Street between West Riggan and West Ferguson Avenues. The entire project area is surrounded by existing and approved urban development and County zoned properties. The 25-acre project site is currently vacant and has been out of agriculture production for the past 10 years. The 8.6-acre parcel has been actively farmed and is under Williamson Act Contract.

The surrounding uses, Zoning, and General Plan for the 25-acre parcel are as follows:

	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Low Density Residential & Medium Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) & County	Valley Palms Subdivision & County Properties
South:	Low Density Residential, Medium Density Residential & Park	County	Active Orchard and Crop Fields
East:	North Demaree Street	Arterial Roadway & R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	North Demaree Street & Sterling Oaks Subdivision (not developed)
West:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Low density residential tract subdivisions (Los Gatos & Tumble Rose)

The surrounding uses, Zoning, and General Plan for the 8.6-acre parcel are as follows:

	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	West Riggin Avenue & Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Riggin Avenue (Arterial Roadway) & Avalon Subdivision
South:	Low Density Residential	County	Vacant (proposed 25-acre subdivision)
East:	North Demaree Street	Arterial Roadway & R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	North Demaree Street & Sterling Oaks Subdivision (not developed)
West:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Low density residential tract subdivisions (Valley Palms) & future site of Jehovah's Witnesses Kingdom Hall

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

**C. Plans and Policies:** The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The Zoning Map, adopted in 1993, designates the site as County zoning. The project includes a request to annex the 25-acre project site and an additional 8.6-acre parcel that is part of a County Island. If annexed, the 25-acre parcel would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential.

The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is within the Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

The proposed 90-lot subdivision for the 25-acre parcel is consistent with the Land Use Element of the General Plan, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance).

## **II. ENVIRONMENTAL IMPACTS**

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

## **III. MITIGATION MEASURES**

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

## **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

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

## **V. SUPPORTING DOCUMENTATION**

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.

- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Traffic Impact Statement for Keyanta Crossing Subdivision. Neil Zerlang Land Surveying, July 10, 2015.
- City of Visalia Design and Improvement Standards Super Block Connectivity P-22.

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



Paul Bernal  
Principal Planner



Paul Scheibél, AICP  
Environmental Coordinator





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

#### V CULTURAL RESOURCES

Would the project:

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

#### VI GEOLOGY AND SOILS

Would the project:

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

#### VII GREENHOUSE GAS EMISSIONS

Would the project:

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

#### VIII HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

#### IX HYDROLOGY AND WATER QUALITY

Would the project:

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

**X LAND USE AND PLANNING**

Would the project:

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

**XI MINERAL RESOURCES**

Would the project:

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

**XII NOISE**

Would the project:

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

**XIII POPULATION AND HOUSING**

Would the project:

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

**XIV PUBLIC SERVICES**

Would the project:

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

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

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

**XV RECREATION**

Would the project:

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

**XVI TRANSPORTATION / TRAFFIC**

Would the project:

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

**XVII UTILITIES AND SERVICE SYSTEMS**

Would the project:

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

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

**XVIII MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

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

Revised 2009



## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

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

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

- b. There are no scenic resources on the site.
- c. The proposed project includes residential development that will be aesthetically consistent with surrounding development and with General Plan policies. Furthermore, the City has development standards related to landscaping and other amenities that will ensure that the visual character of the area is enhanced and not degraded. Thus, the project would not substantially degrade the existing visual character of the site and its surroundings.
- d. The project will create new sources of light that are typical of residential development.

### II. AGRICULTURAL RESOURCES

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

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

The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is within the Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric

fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier 1" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier 1."

- b. The 8.6-acre and 25-acre properties are part of a County Island and have a County AE-20 zoning designation. The 8.6-acre parcel is under Williamson Act Contract (Contract No. 6605) and there are no plans to develop this site. The 8.6-acre site continues to be used for agricultural related uses and upon annexation; the City of Visalia will succeed to the Williamson Act Contract affording the property owner the right to retain their rights to farm their property. The 25-acre parcel has not been in active agricultural production for the past 10 years, and agricultural related uses have ceased on the property. The property owner for the 25-acre parcel submitted a request to the Tulare County Board of Supervisors for partial cancellation of the Agricultural Preserve (Contract No. 2735) on the 25-acre parcel. The cancellation was heard by the Board of Supervisors on June 2, 2015, and was approved. The partial Williamson Act Contract cancellation for the 25-acre parcel does not affect the same Williamson Act Contract that applies to the two parcels totally 48-acres south of the 25-acre site. The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.
- 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 proposed 90-lot single-family residential subdivision will result in conversion of farmland to a non-agricultural use. However, the 25-acre parcel has not been actively farmed and/or has not been in active agricultural production for the past 10 years. The City's General Plan designates this property for urban development by designating the site for Low Density Residential development. In addition, the 25-acre parcel is located in the City's Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 may occur at any time consistent with the City's Land Use Diagram. The request to annex the 25-acre parcel and subdivide the site with a 90-lot single-family residential subdivision is



consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

The remaining 8.6-acre parcel, upon annexation to the City of Visalia, will be afforded the right to retain their rights to farm their property. The 8.6-acre parcel is under Williamson Act Contract and the City of Visalia will succeed to the Williamson Act Contract upon annexation of this site.

### III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. The project will

result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation, which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

### IV. BIOLOGICAL RESOURCES

- a. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for conversion to urban use. In addition, staff had conducted an on-site visit to the site in February and May 2015 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

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

- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. This development would not act as a barrier to animal movement. This site was evaluated in the Visalia General Plan Update EIR for conversion to urban use.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project

site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

There are nine Valley Oak trees on-site. The City's Arborist noted three Valley Oak trees as dead. The remaining trees are in "good condition". Valley Oak trees that are healthy shall be protected during construction and a permeable surface will remain underneath the canopy, consistent with the City's municipal ordinance. Valley Oak trees that are dead shall be subject to the City's Valley Oak tree ordinance regarding the removal of these trees from the site.

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

#### V. CULTURAL RESOURCES

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

#### VI. GEOLOGY AND SOILS

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

#### VII. GREENHOUSE GAS EMISSIONS

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

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

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

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

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 GHG emissions.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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

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

**IX. HYDROLOGY AND WATER QUALITY**

- a. The project will not violate any water quality standards of waste discharge requirements. The site is a proposed 90-lot single-family residential subdivision, which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system; consistent with the City's adopted City Storm Drain Master Plan.
- b. The project will not substantially deplete groundwater supplies in the project vicinity. The project site will be served by a water lateral for domestic, irrigation, and fire protection use. California Water Service issued a Will Serve Letter, dated June 29, 2015, stating that water is available to serve the project.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The site is a proposed residential development, which will meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.

There is currently a stubbed 30-inch storm drain line in Chinowth Avenue just north of the 25-acre project site. Until additional storm runoff is granted into a master storm basin, the 25-acre subdivision is required to temporarily retain their runoff in a temporary storm drain basin. The retention of onsite storm water runoff shall be accomplished with installation of a retention basin within the subdivision. No additional storm water run-off shall flow towards the adjacent subdivisions (Los Gatos, Tumble Rose and Valley Palms). However, the project is required to extend the 30-inch storm drain line throughout the subdivision to serve adjacent properties. The onsite basin will accommodate water runoff for the entire subdivision until a master regional basin is established for this future growth area. These improvements will not cause significant environmental impacts.

- 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 flood hazard area.

- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

**X. LAND USE AND PLANNING**

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The Zoning Map, adopted in 1993, designates the site as County zoning. The project includes a request to annex the 25-acre project site and an additional 8.6-acre parcel that is part of a County island. If annexed, the 25-acre parcel would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area) while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential. The property owner of the 8.6-acre parcel is not requesting to develop their site with an urban use. The 8.6-acre parcel is under Williamson Act Contract and a "Notice of Non-Renewal" has not been filed for this site.

The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is within the Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

Furthermore, the project is consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."

The proposed 90-lot subdivision for the 25-acre parcel is consistent with the Land Use Element of the General Plan, and consistent with the standards for single-family residential development pursuant to the Visalia Municipal Code Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance). The site will be developed at 3.6 units to the acre, which is consistent with the Low Density Residential land use designation as stated in Policy LU-P-55 of the Land Use Element.



The entire project area is surrounded by existing and approved urban development and County zoned properties. The 25-acre project site is currently vacant and has been out of agriculture production for several years. The 8.6-acre parcel has been actively farmed and is under Williamson Act Contract.

The Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

- b. The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is within the Urban Development Tier 1 Boundary. Development of residential lands in Tier 1 may occur at any time. The proposed project is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

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The Visalia General Plan contains multiple polices, identified under Impact 3.1-2 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to land use development consistent with the General Plan will be less than significant.

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

#### XI. MINERAL RESOURCES

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

#### XII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along Demaree Street on the west side of the project site, a designated arterial roadway. The City's standards for setbacks and/or construction of walls along major routes will reduce noise levels to a level that is less than significant. Noise levels will also increase temporarily during the construction of the project but shall remain within the noise limits and restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.

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

- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
  - c. Ambient noise levels will increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.
- Furthermore, the Visalia General Plan contains multiple policies, identified under Impact N-P-3 through N-P-5, that work to reduce the potential for noise impacts to sensitive land uses. With implementation of Noise Impact Policies and existing City Standards, noise impacts to new noise sensitive lands uses would be less than significant.
- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
  - e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
  - f. There is no private airstrip near the project area.

**XIII. POPULATION AND HOUSING**

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

**XIV. PUBLIC SERVICES**

- a.
  - i. Current fire protection facilities are located at the Visalia Station 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 generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts. The project includes residential units that will create a need for park facilities.
  - iv. Other public facilities can adequately serve the site without a need for alteration.

**XV. RECREATION**

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

**XVI. TRANSPORTATION AND TRAFFIC**

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

A Traffic Impact Statement was conducted for the project by Neil Zerlang – Land Surveyor, Inc., dated July 10, 2015, which studied key roadways and intersections in the vicinity of the project site. The analysis considered existing roadway conditions, sight distance, traffic generation, access point number and spacing, access queuing

evaluation, and on-site circulation evaluation. The analysis concludes that the project will not have a significant detrimental effect on traffic and circulation patterns in the immediate vicinity of the project.

According to the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition, the Kayenta Crossing Subdivision will generate 75 AM Peak Hour trips and 97 PM Peak Hour Trips.

The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods.

Local streets are designed to accommodate up to 1,500 average daily trips and maintain average vehicle speeds between 15 and 25 miles per hour. The local street system as proposed with the subdivision will allow connection to Demaree Street at an intersection of Wren Avenue. Demaree Street is a designated four-lane undivided arterial roadway. This opening will allow turning movements onto Demaree Street allowing traffic to go either north or south. Additionally, local street connections to the north and west will facilitate additional points of egress/ingress to Riggan Avenue (Arterial Street) and Linwood Street (Collector Street).

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

**XVII. UTILITIES AND SERVICE SYSTEMS**

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.



- c. There is currently a stubbed 30-inch storm drain line in Chinowth Avenue just north of the 25-acre project site. Until additional storm runoff is granted into a master storm basin, the 25-acre subdivision is required to temporarily retain their runoff in a temporary storm drain basin. The retention of onsite storm water runoff shall be accomplished with installation of a retention basin within the subdivision. No additional storm water run-off shall flow towards the adjacent subdivisions (Los Gatos, Tumble Rose and Valley Palms). However, the project is required to extend the 30-inch storm drain line throughout the subdivision to serve adjacent properties. The onsite basin will accommodate water runoff for the entire subdivision until a master regional basin is established for this future growth area. 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. California Water Service issued a Will Serve Letter, dated June 29, 2015, stating that water is available to serve the project.
- 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 Program EIR (SCH No. 2010041078) for the City of Visalia's General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- b. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the Program EIR (SCH No. 2010041078) for the City of Visalia General Plan Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT**

On the basis of this initial evaluation:

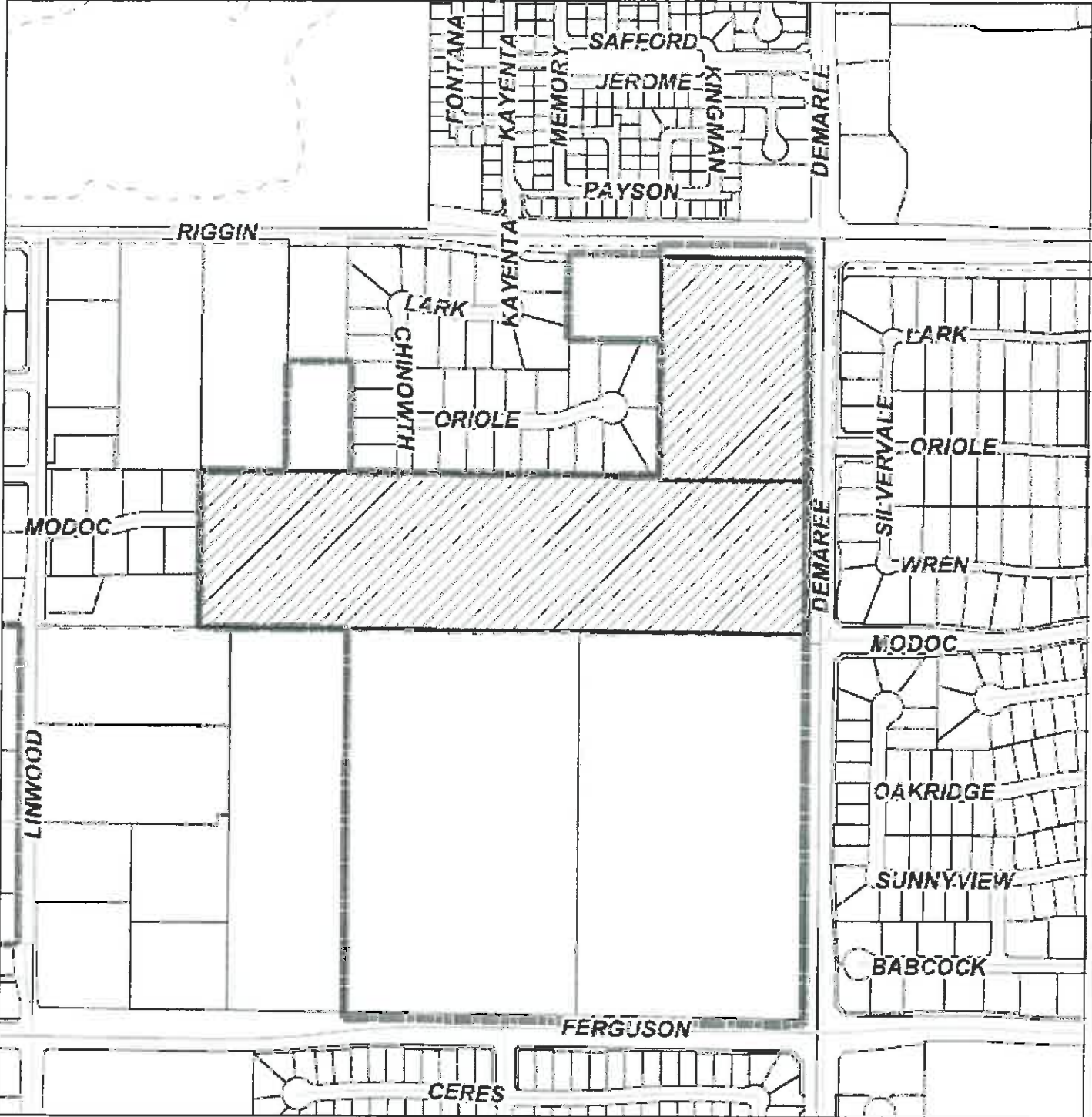
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation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

  
Paul Scheibel, AICP  
Environmental Coordinator

July 30, 2015  
Date

# Kayenta Crossing Tentative Subdivision Map No. 5553 & Annexation No. 2015-01

APN: 077-180-009 & 077-180-022

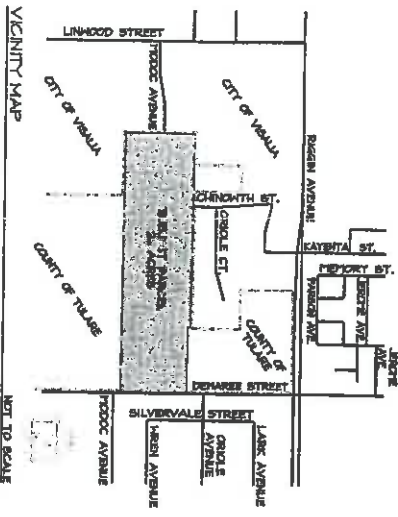


## Location Map



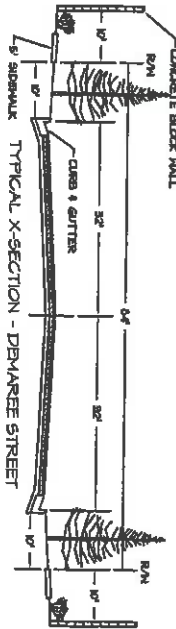
# KAYENTA CROSSING

EXISTING USE	PROPOSED USE
VACANT	RESIDENTIAL SINGLE-FAMILY
	CALIFORNIA WATER SERVICE
	CITY OF VISALIA
	CITY OF VISALIA
	SOUTHERN CALIFORNIA Edison CO
	SOUTHERN CALIFORNIA GAS CO



SCALE: 1" = 100'

LOTS 14, 15 AND 17 SHALL BE REVERTED TO THE CITY OF VISALIA FOR LANDSCAPE, LIGHTING AND SIGNAGE PURPOSES.



ZONE: AE-20 (COUNTY)

FLOOD ZONE: X

ASSESSOR'S PARCEL NO.: 07T-180-004

PREPARED FOR: T.M. BULLOCK

P.O. BOX 309, VISALIA, CA 93278 (805) 304-3666

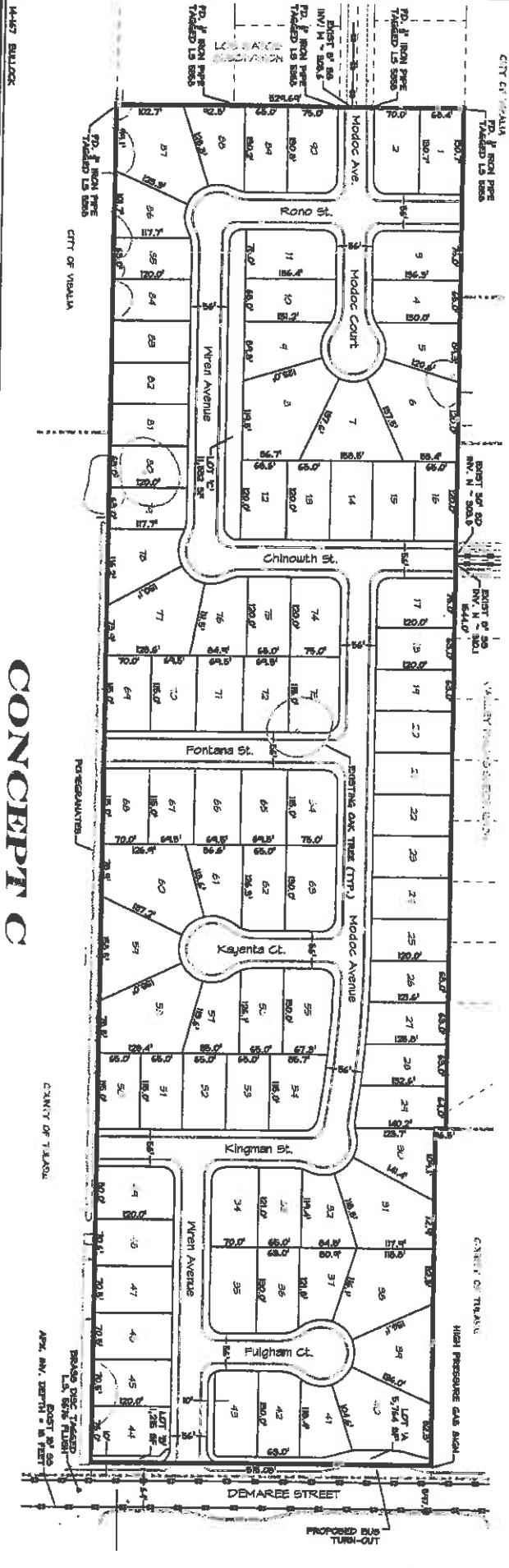
PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

300-B WEST MAIN STREET, VISALIA, CA 93278 (805) 751-1444

DATE: 01/20/2018

## TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 22 EAST AND MERIDIAN 11 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



## CONCEPT C

ONE SHEET ONLY

RECEIVED

JUL 10 2015

COMM. DEVELOP.  
CITY OF VISALIA

# Traffic Impact Statement

## Kayenta Crossing Subdivision – City of Visalia

### 1 EXISTING CONDITION ANALYSIS

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The Subject Site is composed of 25 acres, and contains no structures or improvements. A well, no longer in use, is to be abandoned per City of Visalia and State of California guidelines. The Site also contains approximately ten (10) Valley Oak trees, in varying degrees of health.

The Site has 515 feet of frontage on Demaree Street. Demaree Street is currently developed to its ultimate design width, having two (2) drive lanes in both the north and south directions, curbs and gutters and a striped center island. The west side of Demaree Street has no additional driveways or intersections in this vicinity. Sight distance is unimpaired in both the north and south directions.

Modoc Avenue, a fully developed residential neighborhood street, has been stubbed to the western boundary of the Subject Site and is currently barricaded.

Chinowth Street, a fully developed residential neighborhood street, has been stubbed to the northern boundary of the Subject Site and is currently barricaded.

### 2 TRAFFIC GENERATION

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The Subject Site, at its ultimate development of ninety (90) residential lots, will generate 75 AM peak hour trips, 97 PM peak hour trips, and 953 Weekday trips according to the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition.

### 3 ACCESS

---

Access to the Subject Site, at its ultimate development, shall be off of Demaree Street at an intersection of Wren Avenue. Wren Avenue would “tee” into Demaree Street from the West. Right turns onto Wren Avenue from Demaree Street are allowable. Left turns onto Wren Avenue from a painted left-turn pocket in Demaree Street are allowable.

The Subject Site will also be accessible through existing neighborhood connections on Modoc Avenue from the west, on Chinowth Street from the north, from proposed connections with Fontana and Kingman Streets from the south and from a proposed connection with Rono Street from the north.

### 4 ACCESS QUEUING EVALUATION

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The following evaluation is obtained from the City of Visalia – Procedures for Traffic Impact Analysis – dated October, 2014 and would pertain to left-turn maneuvers from Demaree Street onto Wren Avenue:



For non-signal controlled intersections:

$$\text{Vehicles per 2 min period} = (\text{vehicles per hour}) / (30 \text{ periods per hour})$$

$$\text{Storage Length} = (\text{vehicles per 2 min period}) \times 25 \text{ feet}$$

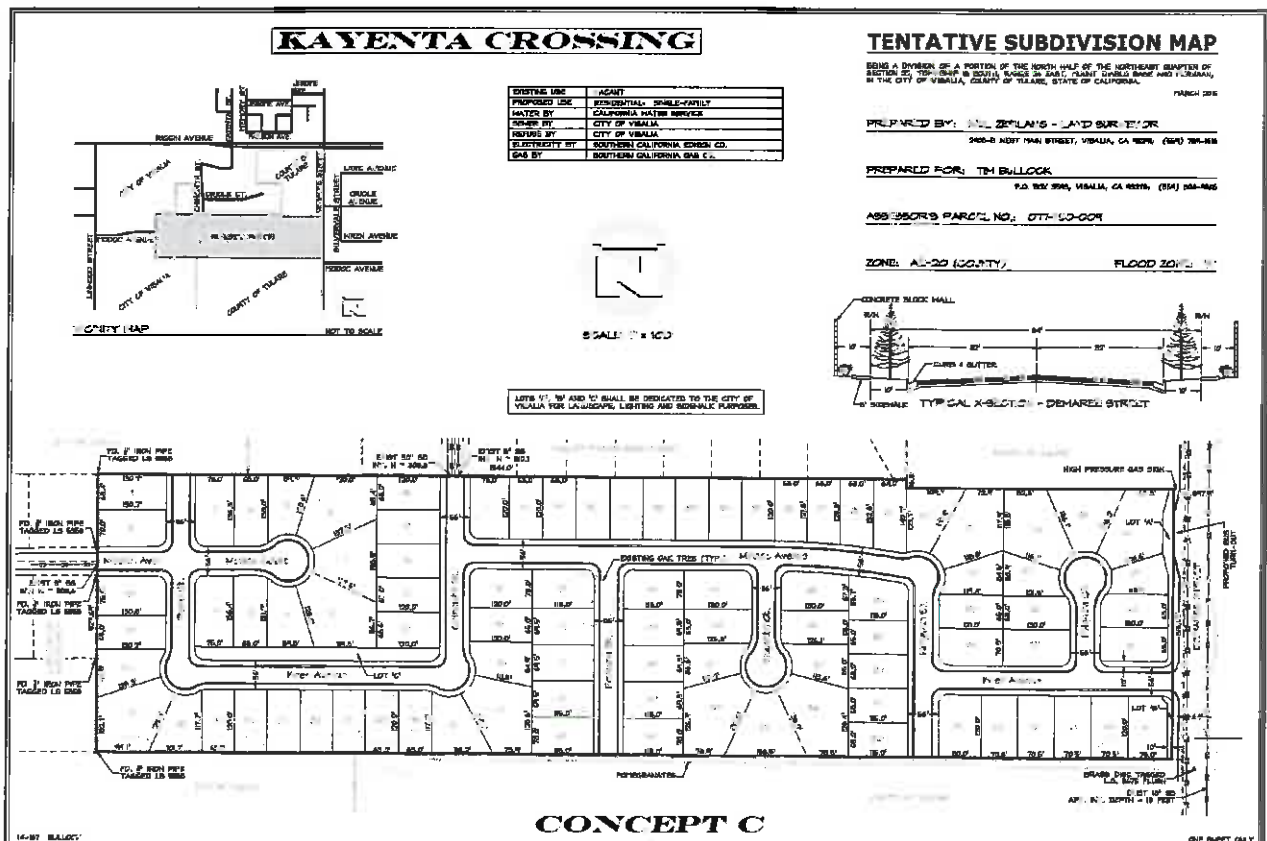
$$\text{Vehicles per 2 min period} = (66) / (30 \text{ periods per hour}) = 2.2 \text{ vehicles}$$

$$\text{Storage Length} = 2.2 \text{ vehicles} \times 25 \text{ feet} = 55 \text{ feet; Round Storage Length to 3 vehicles} \times 25 \text{ feet} = 75 \text{ feet}$$

## 5 ON-SITE CIRCULATION EVALUATION

Access through the Subject Site has been designed to mitigate excessive speed in the residential development and "short-cut" trips through the proposed subdivision. The maximum length of a block is 830 feet. Traversing through the subdivision, either in north-south or east-west directions, can only be accomplished after a minimum of two (2) 90-degree turns.

## 6 EXHIBIT MAP



Prepared by: Neil Zerlang – Land Surveyor, Inc.; 2908-b W. Main St.; Visalia, CA 93291; Ph: 559-739-1616



MEETING DATE 05/27/2015  
SITE PLAN NO. 2014-127  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

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

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

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

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

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

**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MAY 27, 2015

SITE PLAN NO.: 14-127 3<sup>RD</sup> RESUBMITTAL  
PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
DESCRIPTION: 90 SINGLE FAMILY RESIDENTIAL LOT  
SUBDIVISION AND ANNEXATION ON 25 ACRES  
(X ZONED)  
APPLICANT: BULLOCK TIM  
PROP. OWNER: BURKDOLL JUDY (SCSR TR)  
LOCATION: 2721 N DEMAREE ST  
APN: 077-180-009

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy.  Access required on ditch bank, 12' minimum.  Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: **3:1** maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Oak trees with drip lines and adjacent grade elevations.  Protect Oak trees during construction in accordance with City requirements.  A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications.  Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application.  A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: **1** each at **300' intervals or as directed by the City Engineer.**
- Traffic indexes per city standards: **Refer to City pavement design specifications**
- 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: **5 ft. wide, with 4.5 ft. wide parkway on interior streets**
- 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. Additional coordination is necessary with the Parks & Urban Forestry Division to plan the lots affected by the Valley Oak trees. An evaluation of each should be obtained in order to properly plan the development.**

**2. Subdivision to the north has stubbed a 30" storm drain main in Chinowth St to this property. Until additional runoff is granted into the Modoc basin this development must temporarily retain their runoff in a temporary storm drain basin. Site plan has not depicted where temp. storm drain basin is desired. The 30" SD main shall be extended through proposed subdivision to serve adjacent properties.**

**3. The landscape lot along Demaree will need to include the sideyard of Lot 43 as the block wall is required to wrap around. An additional 5' for landscape lot in sideyard is required.**

**4. The required bus stop turnout along Demaree shall comply with City standard specifications.**

**5. All side yard frontage hardscape improvements, sidewalk and curb return ramps, shall be installed with site improvements. This pertains to Lots 43, 34, 35, 49, 54, 55, 63, 64, 73, 74, 17, 2, 90, 3 & 11.**

**6. The north lot along Wren Ave., between Rono & Chinowth St., is not shown to be dedicated to the Landscape and Lighting District. This section shall be fully improved with site improvements; to include landscaping, lights, sidewalks, block walls (if planned), and curb returns. Access rights will need to be relinquished along rear yards for lots 8-11 and side yard to lot 12.**

**7. No additional storm water run-off shall flow towards the adjacent subdivisions "Los Gatos", "Tumble Rose", and "Valley Palms". No additional storm water run-off shall flow towards Demaree St.**

**8. 30' radius returns, per City standards, shall be installed at local street connection to Demaree. Cross gutter design is prohibited. An additional drain inlet may be required on Demaree if local street connection design disrupts gutter flow.**

**9. Utility trenching on Demaree is prohibited. Utility connections shall be bored.**

**10. Further conditions apply per Planning Dept. & annexation entitlement.**

**11. Impact fees apply to land development and SFD construction. Refer to Page 4 for fee summary. Impact Fee rates subject to increase, effective June 6, 2015.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 14-127 3<sup>rd</sup> RESUBMITTAL

Date: 5/27/2015

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

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

(Fee Schedule Date:8/15/2014)

(Project type for fee rates:SFD)


Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$715/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$39/LF X 515 (DEMAREE)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,842/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,406/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,318/AC

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

**City Reimbursement:**

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

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

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 27, 2015

SITE PLAN NO: 2014-127 RESUBMITTAL  
PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
DESCRIPTION: 117 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION AND ANNEXATION ON 25 ACRES (X ZONED)  
APPLICANT: NEIL ZERLANG  
PROP. OWNER: BURKDOLL JUDY J (SCSR TR)  
LOCATION TITLE: SW OF THE INTERSECTION OF RIGGIN AND DEMAREE  
APN TITLE: 077-180-009  
GENERAL PLAN: RLD – Residential Low Density  
EXISTING ZONING: County  
PROPOSED ZONING: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Annexation
- Tentative Subdivision Map
- Initial Study (Negative Declaration or Mitigated Negative Declaration)
- Traffic Impact Study
- Oak Tree Evaluation
- Additional Information as needed

### **PROJECT SPECIFIC INFORMATION: 05/27/2015**

1. Extend the Landscape and Light Lot, and block wall along the south side of Lot 43.
2. Lots 2, 3 and 90 are "Reversed Corner" Lots and are subject to the following requirements:  
(a) On a reversed corner lot the side yard adjoining the street shall be not less than ten feet;  
(b) On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
3. Create a Lot "C" for Landscape and Lighting purposes for that portion of land abutting the rear property lines of Lots 8, 9, 10 and 11 and the side property line of Lot 12, just north of Wren Ave.
4. See previous comments.

### **PREVIOUS COMMENTS**

#### **PROJECT SPECIFIC INFORMATION: 03/11/2015**

1. Staff prefers the Concept "B" subdivision map. This design reduces the length of residential streets, as noted by the City's Traffic Engineer.
2. Provide an Off-Agenda subdivision map depicting the local street connection between this subdivision map and the Tumblerose Subdivision map to the northwest of the project site.
3. If the applicant elects to redesign the map using the Mixed Lot Development pattern, a formal resubmittal back through Site Plan Review shall be required.
4. Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. Staff can augment conditions and/or materials provided by the applicant.

5. Provide street connection to the Tumble Rose Subdivision Map. Requirement to connect to existing stub streets meets General Plan Policy T-P14.
6. The Valley Oak Tree Evaluation study shall be submitted with the application filing. Several Valley Oak Trees are located on SFR lots; the City Arborist may establish additional requirements to protect the Valley Oak Trees
7. Extend the landscape lot and block wall along the south property line of Lot 35.
8. Comply with the R-1-6 development standards for each lot. Rear yard setback measurements for lots abutting the block wall will be taken from inside the wall to the SFD.
9. All technical studies shall be submitted with the entitlement applications.
10. Staff is required to provide an update to the City Council on the latest development items that have been discussed between the developer and the County Island property owners. Staff will set the item for a future City Council Worksession date.
11. Provide a formal letter from the developer(s) stating what they agreed to regarding the items the Sorensen's & Josephs presented at the February 24, 2015 meeting. This letter will accompany the Worksession staff report to the City Council.

#### **PREVIOUS COMMENTS**

##### **PROJECT SPECIFIC INFORMATION: 01/07/2015**

Worksession: The following comments provide an overview regarding the City Planners determination to move forward with presenting this project as a Worksession report to the City Council for discussion and direction on potential annexation policy issues.

1. Given the nature of this project, staff has determined it would be in the best interest of all parties involved that this project be presented to the City Council as a "Worksession" item at a future City Council date. Presenting all facets of this project to the Council, including the City's position and policies regarding County Island Annexations, will allow the Council to provide staff with direction on how to proceed with the applicant's request regarding the annexation of only the 25-acre parcel.
2. There is no formal application filing fee for items that are presented to the Council during the Worksession meeting time. The City Planner has not yet determined a date to set this item but is anticipating a meeting date in early February. Staff will inform the applicant when a date has been determined and will provide the applicant and all parties involved with a copy of the Worksession Staff Report once it is available for public distribution.

Subdivision Map: The following comments address design requirements for the tentative subdivision map.

3. A bus turnout is required along Demaree Street. The inclusion of the bus turnout will result in modifications to the Lot pattern for this subdivision. Clearly depict the bus turnout and provide the City's standard cross-section for Arterial roadways that depicts the Landscape and Lighting Lot and the block wall along Demaree Street.
4. An Oak Tree Evaluation and Traffic Impact Study are required for this project. Both of these technical studies shall be provided at the time of application filing. If these studies are not provided at the time of filing the application will be deemed incomplete.
5. Clearly define the buildable lot area for all the lots that are impacted by the Valley Oak Trees.

#### **PREVIOUS COMMENTS**

##### **PROJECT SPECIFIC INFORMATION: 09/17/2014**

##### Annexation

1. The subject property and surrounding properties are under Williamson Act contract. The property owner (Burkdoll) has not initiated a "Notice of Non-Renewal" for the subject site. At this time, staff will not support the request to annex only 25 acres of a larger county island. In addition, staff will not support a request for early cancellation of a Williamson Act contract.
2. If the City does not support and ultimately rejects a cancellation application after annexation, this would essentially prevent any development occurring on any property under contract.

Furthermore, the City cannot assure that all findings under State Williamson Act law necessary to cancel a contract can be made. These findings include that there is no proximate non-contracted land which is both available and suitable for the use that the contracted land is proposed for, and that cancellation is within the public interest (i.e. public concerns substantially outweigh the objectives of the regulations for Williamson Act contracts).

3. The City supports annexation of entire county islands that are not under contract and/or have filed Notices of Non-Renewal.
4. Staff's position of future annexations for this county island will include support to annex the entire area.

**Subdivision Map**

5. Provide a cross-section of Demaree Street depicting improvements and location of the block wall.
6. There are several Valley Oak Trees dispersed throughout the entire 25-acre site. Valley Oak Trees are protected pursuant to the City's Valley Oak Tree ordinance. The Valley Oak trees shall be protected and incorporated into the design of the subdivision and shall not be removed if the tree is healthy. Staff recommends the applicant conduct an Oak Tree evaluation to determine the health of the Valley Oak Trees.
7. Clearly depict Valley Oak Tree drip lines.
8. Clearly define buildable area for Lots 75, 91, 100 & 117. It appears that these corner lots are designed with a reduce rear yard area.
9. Lots 10 & 68 are reverse corner lots. These lots have rear property lines that adjoin a side property line of an abutting residential lot. Lots 10 & 68 are subject to the setback requirements for reverse corner lots (Section 17.18.100 of the Zone Ordinance).
10. The Transit Division noted the requirement for a bus turn out along the Demaree Street frontage.

**CITY GENERAL PLAN CONSISTENCY**

The City's General designates the county island for Low, Medium and High Density Residential Development. The County Island requires annexation, however at this time, annexation may be premature because a majority of the properties that comprise the county island are under Williamson Act contract. The City's current position is not to support early cancellation of properties under Williamson Act contract because the City cannot assure that all findings under State Williamson Act law necessary to cancel a contract can be made.

**Proposed 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.

**Parking:**

Provide two covered parking spaces per residential house (see Zoning Ordinance Section 17.34.020).

**Fencing and Screening:**

1. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: Demaree Street
2. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
3. 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. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

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

Signature



\_\_\_\_\_



City of Visalia  
 Building: Site Plan  
 Review Comments

ITEM NO: 1                      DATE: May 27, 2015  
 SITE PLAN NO:                SFR14127                      *REUSE & PROCEED*  
 PROJECT TITLE:              TENTATIVE SUBDIVISION MAP  
 DESCRIPTION:                90 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION  
    AND ANNEXATION ON 25 ACRES (X ZONED)  
 APPLICANT:                    BULLOCK TIM  
 PROP OWNER:                 BURKDOLL JUDY J (SCSR TR)  
 LOCATION:                    2721 N DEMAREE ST  
 APN(S):                        077-180-009

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address: *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: *No comments at this time.*

*Chuck Clark 5/26/15*  
 Signature

ITEM NO: 1

DATE: May 27, 2015

SITE PLAN NO: SPR14127 **REVISE & PROCEED**  
PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
DESCRIPTION: 90 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION  
AND ANNEXATION ON 25 ACRES (X ZONED)  
APPLICANT: BULLOCK TIM  
PROP OWNER: BURKDOLL JUDY J (SCSR TR)  
LOCATION: 2721 N DEMAREE ST  
APN(S): 077-180-009



Site Plan Review Comments For  
City of Visalia  
Fire Department  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 office  
559-713-4808 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 are served 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.

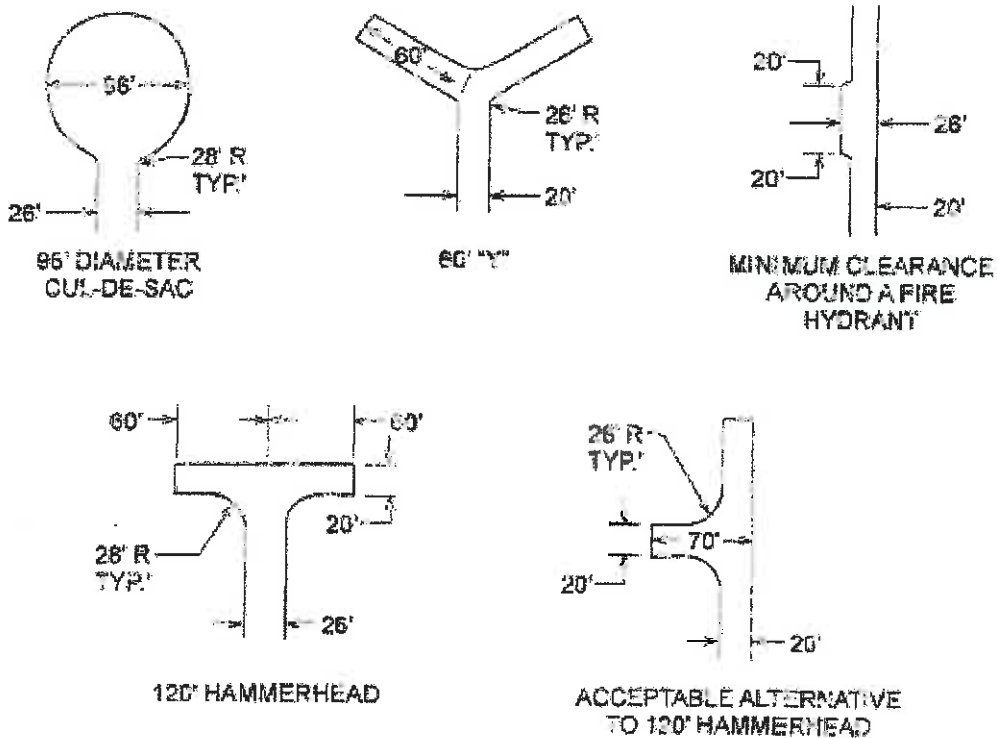


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 form curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

**Fire Protection Systems:**

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

**Special Comments:**

\_\_\_\_\_  
Employee Name  
Employee Title

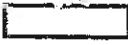


CITY OF VISALIA  
**SOLID WASTE DIVISION**  
**336 N. BEN MADDOX**  
**VISALIA CA. 93291**  
**713 - 4500**

**COMMERCIAL BIN SERVICE**

SITE PLAN NO: SPR14127 **REVISE & PROCEED**  
PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
DESCRIPTION: 90 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION  
AND ANNEXATION ON 25 ACRES (X ZONED)  
APPLICANT: BULLOCK TIM  
PROP OWNER: BURKDOLL JUDY J (SCSR TR)  
LOCATION: 2721 N DEMAREE ST  
APN(S): 077-180-009

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



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

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



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



**RESIDENTIAL REFUSE CAN SERVICE OK.**

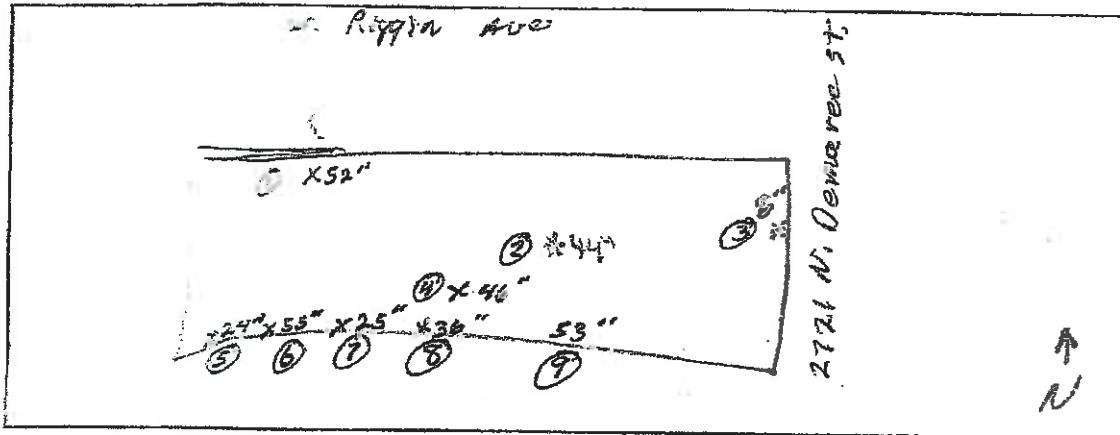
**Javier Hernandez, Solid Waste Front Load Supervisor 713-4338**



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

Date: 9-16-14 (5/27/15)  
Site Plan Review # 14-127

### SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: ① - 52" Good condition, ② - 44" Good condition,  
③ - 8" Good condition, ④ - 46" Good condition, ⑤ - 24" Dead,  
⑥ - 55" 85% Dead, ⑦ - 25" 90% Dead, ⑧ - 36" 30% Dead,  
⑨ - 53" Good Condition

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

Email: jhooyer@ci.visalia.ca.us

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 27, 2015

ITEM NO: 1	RESUBMITL
SITE PLAN NO:	SPR14127
PROJECT TITLE:	TENTATIVE SUBDIVISION MAP
DESCRIPTION:	90 SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION AND ANNEXATION ON 25 ACRES (X ZONED)
APPLICANT:	BULLOCK TIM
PROP. OWNER:	BURKDLL JUDY J (SCSR TR)
LOCATION:	2721 N DEMAREE ST
APN(S):	077-180-009

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

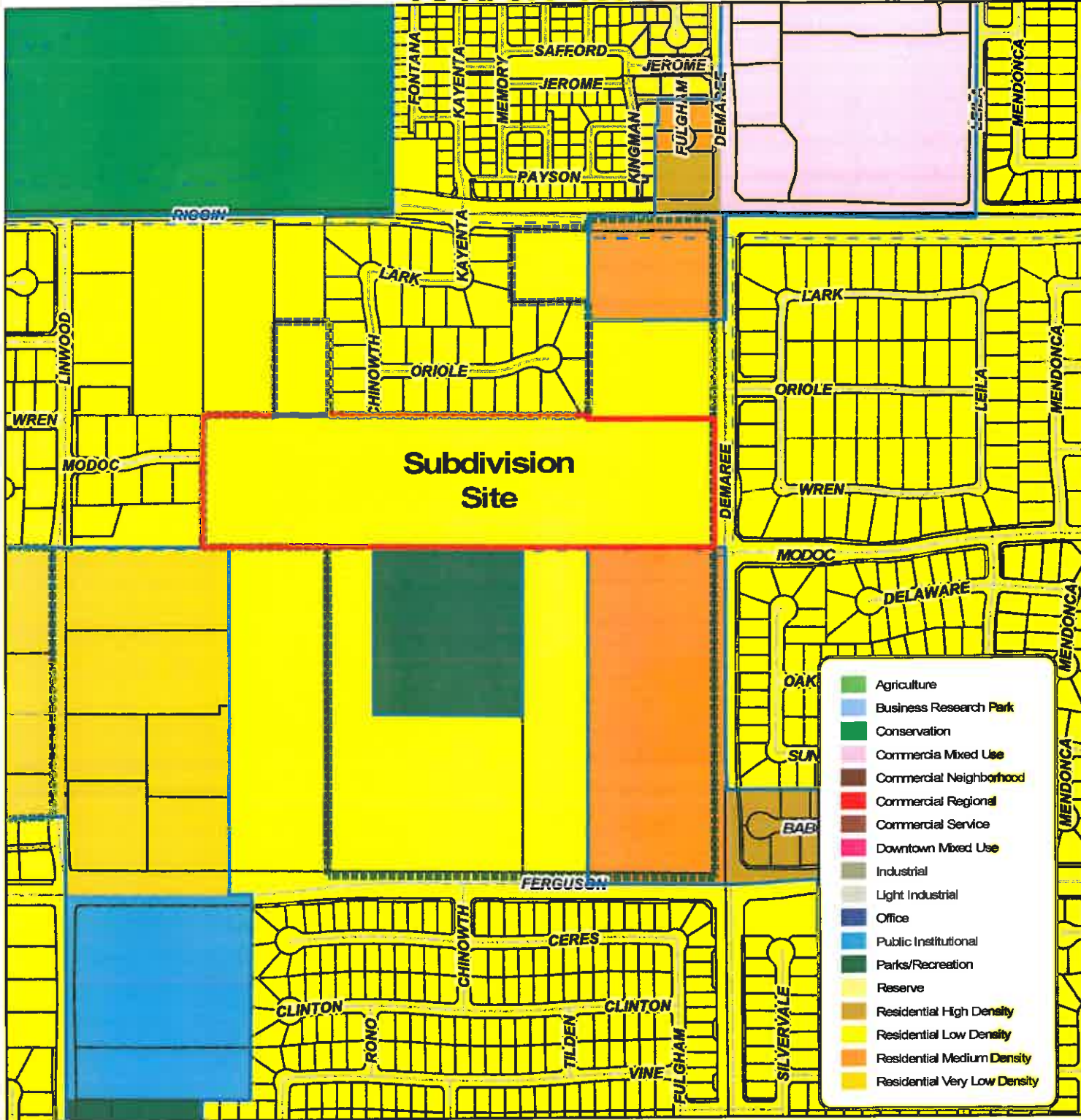
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis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

**Additional Comments:**

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

# Kayenta Crossing Tentative Subdivision Map No. 5553

APN: 077-180-009



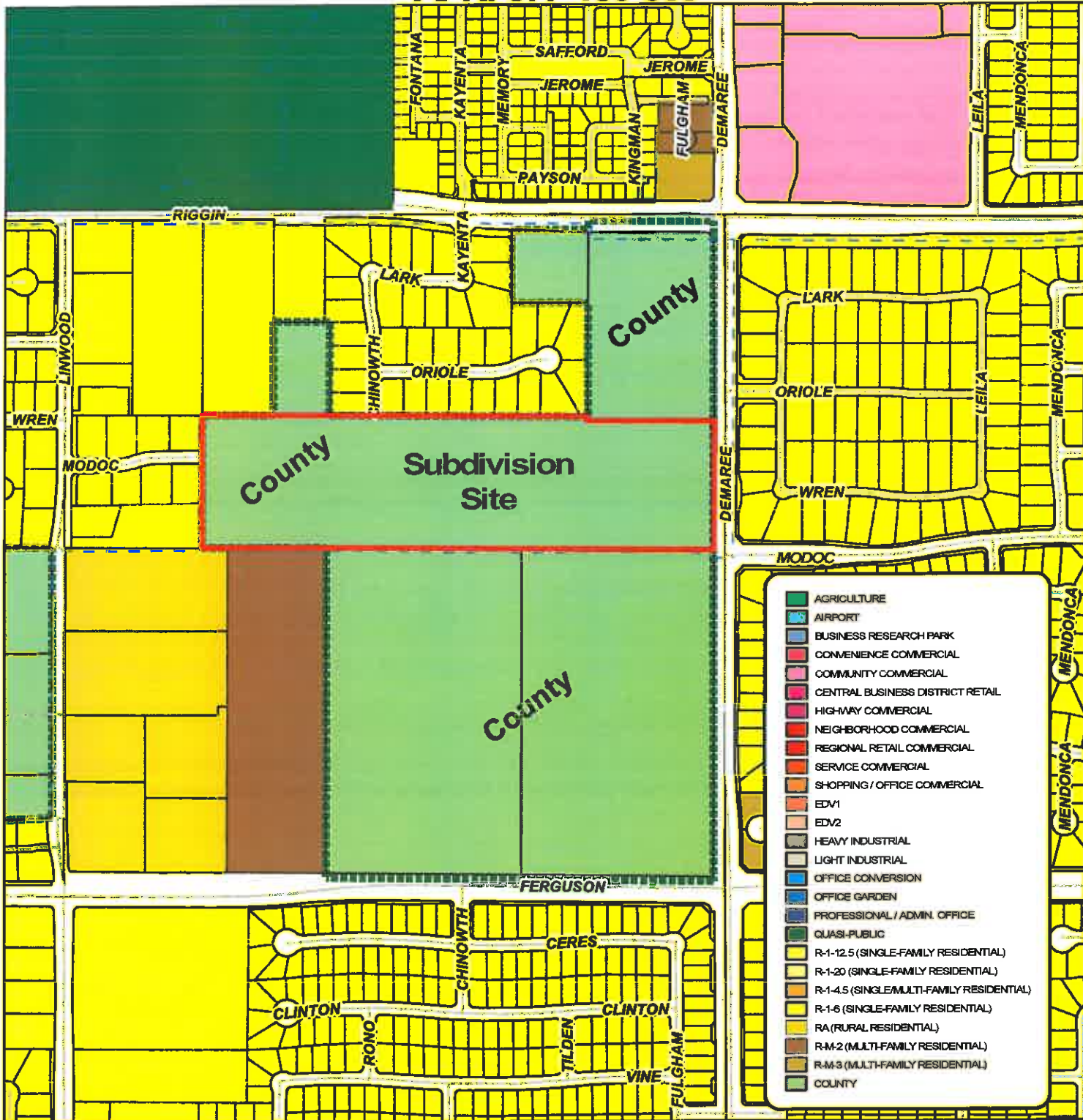
## General Plan Land Use Map





# Kayenta Crossing Tentative Subdivision Map No. 5553

APN: 077-180-009



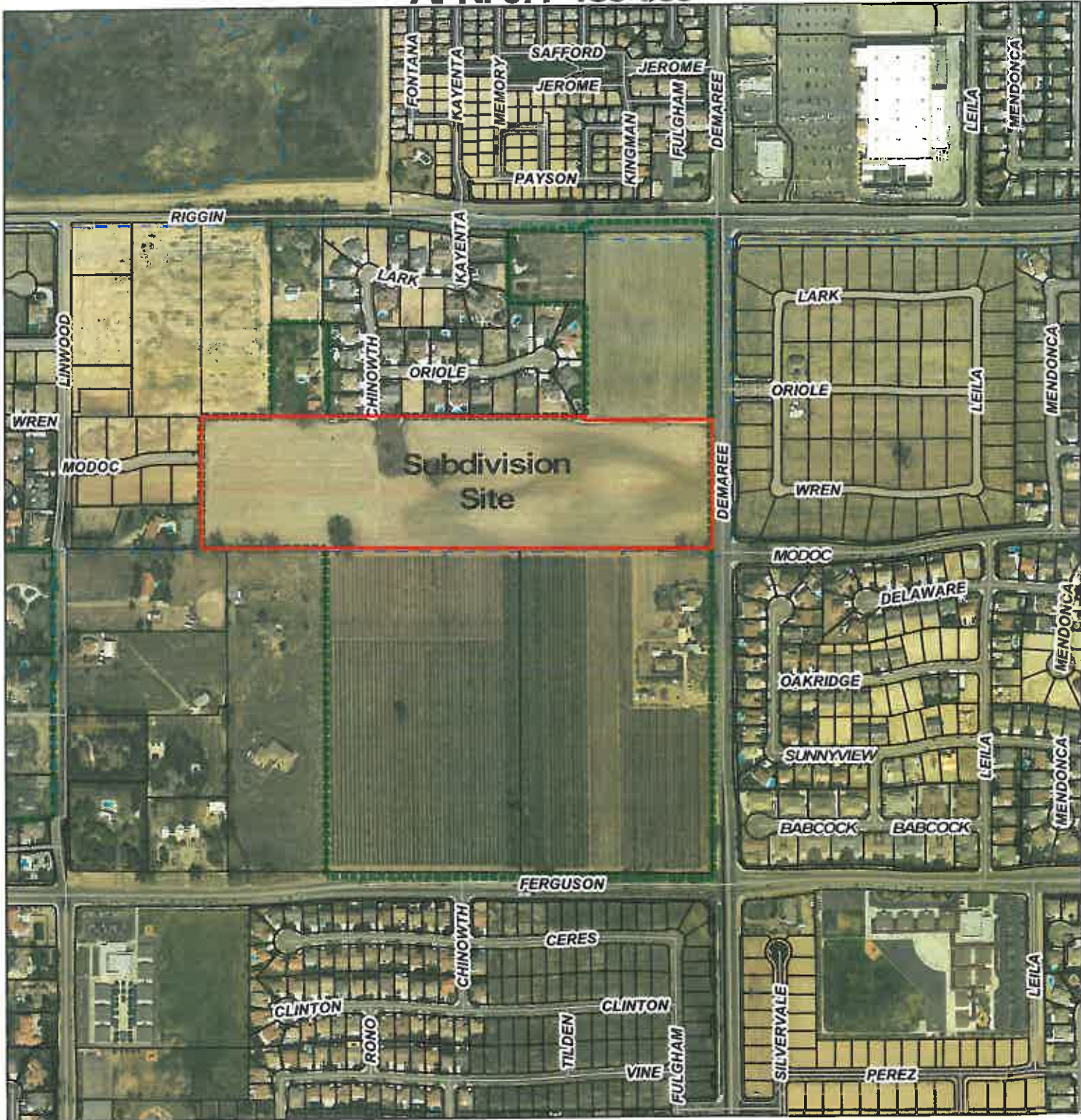
## Zoning Map





# Kayenta Crossing Tentative Subdivision Map No. 5553

APN: 077-180-009



## Aerial Map

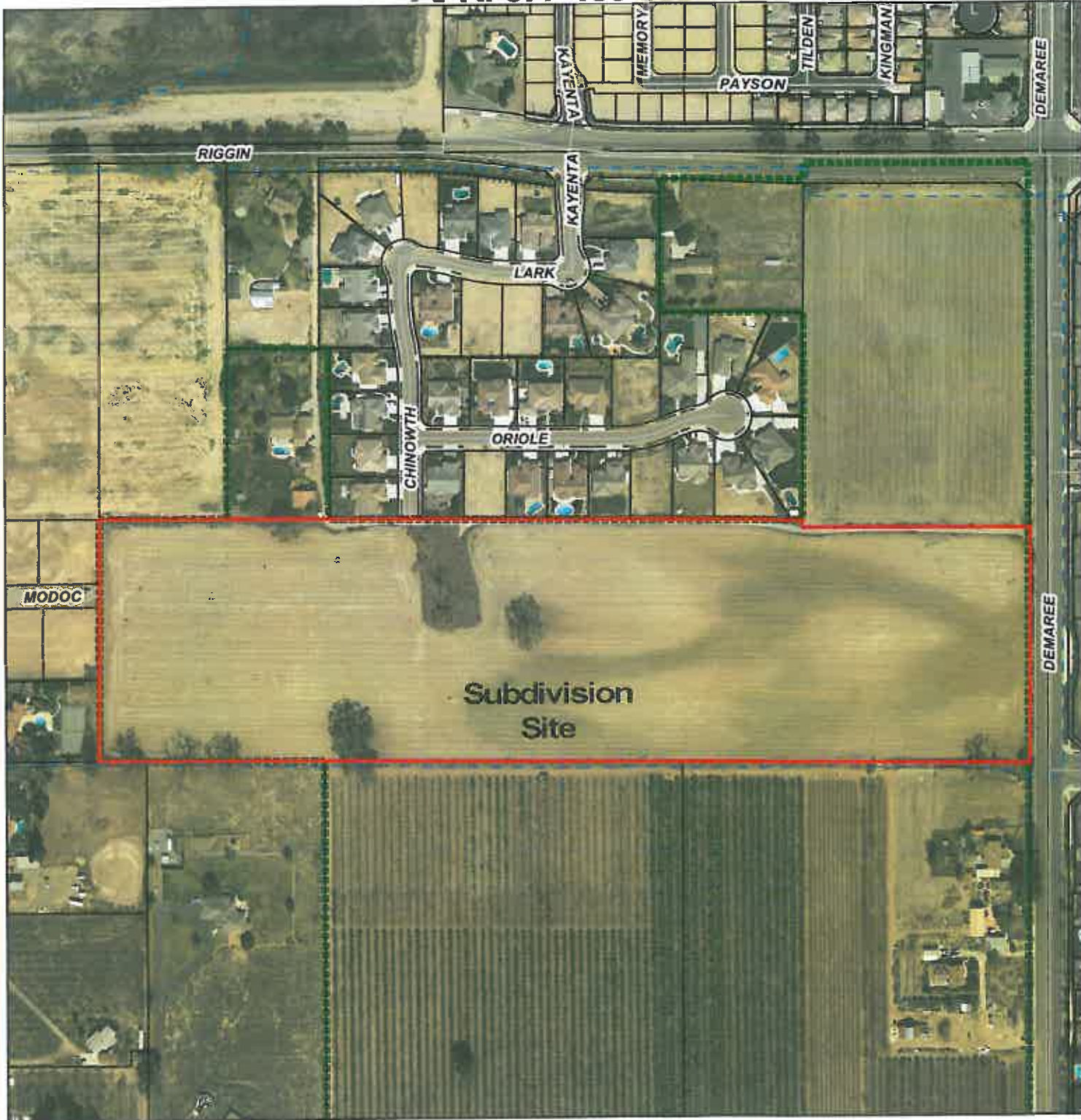
300 150 0 300 600 Feet





# Kayenta Crossing Tentative Subdivision Map No. 5553

APN: 077-180-009

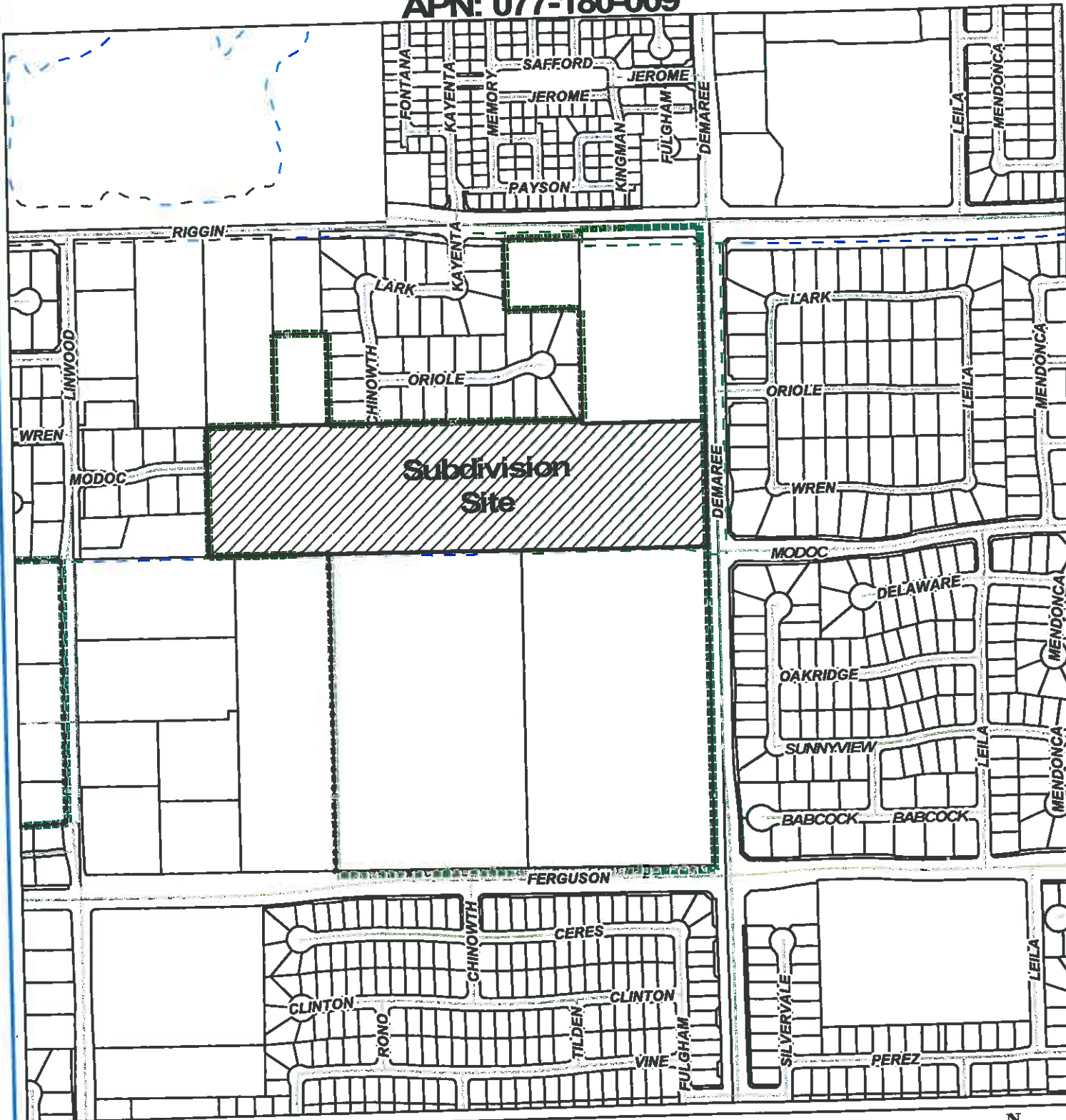


## Aerial Map



# Kayenta Crossing Tentative Subdivision Map No. 5553

APN: 077-180-009



## Vicinity Map



# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** August 24, 2015

**PROJECT PLANNER:** Andrew Chamberlain, Senior Planner  
559-713-4003

**SUBJECT: Conditional Use Permit No. 2015-20:** A request by the City of Visalia to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency communication facility, 911 call center, Fire Department Administration, and related public services.

**Variance No. 2015-03:** A request by City of Visalia to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet in Design District "E", to be located in conjunction with a proposed new Visalia Emergency Communication Center facility.

**Location:** The site is located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007).

**Site Area and Designation:** The subject site consists of two parcels totaling 11.33 acres, with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-20 and based upon the findings and conditions in Resolution No. 2015-34.

Staff recommends approval of Variance No. 2015-03 based upon the findings in Resolution No 2015-33.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-20 based upon the findings and conditions in Resolution No. 2015-34.

I move to approve Variance No. 2015-03 based upon the findings and conditions in Resolution No 2015-33.

## PROJECT DESCRIPTION

The City of Visalia is requesting a conditional use permit to allow the construction of an emergency communication center along with a variance to height for the corresponding antenna to serve the facility. Exhibit "A" illustrates the site plan for the facility. Located in the middle of the block, it is accessed by an extension of School Avenue to a public parking lot on the south side of the building. A secondary access point on Goshen Avenue provides a security controlled gated access to the site for emergency services vehicles and operators.

Exhibit "B" shows the proposed elevations for the building, which is two stories with approximately 19,000 sq. ft. The proposed uses include an emergency communication facility, 911 call center, Fire Department Administration, and related public services. The operational statement in Exhibit "C" indicates that the facility would be in use 24 hours a day, every day of the year.



The proposed 180-foot communications antenna and equipment building would be located on the north of the building, on the east side of the secured parking lot. The requested variance to the maximum height of 85 feet in Design District "E" is to provide for the current and future needs of the facility. The antenna will be used for both radio and microwave communications.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use, Public Institutional, and Conservation
Zoning:	CS (Service Commercial)
Surrounding Zoning and Land Use:	North: CS (Service Commercial) / Stock "Yard - Vacant South: CS (Service Commercial) / Vacant East: CS (Service Commercial) / Vacant West: CS (Service Commercial) / Vacant
Environmental Review:	Negative Declaration No. 2015-35
Special Districts:	Design District "E"
Site Plan:	2014-191

### **RELATED PROJECTS**

None

## PROJECT EVALUATION

Staff recommends approval of the conditional use permit and variance based upon the findings and conditions in the attached resolutions.

**Conditional Use Permit No. 2015-20** – Governmental office and facilities require a conditional use permit in the Service Commercial zoning designation. This facility is intended to house a number of related governmental services as described below. It would be a secure facility with only the Fire Administration portion available to the public.

### **Land Use Compatibility**

Located in the middle of a large vacant block, the facility will not be located adjacent to any existing or planned residential land uses. The City of Visalia has entertained several master plan concepts for this area. While none of them were adopted, they all recognized the larger area bounded by Tipton Street, Goshen Avenue, Ben Maddox Way, and Oak Avenue, as the location for future governmental services. The vacant portions of the area are intended for the future development of other related governmental offices.

### **Proposed Facility Uses**

**Emergency Communications Center** - The proposed emergency services facility would house the emergency communications center for use during emergencies related to local, regional, state, or national needs. The center could operate 24 hours a day, seven days a week if needed. Due to the nature of the facility, the times of use, numbers of personnel, and related activities can vary greatly.

**911 Call Center** – This component operates 24 hours a day, every day of the year. This would be the center of 911 call services for the City of Visalia and any corresponding jurisdictions designated in this service area. Shifts would be approximately 12 persons.

**Fire Department Administration** - This section incorporates the day to day administration activities of the fire department. The Fire Chief, fire marshal and fire inspectors will operate out of this office. This department will operate Monday through Friday. Visitors to the fire department administration office are typically by appointment, but this area is also open to walk-in visitors. Estimated personnel: 15-16

**Traffic Management Center** - The Traffic Management Center (TMC) will serve as the hub for monitoring City wide traffic related operations. Estimated personnel: 1-3

**Information Services Center** - The Information Services (IS) Center will serve as the hub for City information systems and technology management. This area will house the City's computer networking and communications systems. Estimated personnel: 1-3

**Related Public Services** – Based upon the future needs of emergency services, additional offices and activities related to providing the above listed services may require short or long-term personnel to be present on site. This may be in the form of local, state or federal assistance coordination workers based upon the demands of a particular situation. Estimated personnel: Unknown

#### Access and Circulation

The facility is accessed from an extension of School Avenue to a public parking lot on the south side of the building. A secondary access point on Goshen Avenue provides a security controlled gated access to the site for emergency services vehicles and operators. Pedestrian access will also be provided along the School Avenue extension.

#### Parking

The public lot on the south side of the building is provided for visitors to the facility and for use by visitors to the public trail along the Jennings Ditch to the east of the subject site. This portion of Jennings Ditch will be developed with a pedestrian trail and landscaping, which is tentatively scheduled to be completed by July of 2017.

The security lot on the north side of the building will have approximately 158 parking stalls to accommodate the personnel and related emergency service vehicles. The 158 stall parking field was developed based upon a review of the multiple users and potential vehicle storage/availability estimates. There are no specific parking code requirements for this type of facility. The lot will have access gates to the Oak Avenue extension and to Goshen Avenue. The proposed wall will be a seven-foot high panelized block wall.

#### Variance No. 2015-03

The requested variance to allow a 180-foot high communications antenna is based upon the unique needs of the facility. The intent is to provide the maximum flexibility in the location and distribution of antenna arrays on the antenna. As described in Exhibit "D", the requested 180-foot height is to accommodate current and future needs for the facility. Unlike cellular antennas which use a series of antennas throughout the community, this facility would utilize this antenna as the main communication point. While there are other smaller emergency communication antennas in the City, this would become the primary point of communication reception and distribution.

Staff is recommending approval of the variance to height based upon the unique circumstances involved with this facility, which primarily center on its role as an emergency

services communication facility. This proposed antenna would not be made available for commercial use such as cellular phone antenna arrays.

### Environmental Review

An Initial Study was prepared consistent with CEQA. The Initial Study resulted in Negative Declaration No. 2015-35, which disclosed that no significant environmental impacts would result from this project, and therefore Negative Declaration No. 2015-35 will be adopted for this project.

## **RECOMMENDED FINDINGS**

### Conditional Use Permit No. 2015-20

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 an Initial Study was prepared for the proposed Project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2015-35 is hereby adopted.

### Variance No. 2015-03

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;  
The height limitation of 85 feet in Design District "E" presents a practical difficulty to meet the current and future projected needs for the ability of the communications tower provide the clear service connections that are needed.
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;  
The 180-foot tall antenna array is to be used in conjunction with emergency services including a 911 Call Center and an Emergency Communications Center which requires the additional height to provide "line of sight" capabilities to locations well outside of the urbanized Visalia area.
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;  
Other governmental emergency services would receive similar considerations for communication towers of similar scope and use.

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;  
Variations to height have been granted to other communication antennas.
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.  
The proposed height of 180 feet will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
6. That an Initial Study was prepared consistent with CEQA. The Initial Study, resulting in Negative Declaration No. 2015-35, which disclosed that no significant environmental impacts would result from this project, and therefore Negative Declaration No. 2015-35 will be adopted for this project.

## RECOMMENDED CONDITIONS

### **Conditional Use Permit No. 2015-20**

1. That the project will be developed in substantial compliance with the site plan in Exhibit "A", and the elevations in Exhibit "B".
2. That the project be developed in substantial compliance with Site Plan Review No. 2014-191.
3. That all applicable federal, state, and city laws and codes and ordinances be met.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-20.

### **Variance No. 2015-03**

1. That 180-foot high antenna be designed and located consistent with Exhibits "A" and "E".
2. That Conditional Use Permit No. 2015-20 be approved.
3. That all other City codes and ordinances be met.
4. 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 Variance No. 2015-03, prior to the issuance of any building permits for this project.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, 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 and Policies**
- **Exhibit "A" – Site Plan**
- **Exhibit "B" – Building Elevations**
- **Exhibit "C" – Operational Statement**
- **Exhibit "D" – Variance Discussion**
- **Exhibit "E" – Antenna Elevation**
- **Negative Declaration No. 2015-35**
- **Site Plan Review Comments**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Location Sketch**



## 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.

### VARIANCES AND EXCEPTIONS (Excerpts)

#### Chapter 17.42

#### 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)

#### 17.42.030 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)

#### 17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target

affordability.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7559)

**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)

**17.42.110 Appeal to city council.**

A. Within ten days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Prior code § 7565)

**17.42.120 Action of city council.**

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

**17.42.130 Lapse of variance.**

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)council. (Prior code § 7564)

RESOLUTION NO 2015-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-20: A REQUEST BY THE CITY OF VISALIA TO ESTABLISH THE VISALIA EMERGENCY COMMUNICATION CENTER CONSISTING OF A TWO-STORY 19,000 SQ. FT. BUILDING HOUSING AN EMERGENCY COMMUNICATION FACILITY, 911 CALL CENTER, FIRE DEPARTMENT ADMINISTRATION, AND RELATED PUBLIC SERVICES IN THE CS (SERVICE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF GOSHEN AVENUE AND BURKE STREET (APN 094-180-006, 007).

**WHEREAS**, Conditional Use Permit No. 2015-20 is a request by the City of Visalia to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency communication facility, 911 call center, Fire Department Administration, and related public services in the CS (Service Commercial) zone. The project site is at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on August 24, 2015; and,

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

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

**NOW, THEREFORE, BE IT RESOLVED**, that Negative Declaration No. 2015-35 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 an Initial Study was prepared for the proposed Project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2015-35 is hereby adopted.

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

1. That the project will be developed in substantial compliance with the site plan in Exhibit "A", and the elevations in Exhibit "B".
2. That the project be developed in substantial compliance with Site Plan Review No. 2014-191.
3. That all applicable federal, state, and city laws and codes and ordinances be met.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-20.



RESOLUTION NO. 2015-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2015-03, A REQUEST BY CITY OF VISALIA TO ALLOW A 180-FOOT TALL COMMUNICATIONS TOWER WHICH EXCEEDS THE MAXIMUM TOWER HEIGHT OF 85 FEET IN DESIGN DISTRICT "E" IN THE SERVICE COMMERCIAL ZONE. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF GOSHEN AVENUE AND BURKE STREET (APN 094-180-006, 007)

**WHEREAS**, Variance No. 2015-03, is a request by City of Visalia to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet in Design District "E" in the Service Commercial zone. The site is located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on August 24, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2015-03, 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**, 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 Negative Declaration No. 2015-35 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 finding based on the evidence presented:

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;

The height limitation of 85 feet in Design District "E" presents a practical difficulty to meet the current and future projected needs for the ability of the communications tower provide the clear service connections that are needed.

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;

The 180-foot tall antenna array is to be used in conjunction with emergency services including a 911 Call Center and an Emergency

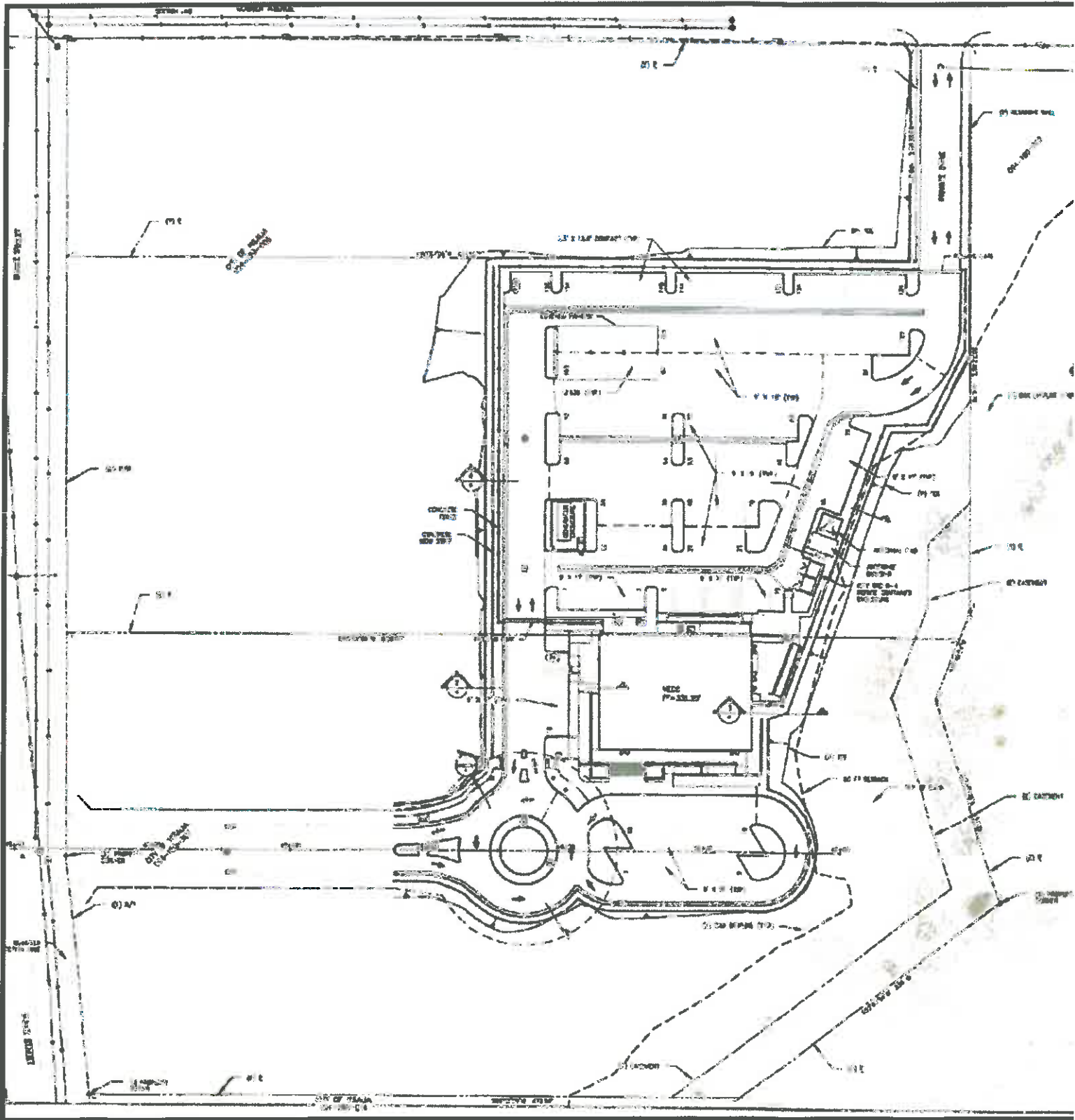
Communications Center which requires the additional height to provide "line of sight" capabilities to locations well outside of the urbanized Visalia area.

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;  
Other governmental emergency services would receive similar considerations for communication towers of similar scope and use.
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;  
Variances to height have been granted to other communication antennas.
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.  
The proposed height of 180 feet will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
6. That an Initial Study was prepared consistent with CEQA. The Initial Study, resulting in Negative Declaration No. 2015-35, which disclosed that no significant environmental impacts would result from this project, and therefore Negative Declaration No. 2015-35 will be adopted for this project.

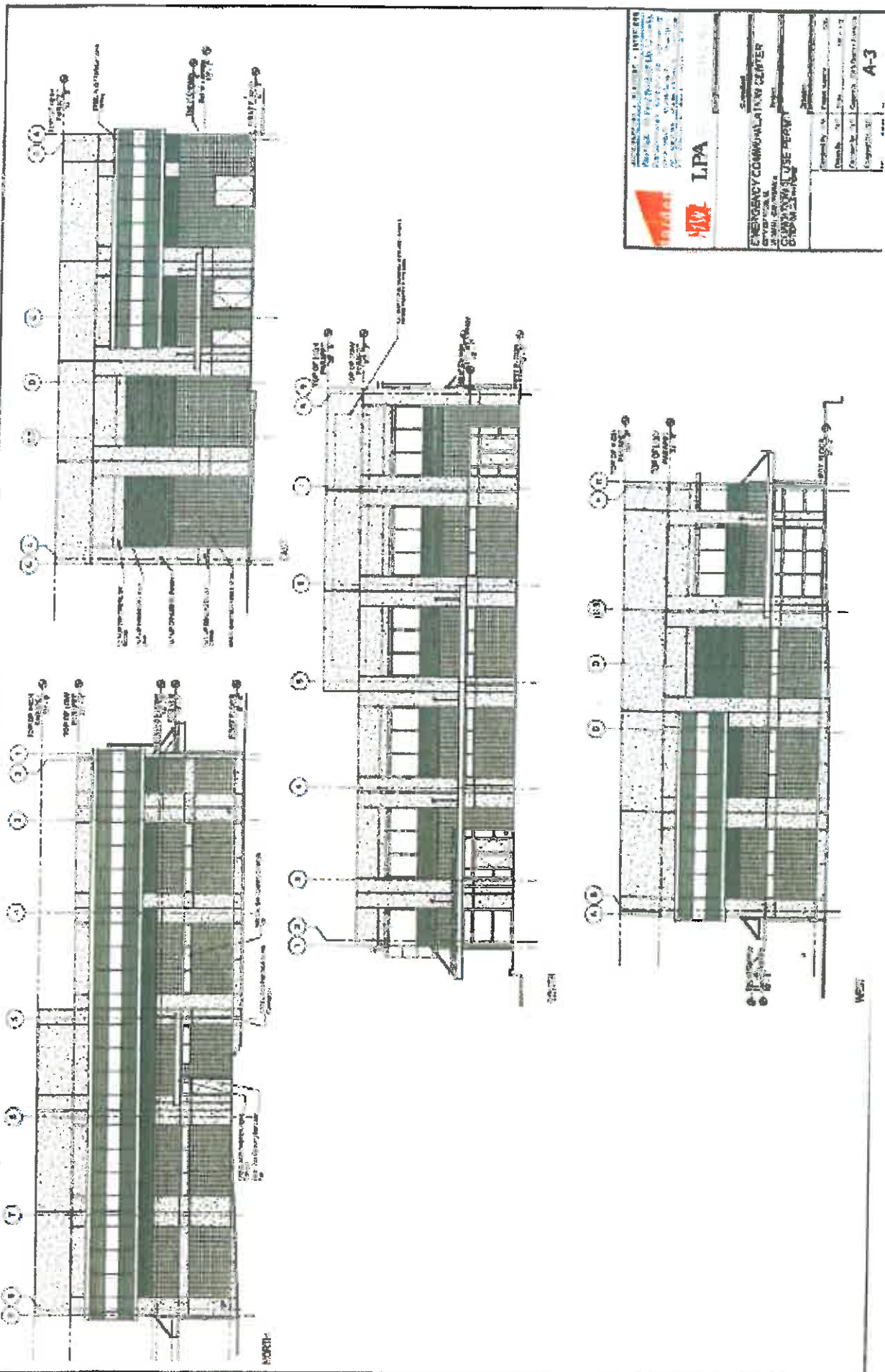
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2015-03, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42 of the Ordinance Code of the City of Visalia, subject to the following conditions:


1. That 180-foot high antenna be designed and located consistent with Exhibits "A' and "E".
2. That Conditional Use Permit No. 2015-20 be approved.
3. That all other City codes and ordinances be met.
4. 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 Variance No. 2015-03, prior to the issuance of any building permits for this project.

**Exhibit "A"**



**Exhibit "A"**




**LPA**  
 ARCHITECTURAL & ENGINEERING  
 1000 17th Street, Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112  
 Email: info@lpa.com

**EMERGENCY COMMUNITY LAW CENTER**  
 PROJECT NO. 100017  
 SHEET NO. A-3  
 DATE: 10/10/00

Project No.	100017
Sheet No.	A-3
Scale	1/8" = 1'-0"
Author	J. Smith
Check	M. Jones
Design	L. Brown
Drawn	K. White

Exhibit "B"

# **Visalia Emergency Communications Center Operational Statement**

## **Emergency Communication Facility**

To be manned with emergency operations personnel during trainings, declared emergencies, and other operations as needed.

Personnel: Up to 50

## **911 Call Center**

Operated 24 hours a day, year-round (24/7/365) this would be the center of 911 call services for the City of Visalia and any corresponding jurisdictions designated in this service area. Shifts would be approximately 12 persons.

Personnel: 12-15

## **Fire Department Administration**

This section incorporates the day to day administration activities of the fire department. The Fire Chief, fire marshal and fire inspectors will operate out of this office. This department will operate Monday through Friday. Visitors to the fire department administration office are typically by appointment, but this area is also open to walk-in visitors.

Personnel: 15-16

## **Traffic Management Center**

The Traffic Management Center (TMC) will serve as the hub for monitoring City wide traffic related operations.

Personnel: 1-3

## **Information Services Center**

The Information Services (IS) Center will serve as the hub for City information systems and technology management. This area will house the City's computer networking and communications systems.

Personnel: 1-3

## **Related Public Services**

Based upon the future needs of emergency services, additional offices and activities related to providing the above listed services may require short or long-term personnel to be present on site. This may be in the form of state or federal assistance coordination workers based upon the demands of a particular situation.

Personnel: Unknown



## **Planning Commission**

The current need for a 180 foot communications tower is a forecast of what the city's needs will be in the future as well as what our current needs are. As we discussed the need for the tower, we also realized the need to follow the correct standard and the need to involve the architects and FCC if needed.

The design and development of communications sites is critical not only to optimal functioning of the communications system, but also to the safety of installation and maintenance personnel involved with building and maintaining the system. The importance of implementing and following safety programs, during construction as well as during the system's useful life, cannot be overemphasized.

Current repeater heights are approximately 150 feet. Forecasting the future needs of the city and growth, we were advised that we would want to build a tower no less than 180 feet. At the 180 foot level with current distances from any flight path or airport, we were advised that the 180 foot tower would not need any special FAA plans filed for approval. For this reason, we feel the best option for this facility allowing for a little growth is the 180 foot tower for both radio and microwave connections for both VPD and Fire.

One of the discussions that were made between Motorola and City Staff was the need to distance the tower between 100-200 feet away from the main building to limit the lightning surge that can be produced from a strike. I have included three attachments that describe this and the needs based on the R56 standards that this facility must be built to.

When designing a tower site with a related equipment shelter, it is recommended that the tower be placed a minimum of 9.1 m (30 ft.) from the shelter when possible. This distance provides a balance between line loss in the antenna transmission line and the reduction in the amount of electromagnetic energy (EME) induced into the shelter in the event of a tower lightning strike. The separation will also help increase the ability of the tower grounding electrode system to dissipate the lightning energy before it reaches the shelter. It is recommended that the distance between the tower and the shelter be no less than 3 m (10 ft.) to help prevent ice damage to the building, and EME effects. NOTE: Increasing the distance between the tower and shelter from 3 m to 9.1 m (10 ft. to 30 ft.) reduces the amount of EME induced into the building by a factor of 9 (EME reduction factor = distance factor<sup>2</sup>). For example, increasing the distance by a factor of 3 (from 10 ft. to 30 ft.) results in an EME reduction factor of 32 , or 9.

All utility entrances (i.e., AC power, Phone Company, RF cables, water supply, gas supply, etc.) to the facility should be located in the same general area of the shelter and should be located as close together as is practical.

In planning, installing, or modifying any antenna tower or other antenna site, the need to comply with regulations and standards concerning human exposure to RF energy must be considered. Factors to be considered include (1) the location, direction, transmission power, frequency, physical characteristics, and design of all antennas and other equipment at the site, in light of the existing or possible human occupation or usage of the adjacent areas; (2) any necessary and appropriate steps to limit or control human access to adjacent areas, including limited-access doors, fencing, signs, and training; and (3) appropriate operational procedures to ensure ongoing compliance with RF energy exposure regulations and standards when the antenna site is operational.

Respectfully submitted,

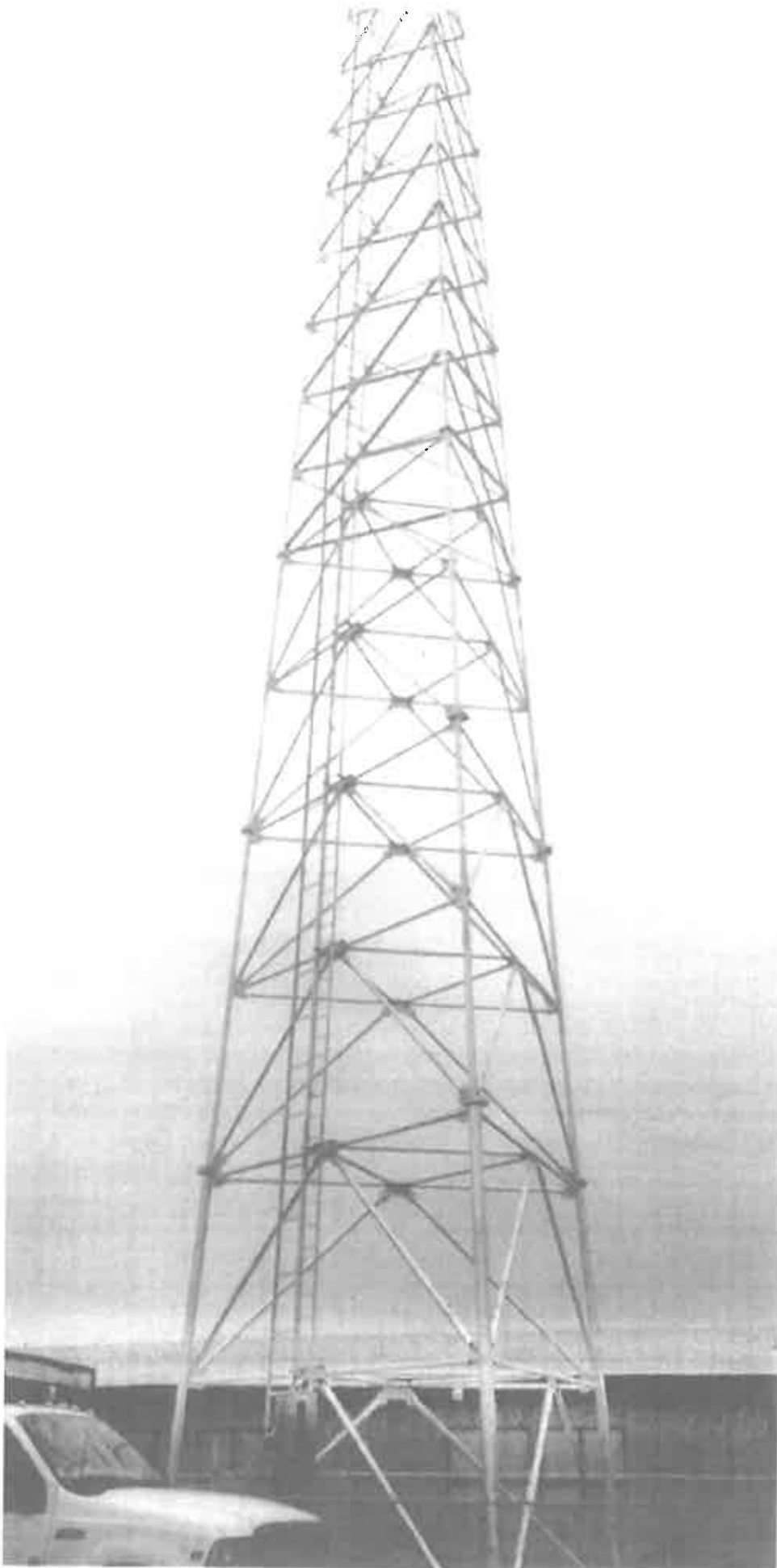
Jay Manning

Jay Manning, Administrative Fire Captain

City of Visalia Fire Department

(559) 713-4544 Office

**Exhibit "D"**



**Exhibit "E"**

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

**NOTICE OF A PROPOSED  
NEGATIVE DECLARATION**

**Project Title: Conditional Use Permit No. 2015-20, and Variance No. 2015-03**

**Project Description: Conditional Use Permit No. 2015-20, and Variance No. 2015-03**, filed by City of Visalia, is a request to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency operation center, 911 call center, and Fire Department Administration. The project includes a variance to height to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet. The subject site consists of two parcels totaling 11.33 acres, located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007), with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS).

This project also includes construction and widening of streets and private/public access drives, extension of sewer lines and laterals, extension of the storm drainage system, and extension of other utilities and services (electricity, gas, water). Curb, gutter, sidewalk, street lights, ADA improvements and transitions, and required transit bus turnout improvements will also be installed as determined through Site Plan Review No. 2015-066 which is part of the project.

**Project Location:** The site is located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007).

**Contact Person:** Andrew Chamberlain, Senior Planner

**Phone:** (559) 713-4003

**Time and Place of Public Hearing:** A public hearing will be held before the Planning Commission on August 24, 2015 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

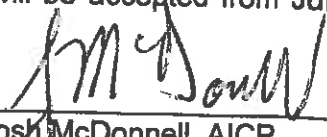
Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project will not result in any significant effect upon the environment because of the reasons listed below:

**Reasons for Negative Declaration:** Initial Study No. 2015-35 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 E. Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from July 20, 2015 to August 10, 2015.

Date: 7-16-15

Signed: \_\_\_\_\_

  
Josh McDonnell, AICP  
Environmental Coordinator  
City of Visalia

COPY

## NEGATIVE DECLARATION

**Project Title: Conditional Use Permit No. 2015-20, and Variance No. 2015-03**

**Project Description: Conditional Use Permit No. 2015-20, and Variance No. 2015-03**, filed by City of Visalia, is a request to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency operation center, 911 call center, and Fire Department Administration. The project includes a variance to height to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet. The subject site consists of two parcels totaling 11.33 acres, located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007), with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS).

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**Project Location:** The site is located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007).

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

### Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	( )
Letters	( )
Greenhouse Gas Analysis	( )
Traffic Assessment	( )

### DECLARATION OF NO SIGNIFICANT EFFECT:

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

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects

of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

APPROVED

Josh McDonnell, AICP  
Environmental Coordinator

By: 

Date Approved: July 15, 2015

Review Period: 21 days



**INITIAL STUDY**

**I. GENERAL**

**A. Conditional Use Permit No. 2015-20, and Variance No. 2015-03** filed by City of Visalia, is a request to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency operation center, 911 call center, and Fire Department Administration. The project includes a variance to height to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet. The subject site consists of two parcels totaling 11.33 acres, located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007), with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS).

**B. Identification of the Environmental Setting:**

The project site is located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006 007). The site is bounded by an arterial roadway to the north (Goshen Avenue) and a collector street to the west (Burke Street), and by Jennings Ditch along the eastern side of the site. The majority of the site is vacant fallow land with little or no vegetation. The area along Jennings Ditch contains a variety of plants and trees including Valley Oak Trees. Jennings Ditch is an agricultural water conveyance ditch and is subject to low and no water flows throughout the year. It also is a part of the City of Visalia Storm Drainage Master Plan, wherein it may be used to convey peak period storm water flows which are not contained within the City's storm system.

A biological assessment was done in 2014 which included the subject site and adjacent Jennings Ditch wherein there were no plants or animals listed or endangered species found on or adjacent to the site.

The project site is currently vacant and has been out of agriculture production for many years.

The subject site has a Land Use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is zoned Service Commercial.

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

	General Plan	Zoning (1993)	Existing uses
North:	Commercial Mixed Use	CS (Service Commercial)	Cattle Stock Yard
South:	Public Institutional	CS (Service Commercial)	Vacant Land & Rail Road Tracks
East:	Conservation and Office	CS (Service Commercial)	Vacant Land
West:	Commercial Mixed Use	CS (Service Commercial)	Service Commercial Buildings and Vacant Land

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

**C. Plans and Policies:** The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Commercial Mixed Use, Public Institutional, and Conservation. The Zoning Map, adopted in 1993, designates the site as Service Commercial. The proposed project is consistent with the Land Use Element of the General Plan.

**II. ENVIRONMENTAL IMPACTS**

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

### **III. MITIGATION MEASURES**

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

### **IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS**

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

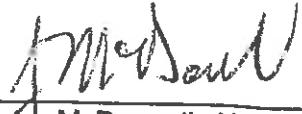
### **V. SUPPORTING DOCUMENTATION**

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, CA, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Biological Assessment for the Visalia Downtown Stormwater Flood Control Project, March 2014, URS Consultants, Inc.
- Cultural Resources Assessment for the Visalia Downtown Stormwater Control Project, March 2014, URS Consultants, Inc.
- Revised Implementation Report for the Visalia Brownfields Cleanup Project, July 2011, Brown and Caldwell, Inc.
- Finding of No Significant Impact (FONSI), Visalia Stormwater/Flood Control Project EDA Grant, August 2012, U.S. Dept. of Commerce
- Negative Declaration No. 2008-17, Oak Avenue and School Avenue Extension Project, August 2008, City of Visalia
- California Environmental Quality Act Guidelines

### **VI. NAME OF PERSON WHO PREPARED INITIAL STUDY**

  
\_\_\_\_\_  
Andrew Chamberlain  
Senior Planner

  
\_\_\_\_\_  
Josh McDonnell, AICP  
Environmental Coordinator

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST**

<b>Name of Proposal</b>	Conditional Use Permit No. 2015-20, and Variance No. 2015-03		
<b>NAME OF PROPONENT:</b>	City of Visalia	<b>NAME OF AGENT:</b>	City of Visalia, Mike Porter, Engineering D
<b>Address of Proponent:</b>	315 E. Acequia Street	<b>Address of Agent:</b>	315 E. Acequia Street
	Visalia, CA 93291		Visalia, CA 93291
<b>Telephone Number:</b>	(559) 713-4412	<b>Telephone Number:</b>	(559) 713-4412
<b>Date of Review</b>	June 10, 2015	<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 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

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

#### V. CULTURAL RESOURCES

Would the project:

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

#### VI. GEOLOGY AND SOILS

Would the project:

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

#### VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

#### IX. HYDROLOGY AND WATER QUALITY

Would the project:

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



**X. LAND USE AND PLANNING**

Would the project:

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

**XI. MINERAL RESOURCES**

Would the project:

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

**XII. NOISE**

Would the project:

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

**XIII. POPULATION AND HOUSING**

Would the project:

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

**XIV. PUBLIC SERVICES**

Would the project:

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

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

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

**XV. RECREATION**

Would the project:

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

**XVI. TRANSPORTATION / TRAFFIC**

Would the project:

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

**XVII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

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



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

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Would the project:

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

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

Revised 2009

## DISCUSSION OF ENVIRONMENTAL EVALUATION

### I. AESTHETICS

- a. The project would construct a 19,000 sq. ft. two story building and a 180-foot tall communications antenna in an area designated for Commercial Mixed Use which allows buildings up to 60 feet tall. The 180-foot tall antenna will have a generally narrow profile and when combined with the building will not have a substantial adverse effect on a scenic vista.
- b. There are no scenic resources on the site other than the Valley Oak Trees along the Jennings Ditch which are protected by local ordinance and will be provided as part of a dedicated conservation area along the ditch.
- c. The project will not substantially degrade the existing visual character or quality of the site or surroundings.
- d. The project will create a new source of light and glare that is not considered substantial, and will not adversely affect day or nighttime views in the area.

### II. AGRICULTURAL RESOURCES

- a. The project is located on property that is not identified as Prime Farmland on maps prepared by the California Resources, and is shown as Urban And Built-Up Land on the Tulare County Important Farmland map. The project will not involve the conversion of prime agricultural land to non-agricultural use.
- b. The project site is zoned Service Commercial (CS) and has a Land Use Designation of Mixed Use Commercial, Office and Conservation which is consistent with the proposed project to provide an Emergency Communication Center with the corresponding offices. There are no known Williamson Act contracts on any areas within the subject property.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The subject site is vacant land surrounded by urban uses and has no direct connection to existing tracts of agricultural land. The Visalia General Plan includes an implementation of a three-tier growth boundary system which assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

### III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control

District (SJVAPCD). The project itself **does** not disr implementation of the San Joaquin Regional Air Que Management Plan, and will therefore be a less th significant impact.

- b. The development of this property may result in emissic that will exceed thresholds established by the SJVAPC for PM10 and PM2, and contribute to a net increase criteria pollutants and will therefore contribute exceeding the thresholds. Also the project could result short-term air quality impacts related to dust generati and exhaust due to construction and grading activitie This site was evaluated in the Visalia General Plz Update EIR for the development of urban uses consiste with Commercial Mixed Use and Office designation which this project represents. Development will result increases of construction and operation-related criteri pollutant impacts, which are considered significant an unavoidable. General Plan policies identified unde Impacts 3.3-1 and 3.3-2 serve as the mitigation whic assists in reducing the severity of the impact to the exter possible while still achieving the General Plan's goals c accommodating a certain amount of growth to occur withi the Planning Area.

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

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

- c. Tulare County is designated as a non-attainment area for certain federal ozone and state ozone levels. Development of the project site may/will result in a net increase of criteria pollutants. This site was evaluated in the Visalia General Plan Update EIR for the development of urban uses consistent with Commercial Mixed Use and Office designations, which this project represents. Development will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1, 3.3-2, and 3.3-3 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Development of the project site will be required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations. Compliance with the SJVAPCD's rules and regulations will reduce potential

impacts associated with air quality standard violations to a less than significant level.

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

- d. There are no residential units or other identified "sensitive receptors" within 800 feet of the project site, and there are no residentially zoned sites designated within 1,500 feet of the subject site.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

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

In addition, a Biological Assessment (URS March 2014) was conducted in March of 2014 which found no threatened or endangered species on the site. The project site was not determined to provide potential habitat. Staff conducted an on-site visit in April 2015 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

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

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

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

- c. The project site is located adjacent to Jennings Di which has demonstrated wetland characteristics, and has the potential to serve as marginal habitat, but is not within the boundary or scope of this project. The Jennings Di area is subject to Section 404 of the Clean Water Act, and is subject to the mitigation measures established by separate Stormwater Flood Control Project Mitigation Negative Declaration No. 2014-14 East Downtown Stormwater Management and Retention Basins Project.

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

- d. There are no identified wildlife corridors on the project site. The project would not interfere with the movement of any native resident or migratory fish or wildlife species. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these polices, impacts on wildlife movement corridors will be less than significant.
- e. The City has a municipal ordinance in place to protect valley oak trees. All existing valley oak trees on the project site will be under the jurisdiction of this ordinance. Any oak trees to be removed from the site are subject to the jurisdiction of the municipal ordinance.

There are no Valley Oak trees onsite.

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

#### V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work should cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations. A Cultural Resource Assessment was done for the project area that did not identify any significant cultural resources (URS October 2014).
- 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. A Cultural Resource Assessment was done for the project area that did not identify any significant archeological resources (URS October 2014).

- c. There are no known unique paleontological resources or geologic features located within the project area. A Cultural Resource Assessment was done for the project area that did not identify any significant paleontological resources (URS October 2014).
- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work should cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

#### VI. GEOLOGY AND SOILS

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

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

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

- b. The State of California has enacted the Global Warming Solutions Act of 2006 (AB 32), which included provisions for reducing the GHG emission levels to 1990 "baseline" levels by 2020. The proposed project would not conflict with this or any other plan, policy, or regulation adopted

for the purpose of reducing the emissions of greenhouse gasses.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. The construction and operation of the project will not result in the creation of a significant hazard to the public or the environment through the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the project site. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.  
The project area is not located within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

#### IX. HYDROLOGY AND WATER QUALITY

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

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

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Development of the site will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. As identified in the General Plan, the City of Visalia is undertaking the establishment of community recharge basins through the City. The project would not significantly deplete ground water supplies or interfere



with ground water recharge programs based upon the Visalia Downtown Stormwater/Flood Control Project which establishes stormwater runoff programs for recharge basins which this project is subject to.

standards, impacts to the land use development consistent with the General Plan will be less than significant.

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

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.

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.

e. 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.

XII. **NOISE**

a. The project will result in noise generation typical of urban development, which has been determined to be not significant based upon the policies of the General Plan Noise Element which establishes thresholds and project mitigation measures to reduce noise to a level of not significant.

g. The project area is located within the AE flood zone wherein a minimum BFE for construction will be established and adhered to resulting in no significant impact to the proposed project.

h. The project area is located within the AE flood zone wherein a minimum BFE for construction will be established and adhered to resulting in no significant impact to the proposed project.

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

i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.

b. Short term ground-borne vibration or ground-borne noise levels may occur as part of construction activities, but will have no impact beyond construction. The City of Visalia has construction procedures and standards which apply to the project.

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.

c. The project will not cause a substantial permanent increase in noise standards.

X. **LAND USE AND PLANNING**

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

a. The project will not physically divide an established community. The project site has a Land Use Designation of Mixed Use Commercial and Office which is consistent with the proposed emergency call center and communications facility.

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

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact 3.1-1 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City standards, impacts to the land use development consistent with the General Plan will be less than significant.

e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.

b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The recently adopted General Plan did not rezone or otherwise disrupt residential communities or commercial areas, and provides additional space to accommodate any potentially displaced residents or businesses.

f. There is no private airstrip near the project area.

XIII. **POPULATION AND HOUSING**

a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.

Furthermore, the Visalia General Plan contains multiple policies, identified under Impact 3.1-1 of the EIR, that together work to reduce the potential for impacts to the development of land as designated by the General Plan. With implementation of these policies and the existing City

b. The project development of the site will not displace any housing on the site.

c. Development of the site will not displace any people on the site. The site is currently undeveloped land which has been vacant for many years.



**XIV. PUBLIC SERVICES**

- a.
- i. Current fire protection facilities are located at the Visalia Station No. One and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
  - iii. The project will not generate new students for that existing schools in the area may need to accommodate. In addition, to address direct impacts, the future development of the site will be required to pay commercial impact fees. These fees are considered to be conclusive mitigation for direct impacts.
  - iv. Other public facilities can adequately serve the site without a need for alteration.

**XV. RECREATION**

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

**XVI. TRANSPORTATION AND TRAFFIC**

- a. Development and operation of the project site is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system.
- b. The project will not conflict with any transportation or congestion management plans. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS**

- a. The project will connect and/or extend City sanitary sewer lines, consistent with the City Sewer Master Plan. The

Visalia wastewater treatment plant has a current rate capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.

- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the site.
- e. The City has determined that there is adequate capacity existing to serve the site within the City with projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.


**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

## DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

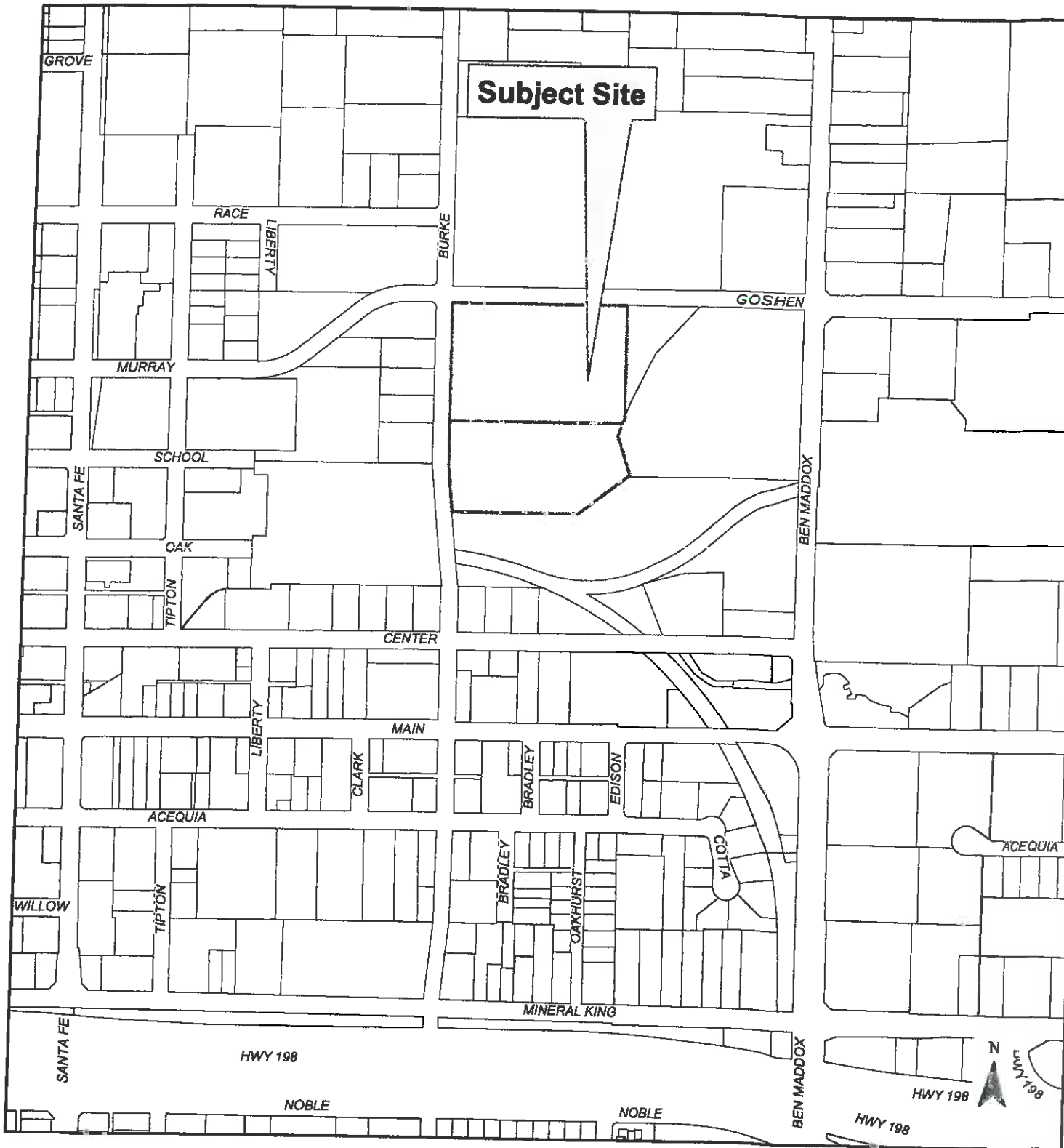
On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Josh McDonnell, AICP  
Environmental Coordinator

July 16, 2015  
Date

# City of Visalia



## Location Map

CUP 2015-20  
Var 2015-03





MEETING DATE 4/29/2015  
SITE PLAN NO. 15-066  
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 COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: April 29, 2015

SITE PLAN NO: 2015-066  
PROJECT TITLE: VISALIA EMERGENCY COMMUNICATION CENTER  
DESCRIPTION: CONSTRUCTION OF NEW 18,794 SF BUILDING FOR USE AS  
EMERGENCY COMMUNICATION CENTER ON 4.2 ACRE PORTION OF  
11.3 ACRES (CS ZONED) (AE) (DISTRICT E)  
APPLICANT: PORTER MIKE  
PROP. OWNER: CITY OF VISALIA  
LOCATION TITLE: BURKE & GOSHEN  
APN TITLE: 094-180-007  
GENERAL PLAN: Public Institution & Conservation  
EXISTING ZONING: CS – Service Commercial

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit (CUP)
- Variance
- Initial Study (Neg. Dec. or Mit. Neg. Dec.)
- Parking District "B"
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 04/29/2015**

1. A CUP is required for the proposed Visalia Emergency Communication Center (VECC).
2. A Variance is required for the communication towers height. The tower height exceeds the allowable height for towers in Design District "E".
3. Staff's initial analysis has determined an Initial Study is required for this project. Discuss potentials for additional technical studies if necessary as determined by the City's Environmental Coordinator, Paul Scheibel.
4. Provide elevations of the VECC and include elevations details for the proposed tower north of the building.
5. Staff supports the construction of a paved pedestrian path of travel from Burke Street connecting to the sidewalk.
6. Note the fencing material proposed around this facility.
7. Frontage improvements along Burke Street, within the scope of the project, should be included as part of the overall project. The improvements include curb, gutter and sidewalk along Burke Street. Future street tree planting may be deferred until the site is further developed.
8. Provide a site plan exhibit with the CUP application submittal that clearly details all improvements to the area as a result of this project and any related Capital Improvement Project for the East Downtown Area.

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

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

**Maximum Building Height:** 60 Feet

**Minimum Setbacks:**

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

(a) Except sites in the C-DT zone, in which case the structure may be built to property line.

(b) Except where building is on property line.

(c) Except for corner properties fronting Main Street in the C-DT zone.

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

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

1. 24 parking spaces are provided to be used by the public. The entire parking field north of the VECC is dedicated to employee parking and emergency vehicle parking/storage.

**Parking:**

1. 75 parking stalls are required. The VECC provides parking to facilitate the public and the VECC staff (dispatch, Fire and Police Administration, IT Staff).
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. It is highly recommended that bicycle rack(s) be provided on site plan.
6. Provide transit facilities on site plan.

**Fencing and Screening:**

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

**Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. 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. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

**Lighting:**

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

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see [http://www.aqmd.gov/rules/proposed/2301/sjvapcd\\_rule9510.pdf](http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf)).

**Valley Oak Tree**

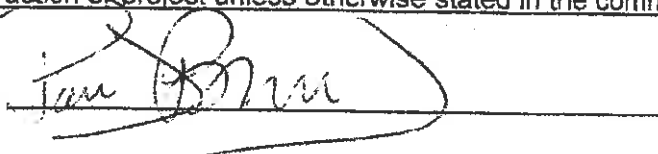
**NOTE:** Any development under the canopy of a Valley Oak Tree must be reviewed and approved by the City Arborist. Applicants should not prepare any final plans without a review and approval of a detailed site plan by the City Arborist or his appointee.

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

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

Signature



City of Visalia  
 Building: Site Plan  
 Review Comments

ITEM NO: 108      DATE: April 29, 2015  
 SITE PLAN NO: SPR15066  
 PROJECT TITLE: VISALIA EMERGENCY COMMUNICATION CENTER  
 DESCRIPTION: CONSTRUCTION OF NEW 18,794 SF BUILDING FOR USE AS EMERGENCY COMMUNICATION CENTER ON 4.2 ACRE PORTION OF 11.3 ACRES (CS ZONED) (AE) (DISTRICT E)  
 APPLICANT: PORTER MIKE  
 PROP OWNER: CITY OF VISALIA  
 LOCATION: BURKE & GOSHEN  
 APN(S): 094-180-007 094-180-006

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated \_\_\_\_\_

Special comment: \_\_\_\_\_  
 \_\_\_\_\_

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



### Site Plan Review Comments For

City of Visalia  
Fire Department  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 office  
559-713-4808 fax

ITEM NO: 6

DATE: April 28, 2015

SITE PLAN NO:

SPR15066

PROJECT TITLE:

VISALIA EMERGENCY COMMUNICATION CENTER  
CONSTRUCTION OF NEW 18,794 SF BUILDING FOR  
USE AS EMERGENCY COMMUNICATION CENTER  
ON 4.2 ACRE PORTION OF 11.3 ACRES (CS ZONED)  
(AE) (DISTRICT E)

APPLICANT:

PORTER MIKE

PROP OWNER:

CITY OF VISALIA

LOCATION:

BURKE & GOSHEN

APN(S):

094-180-007 094-180-006

### 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 are served 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.

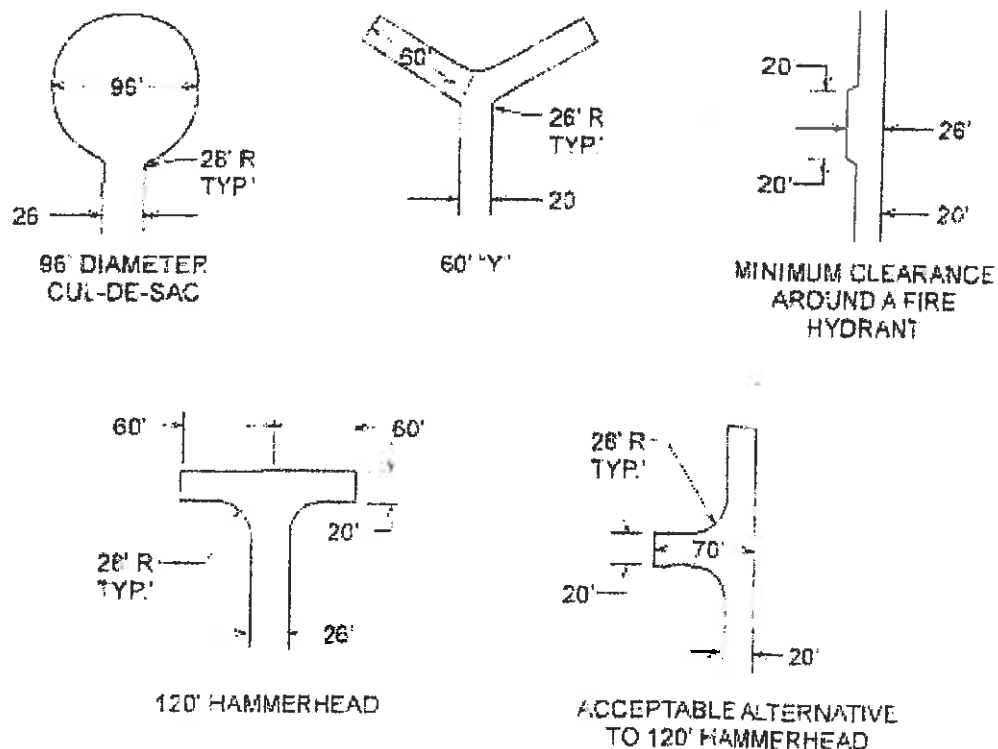


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:**

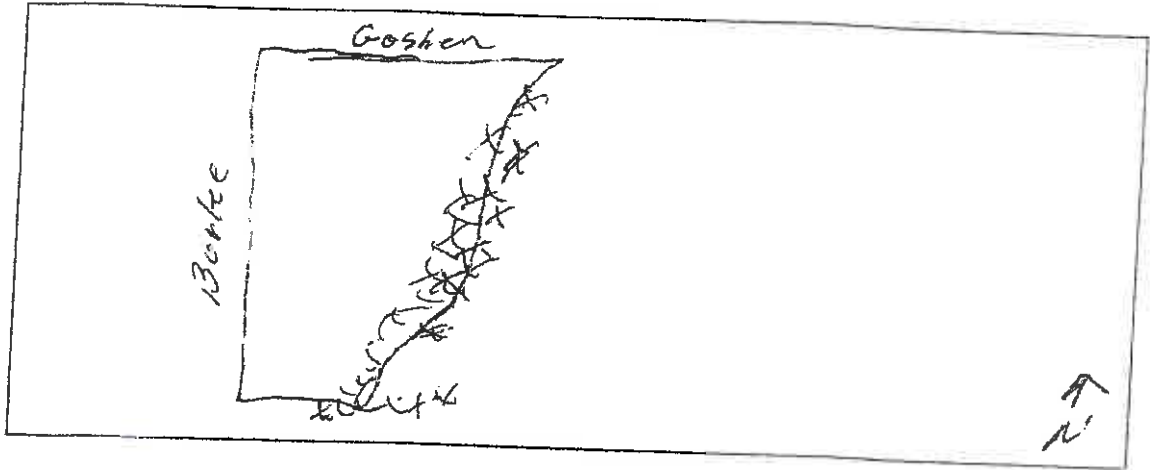
  
\_\_\_\_\_  
Maribel Masquez  
Fire Inspector

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

Date: 6/27/15

Site Plan Review # 15066

### 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:

Need to protect and plot all of the  
Valley Oak trees on this property.  
Oaks are mostly along Jennings drth  
and Mill Creek.

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

Email: jhooyer@ci.visalia.ca.us

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

DATE: April 28, 2011  
 SITE PLAN NO: SPR15066  
 PROJECT TITLE: VISALIA EMERGENCY COMMUNICATION CENTER  
 DESCRIPTION: CONSTRUCTION OF NEW 18,794 SF BUILDING FOR USE AS EMERGENCY COMMUNICATION CENTER ON 4.2 ACRE PORTION OF 11.3 ACRES (CS ZONED) (AE) (DISTRICT E)  
 APPLICANT: PORTER MIKE  
 PROP OWNER: CITY OF VISALIA  
 LOCATION: BURKE & GOSHEN  
 APN(S): 094-180-007 094-180-006

**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

PROJECT IS GOOD TO GO, IF ANY CHANGES SOLID WASTE WILL BE NOTIFIED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: APRIL 29, 2015

SITE PLAN NO.: 15-066  
PROJECT TITLE: VISALIA EMERGENCY COMMUNICATION CENTER  
DESCRIPTION: CONSTRUCTION OF NEW 18,794 SF BUILDING FOR USE AS EMERGENCY COMMUNICATION CENTER ON 4.2 ACRE PORTION OF 11.3 ACRES (CS ZONED) (AE) (DISTRICT E)  
APPLICANT: PORTER MIKE  
PROP OWNER: CITY OF VISALIA  
LOCATION: BURKE & GOSHEN  
APN: 094-180-006, 007

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE, PER DESIGN**
- Drive approach size:  Use radius return;
- Sidewalk: 6' width;  \_\_\_\_\_ parkway width at **MIN. WIDTH ADJACENT TO PERPENDICULAR PARKING**
- 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. ANY WORK IN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. 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. **STORM DRAIN MASTER PLAN REQUIRED.**
- 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: 1 each at **300' INTERVALS**
- 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 50' 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. Parking lot to comply with City standards.**
- 2. A separate review for site accessibility compliance has been completed and will accompany Engineering Site Plan comments; to be made a part hereof.**
- 3. Refer to Building Dept. for further regulations due to project location in the high-risk flood plain.**
- 4. Refer to City Refuse 24' standard enclosure with gates and apron. Trash enclosure location is adequate, refer to accessibility comments for additional information.**
- 5. Provide adequate striping and signage for parking lot entrance and exiting design east of the round-a-bout.**
- 6. Required offsite improvements will be reviewed by separate submittal. This Site Plan Review only reflects onsite improvements as shown.**
- 7. Impact fees apply to land and building development. Refer to page 3 for fee summary (rates subject to change, effective June 6, 2015.)**
- 8. Proposed building location is over an existing parcel line, it is the City's intent to deed new parcels and right-of-way for the project. Deeds shall be recorded prior to building permit issuance.**



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 15-066  
Date: 4/29/2015

**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:GEN. OFFICE)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,168/AC X 4.2 = \$4,905.60
<input checked="" type="checkbox"/> Transportation Impact Fee	\$5,309/1KSF X 18.79 = \$99,756.11
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$88/1KSF X 18.79 = \$1,653.52
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$39/LF X 1570 LF (BURKE & GOSHEN) = TO BE APPLIED AT FUTURE FRONTAGE DEVELOPMENT
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,976/AC X 4.2 = \$29,299.20
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,120/AC X 4.2 = \$21,504
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,900/AC X 4.2 = \$7,980
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,713/AC X 4.2 = \$7,194.60
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$625/1KSF X 18.79 = \$11,743.75
<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



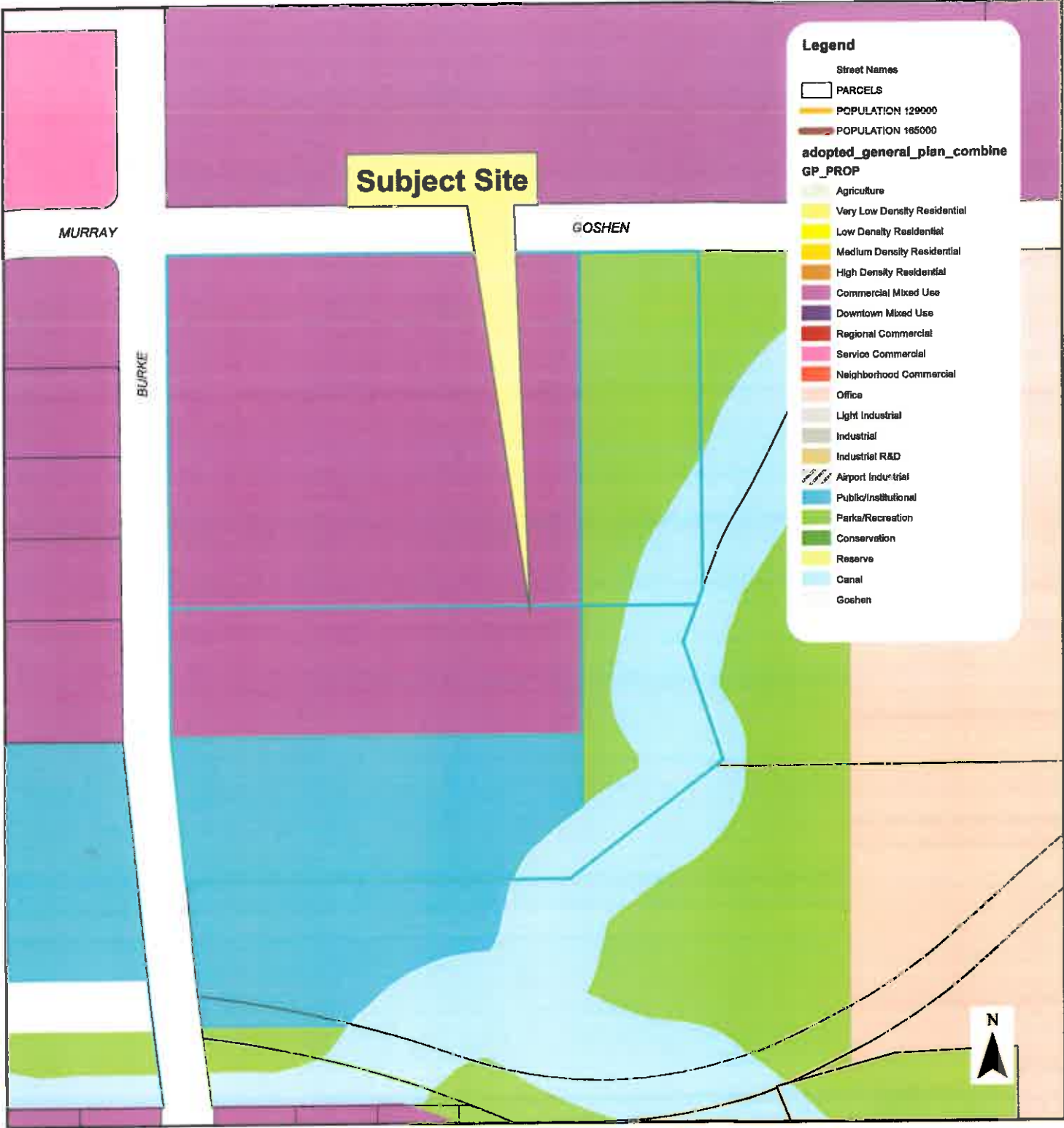
January 23, 2015

SPR 15-066  
Accessibility Review

The following numbered items correspond to the shown blue numbers on the reviewed ADA sheet provided in the SPR package. See said sheet for reference.

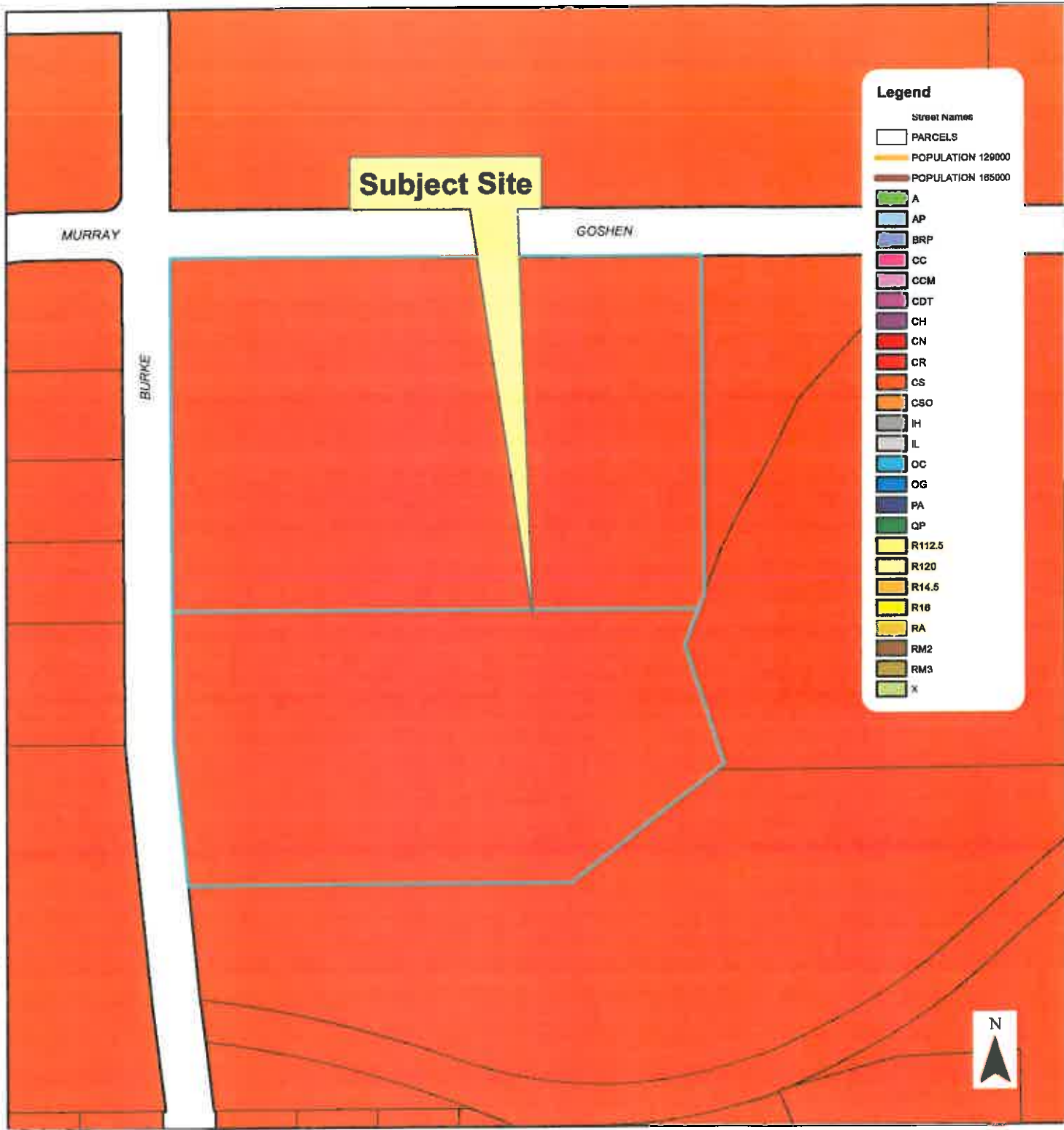
1. Accessibility is not required to this enclosed area if it meets machinery space requirements. However, if this is not the case, it may be required to be accessible.
2. Accessibility is not required to this enclosed area if it meets machinery space requirements. However, if this is not the case, it may be required to be accessible.
3. Relocate curbs to outside of walk width leading to the ramp.
4. Suggest shifting these accessible stalls to the southernmost parking stalls. With suggested changes in notes 5 this may allow for the removal of shown path along the west side of the building. It will also be easier to see for those who intend to use it. If shown path is to remain and it is a ramp, will it meet the ramp height requirements?
5. Current layout requires persons from the public right of way to travel the farthest distance to access the south west doors. Suggest flipping shown ramp and stairs to allow a direct access from the roundabout ramp onto this ramp. It will also provide a semi-equidistant path to either the southwest or the southeast doors.
6. Suggest shifting accessible stalls to the east-most parking stalls. This reduces the required travel distance to the accessible entrances. Suggest redesigning accessible path to reduce the required travel distance to the east doors.
7. If shown accessible route is a ramp, both top and bottom landing req. are not being met. Redesign may be necessary.
8. Suggest relocating trash enclosure to the south 3 parking stalls to allow feasible accessibility. This may require a curb ramp or a back access to the trash enclosure.
9. An accessible route is required to the public right of way.

# City of Visalia



# Land Use Designations

# City of Visalia



## Zoning Designations

CUP 2015-20  
Var 2015-03

# City of Visalia



## Aerial Photo

**CUP 2015-20  
Var 2015-03**