



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 26, 2015

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

SUBJECT: Conditional Use Permit No. 2015-31: A request by Todd Jones to allow residential buildings and accessory structures in excess of a 10,000 sq. ft. on a residential lot in the Single Family Residential (R-1-6) Zone. The site is located at 2603 E. Goshen Avenue. (APN: 098-060-043, 042).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-31 based on the findings and conditions in Resolution No. 2015-56. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-31 based on the findings and conditions in Resolution No. 2015-56.

PROJECT DESCRIPTION

Conditional Use Permit No. 2015-31 is a request to allow a new 3,600 sq. ft. shade structure to be constructed resulting in a total of 21,204 sq. ft. of residential buildings and accessory structures on a 4.02 acre parcel in the R-1-6 zone. The site plan in Exhibit "A" shows:

- The primary frontage parcel with a single family residence and shop building totaling 7,324 sq. ft.
- The secondary parcel to the south with 10,280 sq. ft. of existing accessory structures and the proposed 3,600 sq. ft. accessory structure addition for a total of 13,880 sq. ft.

While the site appears to be two parcels, they are actually one parcel with a Grant Deed Life Estate recorded on them. When Mr. and Mrs. Scott relinquish tenancy of the front lot, the parcels will become one 4.02 acre parcel. The combined structural area for both parcels is 17,604 sq. ft. (21,204 sq. ft. with the proposed 3,600 sq. ft. addition).

The owner's Statement of Use in Exhibit "B" indicates that the proposed new 3,600 sq. ft. open shade structure is for personal use, along with all the other existing shade structures on the site. No commercial work will be performed on-site, and the cover is to provide shelter for personal property. The site will not be used for the daily



or weekly removal and replacement of equipment for commercial purposes and will not be used as a paid commercial storage yard.

The site has two access points on Goshen Avenue on the east and west sides of the house. The west access drive area to and between the buildings is covered with base rock for improved access and dust control. The east access drive will remain dirt. There is solid fencing and block wall along the east side of the site adjacent to the two single family residential units with chain-link next to the vacant agricultural area. The south and west sides have chain-link fencing. Storage on the site consists of a variety of commercial equipment, recreational vehicles, and stored goods.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium and High Density
Zoning:	R-1-6 – Single Family Residential
Surrounding Zoning and Land Use:	North: R-1-4.5 / Agricultural South: QP / Agricultural East: R-1-6 / Vacant & Residential Units West: R-M-2 / Vacant & Residential Unit
Environmental Review:	Categorical Exemption No. 2015-58 Class 15305
Special Districts:	None
Site Plan:	2015-107

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2015-31, as conditioned, based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

Land Use Compatibility

The addition of the proposed 3,600 sq. ft. shade structure would be consistent with the existing use of the site for the covered outdoor storage of personal goods including commercial equipment and recreational vehicles. The site is zoned for single family residential and has a Land Use designation of Medium and High Density Residential. The proposed shade structure taken in context of the overall four acre site with one house and four existing large shade structures and several small structures is a minor addition. Most of the shade structures can be easily removed in the future, and potentially reused at another location, leaving the site available for residential development.

Staff has determined that the addition of the 3,600 sq. ft. shade structure for a total of 21,204 square feet of structures on the site is consistent with the applicant's ongoing use of the site to

store personal commercial and recreational goods. Based upon the applicant's Statement of Use in Exhibit "B", and recommended conditions of approval, the site will not be used for commercial operation purposes and the storage of personal goods will not be done for any type of compensation like a mini-storage facility.

Adjacent land uses include single family residential units and vacant agricultural land. There are no Code Compliance cases on the site. The Visalia Police Department did not identify any problems with the site and had no comments during the Site Plan Review process.

Project Conditions

To ensure compatibility with the adjacent residential properties and compliance with the applicant's Statement of Use in Exhibit "B", staff has included the following conditions:

4. That the site may not be used as a commercial storage yard.
5. That the site shall not be the subject of a Home Occupation Permit related to the commercial use of the on-site construction equipment or storage buildings/sheds.
6. That the site shall not be used for the storage of any type of equipment, vehicles, or goods in exchange for any type of compensation.
7. That no fuel storage (greater than 5 gallons) or dispensing shall occur on the site.
8. That the storage of any identified hazardous or combustible materials as identified in the Code of Federal Regulations: 40CFR part 261 shall not occur on the site.
9. That the open storage of materials (equipment and materials not under a storage shed) shall not occur within 15 feet of any rear or side property line, and shall not be higher than 12 feet.

Failure to comply with the conditions of this use permit may result in a revocation action.

Future Circulation

While the site has two access points on Goshen Avenue, the southern end of the subject site falls within the future right-of-way for the Mill Creek Parkway extension. A portion of the roadway is completed approximately 330 feet west of the site. At some point in the future, the roadway will be completed and the subject site will have frontage on Mill Creek Parkway. The proposed conditional use permit will not have any impact on requirements related to the future completion of the Parkway.

Environmental Review

The requested action is Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-58).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-58).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-107.
2. That the use be operated in substantial compliance with the Site Plan shown in Exhibit "A".
3. That the facility be operated consistent with the Statement of Use in Exhibit "B". Changes to the operational statement shall be submitted to the City Planner for approval.
4. That the site may not be used as a commercial storage yard.
5. That the site shall not be the subject of a Home Occupation Permit related to the commercial use of the on-site construction equipment or storage buildings/sheds.
6. That the site shall not be used for the storage of any type of equipment, vehicles, or goods in exchange for any type of compensation.
7. That no fuel storage (greater than 5 gallons) or dispensing shall occur on the site.
8. That the storage of any identified hazardous or combustible materials as identified in the Code of Federal Regulations: 40CFR part 261 shall not occur on the site.
9. That the open storage of materials (equipment and materials not under a storage shed) shall not occur within 15 feet of any rear or side property line, and shall not be higher than 12 feet.
10. That all federal, state, regional, and city codes and ordinances be met.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-31.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by

the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Statement of Use
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Visalia Zoning Ordinance – Title 17 of the Visalia Municipal Code

Chapter 17.38 (Conditional Use Permits)

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2015-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-31, A REQUEST BY TODD JONES TO ALLOW RESIDENTIAL BUILDINGS AND ACCESSORY STRUCTURES IN EXCESS OF A 10,000 SQ. FT. ON A RESIDENTIAL LOT IN THE SINGLE FAMILY RESIDENTIAL (R-1-6) ZONE. THE SITE IS LOCATED AT 2603 E. GOSHEN AVENUE. (APN: 098-060-043, 042)

WHEREAS, Conditional Use Permit No. 2015-31, is a request by Todd Jones to allow residential buildings and accessory structures in excess of a 10,000 sq. ft. on a residential lot in the Single Family Residential (R-1-6) Zone. The site is located at 2603 E. Goshen Avenue. (APN: 098-060-043, 042); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 26, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-31, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific 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, or materially injurious to properties or improvements in the vicinity.
3. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-58).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-107.
2. That the use be operated in substantial compliance with the Site Plan shown in Exhibit "A".
3. That the facility be operated consistent with the Statement of Use in Exhibit "B". Changes to the operational statement shall be submitted to the City Planner for approval.
4. That the site may not be used as a commercial storage yard.
5. That the site shall not be the subject of a Home Occupation Permit related to the commercial use of the on-site construction equipment or storage buildings/sheds.
6. That the site shall not be used for the storage of any type of equipment, vehicles, or goods in exchange for any type of compensation.
7. That no fuel storage (greater than 5 gallons) or dispensing shall occur on the site.
8. That the storage of any identified hazardous or combustible materials as identified in the Code of Federal Regulations: 40CFR part 261 shall not occur on the site.
9. That the open storage of materials (equipment and materials not under a storage shed) shall not occur within 15 feet of any rear or side property line, and shall not be higher than 12 feet.
10. That all federal, state, regional, and city codes and ordinances be met.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-31.

Applicant's Statement of Use

September 24, 2015

City of Visalia
Planning Department
Visalia, CA 93291

RE: Conditional Use Permit Application and Statement of Use

Dear Sirs:

This letter has been prepared to clearly define the intended use of the private personal property belonging to Todd and Donna Jones. The parcel in question is APN No. 0988-060-043 located at 2603 East Goshen Avenue in Visalia, CA . The owner has submitted engineering and plans to construct a 40x90 open cover. The intended use of this cover is to provide shelter for personal property.

There will be no commercial work performed at this site. The owner's business office is located at his home. Any work associated with his company is performed at the job sites.

Sincerely,



Todd Jones

EXHIBIT - B



MEETING DATE September 16, 2015
SITE PLAN NO. 15-107
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

PLANNING COMMISSION *MINOR CUP*

HISTORIC PRESERVATION

REDEVELOPMENT

PARK/RECREATION

OTHER _____

ADDITIONAL COMMENTS _____

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: ~~September 19, 2015~~
 SITE PLAN NO: SPR151 () RESUBMIT
 PROJECT TITLE: NEW 40 X 90 COVER NO MAP
 DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR PROPERTY OWNER TO PARK BOAT AND TRAILERS UNDER ON 3.02 ACRE LO. (R-1-6) (X)
 APPLICANT: JONES TODD
 PROP OWNER: SCOTT CARL W & BARBARA A (LE)
 LOCATION: 2603 E GOSHEN AVE
 APN(S): 098-060-042

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 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 \$3.36 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: _____

[Handwritten signatures and dates]



Site Plan Review Comments For:

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

SITE PLAN NO: SPR15 RESUBMIT
PROJECT TITLE: NEW 40 X 90 COVER NO MAP
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR
PROPERTY OWNER TO PARK BOAT AND TRAILERS
UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN(S): 098-060-042

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.

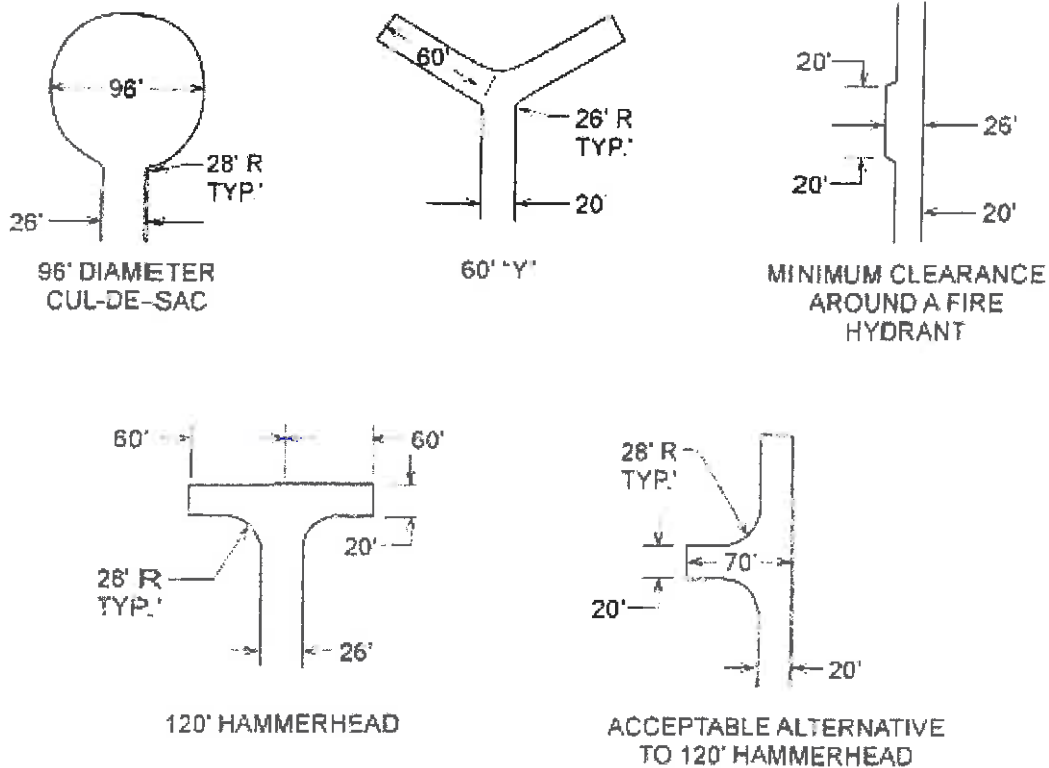


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:



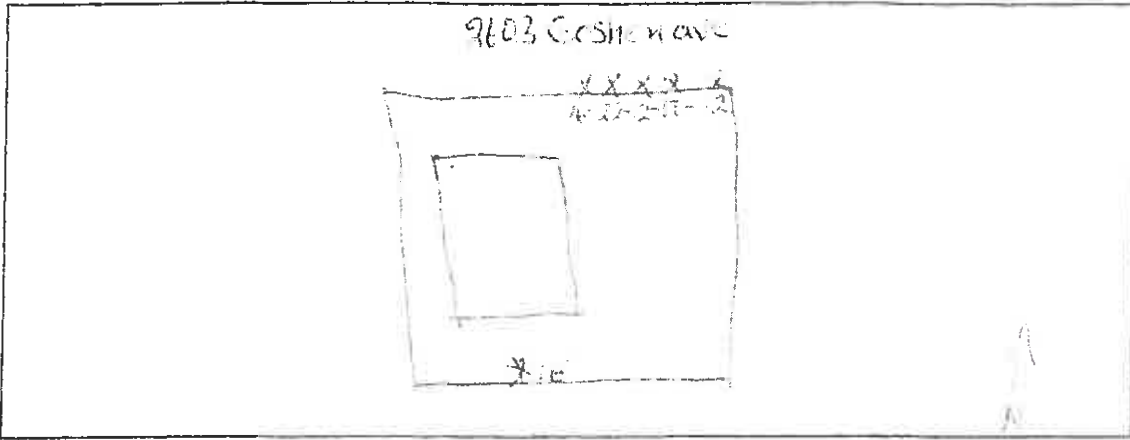
Maribel Vasquez
Fire Inspector

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

Date: 7-8-15

Site Plan Review # 15-107

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

Please plot and protect all Valley Oak Trees.

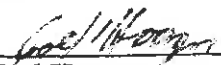
Landscape along parkway to be planted by developer and maintained by a maintenance district.

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: Valley Oak (5) 12' DIA. 15' DIA. 18' DIA.
22' DIA. 12' DIA. - 18' DIA.


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

City of Visalia
Building: Site Plan
Review Comments

SITE PLAN NO: SPR15107
 PROJECT TITLE: NEW 40 X 90 COVER
 DESCRIPTION: PERSONAL/PRIVATE 3303 SF COVER FOR PROPERTY OWNER TO PARK BOAT AND TRAILERS UNDER ON 3.02 ACRE LO. (R-1-6) (X)
 APPLICANT: JONES TODD
 PROP OWNER: SCOTT CARL W & BARBARA A (LE)
 LOCATION: 2603 E GOSHEN AVE
 APN(S): 098-060-042

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 am 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 \$3.36 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: _____

City of Visalia
Building: Site Plan
Review Comments

G. FERRERO _____ Date: 7-8-15
Signature

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

SITE PLAN NO: SPR15107 *RESUB.*
PROJECT TITLE: NEW 40 X 90 COVER NO MAP
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR
PROPERTY OWNER TO PARK BOAT AND TRAILERS
UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN(S): 098-060-042

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



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



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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: September 16, 2015
SITE PLAN NO: SPR15107 *RESUBMIT*
PROJECT TITLE: NEW 40 X 90 COVER NO MAP
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR
PROPERTY OWNER TO PARK BOAT AND TRAILERS
UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN(S): 098-060-042

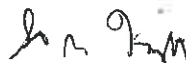
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR -- 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER -- ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED -- NO COMMENTS

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

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



AUTHORIZED SIGNATURE

9-14-15

DATE

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 16, 2015 continued from the July 08 & 15, 2015 meetings

SITE PLAN NO: 2015-107
PROJECT TITLE: NEW 40 X 90 COVER
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR PROPERTY OWNER TO PARK BOAT AND TRAILERS UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP. OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION TITLE: 2603 E GOSHEN AVE
APN TITLE: 098-060-042
GENERAL PLAN: Residential Low Density
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for residential and accessory structures totaling 10,000 sq. ft.
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 07/15/2015

1. Staff has reviewed the building permit history and added up the square footage of the existing home and accessory structures. Pursuant to Section 17.12.040.Q, residential structures and accessory buildings totaling more than ten thousand (10,000) square feet require a Conditional Use Permit.
2. A review of the square footages for the existing house and accessory structures identifies a total building area in excess of 10,000 sq. ft.
3. The property was annexed to the City of Visalia in 2006. Upon annexation the property was zoned R-1-6. A review of aerial photographs has shown the area south of the existing single-family dwelling to be intensified with structures and semi-improved surface area.
4. Commercial businesses are prohibited from operating in the R-1-6 zone. This site is not allowed to operate a contractor storage yard or commercial business from this location. The property has never operated a commercial business.
5. Staff is requesting the property provide a written letter stating that the items/material stored south of the existing dwelling unit are for personal use of the owner. Items/material stored onsite are not to be used for a commercial business that is located offsite (i.e., storage yard).

Previous Comments

PROJECT SPECIFIC INFORMATION: 07/08/2015

1. Continue one week. The applicant did not show.

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ 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:

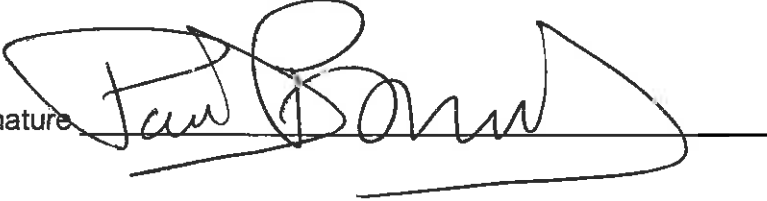
Maximum Height: 12 feet (as measured from average grade next to the structure)

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.

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

Signature

A handwritten signature in black ink, appearing to read "Jan Bonni", is written over a horizontal line. The signature is stylized and cursive.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 16, 2015

ITEM NO: 1
SITE PLAN NO: SPR15107
PROJECT TITLE: NEW 40 X 90 COVER NO MAP
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR PROPERTY OWNER TO PARK BOAT AND TRAILERS UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP. OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN(S): 098-060-042

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

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

ITEM NO: 1 DATE: September 16, 2013
SITE PLAN NO: SPR15107 **RESUBMIT**
PROJECT TITLE: NEW 40 X 90 COVER NO MAP
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR
PROPERTY OWNER TO PARK BOAT AND TRAILERS
UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN(S): 098-060-042

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns: *42*

Visalia Police Department

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: SEPTEMBER 16, 2015

SITE PLAN NO.: 15-107 RESUBMITTAL
PROJECT TITLE: NEW 40 X 90 COVER
DESCRIPTION: PERSONAL/PRIVATE 3600 SF COVER FOR
PROPERTY OWNER TO PARK BOAT AND
TRAILERS UNDER ON 3.02 ACRE LO. (R-1-6) (X)
APPLICANT: JONES TODD
PROP OWNER: SCOTT CARL W & BARBARA A (LE)
LOCATION: 2603 E GOSHEN AVE
APN: 098-060-042

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

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

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

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

Deed required prior to issuing building permit;

City Encroachment Permit Required.

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

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

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

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

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

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

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

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

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

Traffic indexes per city standards:

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

Additional Comments:

- 1. Proposed canopy will require an improved surface for the drive aisle leading to and fronting the canopy. Acceptable surface improvement shall be asphalt, concrete, or decomposed granite.***
- 2. New canopy will exceed maximum allowable covered space in the R16 zone, refer to further conditions by the Planning Dept.***
- 3. A building permit is required, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-107 RESUBMITTAL**

Date: **9/16/2015**

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: **9/4/2015**)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

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

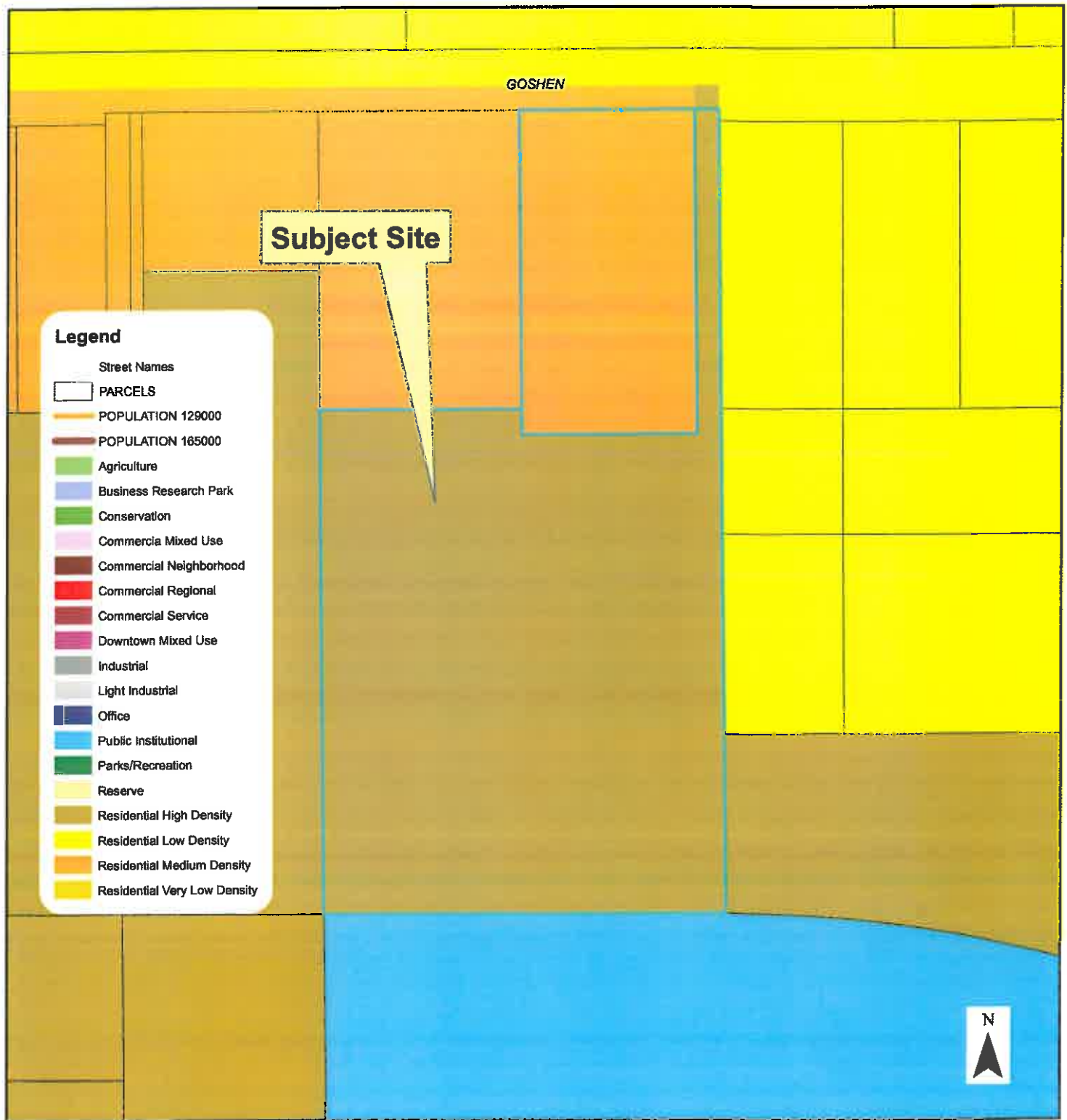
Reimbursement:

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



Adrian Rubalcaba

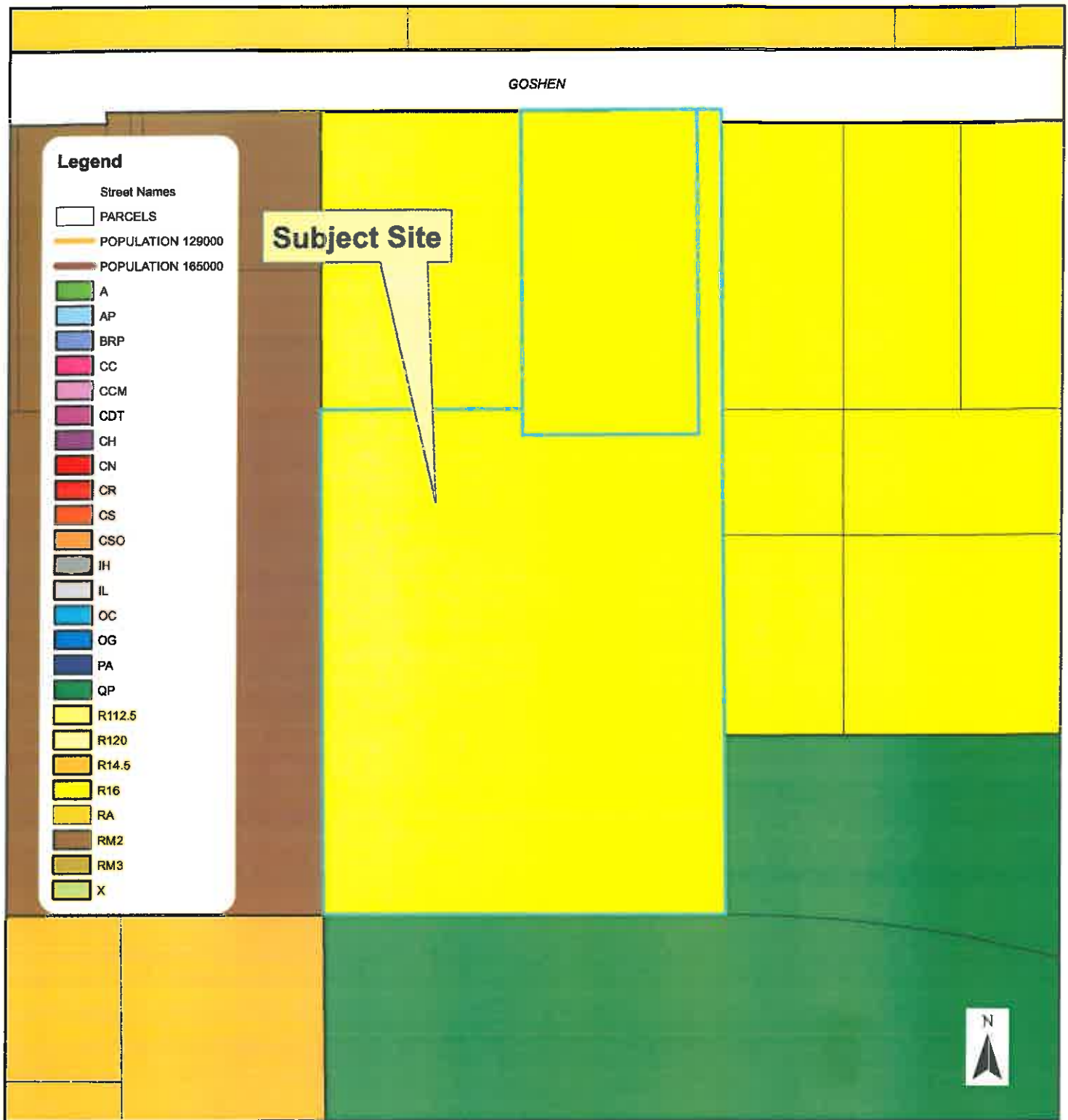
City of Visalia



Land Use Designations

CUP 2015-31

City of Visalia



Zoning Designations

CUP 2015-31

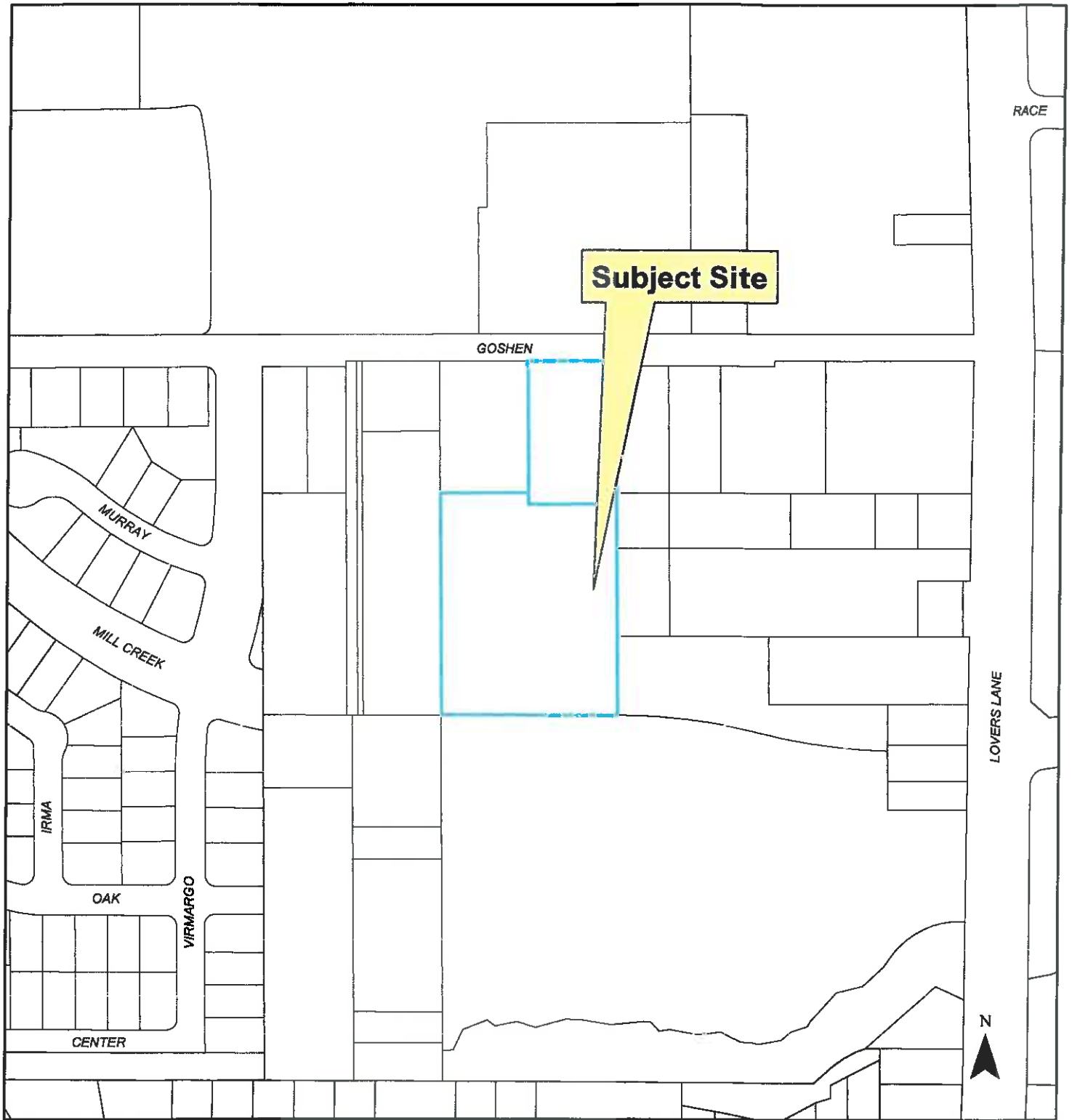
City of Visalia



Aerial Photo

CUP 2015-31

City of Visalia



Location Map

CUP 2015-31



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 28, 2015

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

SUBJECT: Change of Zone No. 2015-06: A request by the Jonathan Cassaday to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres.

Vista Del Sol Estates Tentative Subdivision Map #5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential.

Conditional Use Permit No. 2015-19: A request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential.

Location: The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)

STAFF RECOMMENDATION

Change of Zone No. 2015-06: Staff recommends approval of Change of Zone No. 2015-06, changing the zone from R-1-6 to R-1-4.5, based on the findings in Resolution No. 2015-37. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, and Zoning Ordinances.

Vista Del Sol Estates Tentative Subdivision Map #5552: Staff recommends approval of Vista Del Sol Estates Tentative Subdivision Map #5552, as conditioned, based on the findings and conditions in Resolution No. 2015-30. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2015-19: Staff recommends approval of Conditional Use Permit No. 2015-19 to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision, as conditioned, based on the findings and conditions in Resolution No. 2015-29. 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 approve Change of Zone No. 2015-06, based on the findings in Resolution No. 2015-37.

I move to approve Vista Del Sol Estates Tentative Subdivision Map #5552, based on the findings and conditions in Resolution No. 2015-30.

I move to approve Conditional Use Permit No. 2015-19, based on the findings and conditions in Resolution No. 2015-29.

PROJECT DESCRIPTION

Change of Zone No. 2015-06

The requested change of zone from R-1-6 to R-1-4.5 would bring the subject site into conformance with the General Plan Land Use designation of Medium Density Residential.

The R-1-4.5 zoning designation has a minimum lot area of 4,500 sq. ft. which is met by all of the lots in the proposed subdivision. This allows the development of a variety of housing types including small lot subdivisions, as requested through the proposed subdivision. R-1-4.5 zoning standards are similar to standard single family subdivisions excepting the lot size requirement.

Vista Del Sol Estates Tentative Subdivision Map #5552

The requested map would subdivide a 5.72 acre parcel into 38 lots ranging in size from 4,500 sq. ft. to 6,844 sq. ft. as shown in Exhibit "A". The subdivision would include the extension of Tracy Street south with two stub streets to the west, which would be done in two phases. The phase line runs along the south side of proposed lots 25-29 and lot 7, with 21 lots in Phase One and 17 lots in Phase Two.

The five lots adjacent to the existing Emerald Park Subdivision along Douglas Avenue would be 5,752 to 6,844 sq. ft. These lots are larger than the other proposed single family lots in the subdivision to provide a transition from the standard 6,000 sq. ft. lots in the Emerald Park Subdivision to the average 4,500 sq. ft. lots proposed in the Vista Del Sol Subdivision.

Vehicle access will be from Douglas Avenue until such time as Tracy Street or Pershing Avenue are connected to other through streets. A temporary hammerhead turn-around will be installed at the south end of Tracy Street. The north stub street will have a temporary hammerhead which may be converted to a temporary loop street with Phase Two.

A temporary retention basin is provided at the southwest corner of the site on lots 17, 18, and 19. The basin would be developed with six-foot high chain-link fence setback 15 feet from property line along the street frontage. Frontage improvements along with a street tree for each lot would be installed with Phase Two improvements on the basin lots.

Conditional Use Permit No. 2015-19

This is a request to develop four duplex units on corner lots, which are all over 6,000 sq. ft. Duplex units are allowed on corner lots in single family residential subdivisions through the conditional use permit process. The lots are highlighted in Exhibit "B", with two duplexes in Phase One and two duplexes in Phase Two. The site plan in Exhibit "C" details the living area and unit setbacks.

The units would be developed with minimum 5-foot per story side yard setbacks and 15-foot front and 10-foot street side setbacks to habitable space, and 22 feet to garages along the street frontage. The units are developed with the front and garage doors facing different streets to minimize the appearance of the unit being a duplex. The units would be developed with three bedrooms and two bathrooms, and a two car garage, at approximately 984 sq. ft. per unit.



BACKGROUND INFORMATION

General Plan Land Use Designation:	Medium Density Residential
Zoning:	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
Surrounding Land Use and Zoning:	North: R-1-6 / Douglas Ave., Single-family residential subdivision (Emerald Park No. 2) South: R-1-6 / Vacant land East: R-1-6 / Vacant land West: R-1-6 / Vacant land
Environmental Review:	Initial Study No. 2015-36
Special Districts:	Northeast Area Specific Plan
Site Plan Review No:	2014-191

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

This site was previously approved as **North Sierra Estates Tentative Subdivision Map #5549**: A request by Edmond and Mary Cooper, (Bob Ausherman, agent) to subdivide 5.72 acres into 22 lots for single-family residential use in the R-1-6 (Single-family residential, 6,000 sq. ft. minimum lot size) zone. Approved by Planning Commission on October 28, 2013.

Change of Zone No. 2015-04: A request by Paloma Development Company, LLC., to change the Zoning designation from Agricultural to P-C-R (Planned Regional Retail Commercial) for 28.6 acres of property located on the southwest corner of South Mooney Boulevard and West Visalia Parkway. The Planning Commission approved this request on March 9, 2015 to change the zoning to match the General Plan Land Use designation.

PROJECT EVALUATION

Staff supports the tentative subdivision map and related actions, as conditioned, based on the project's consistency with the General Plan, Zoning and Subdivision Ordinance policies for approval of tentative subdivision maps.

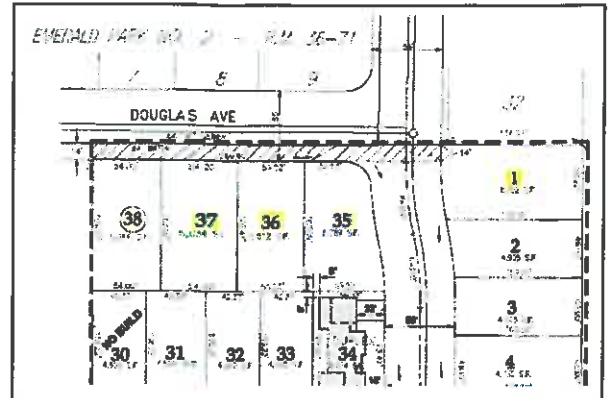
Vista Del Sol Tentative Subdivision Map and North Sierra Estates Tentative Subdivision Map

The existing North Sierra Estates Tentative Subdivision Map is still active having been approved on October 28, 2013. Staff does not support two active maps on the same site. The resolution has been prepared to rescind the approval of the North Sierra Estates Tentative Subdivision Map with the approval of the new map. This is identified in Finding No. 4 in Resolution No. 2015-30 for the Vista Del Sol Tentative Subdivision Map.

Land Use Compatibility

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The parcels along Douglas Avenue are larger than the average parcels in the project ranging from 5,612 sq. ft. to 6,752 sq. ft. These larger parcels are intended to enhance the compatibility with the existing Emerald Park Subdivision on the north side of Douglas Avenue which has lot sizes from 5,996 sq. ft. to 6,900 sq. ft. There are multiple family units approximately 750 feet to the west along Douglas Avenue.

The General Plan designates the vacant areas to the east, south and west of the subject site for Medium and High Density Residential use. The proposed subdivision and development pattern is consistent with the adjacent land use designations, and supports connectivity to the future development areas.



Based upon the tentative map, use permit and zone change, staff finds the proposed subdivision to be consistent with the surrounding development and intent of the General Plan.

The Medium Density Residential land use designation allows development within the range of 10 to 15 dwelling units per gross acre. The proposed project will have a density of 10.3 dwelling units per net acre, 7.3 units per gross acre.

Access, Circulation and Connectivity

Douglas Avenue currently traverses the northern border of the project site. This street currently provides the sole access to the site and access from two arterial streets: Ben Maddox Way via a direct connection and Houston Avenue via Cain Street, a collector-street. The proposed street pattern for the Vista Del Sol Estates Subdivision supports superblock connectivity into the adjacent undeveloped areas.

The project site is currently landlocked on three sides by vacant parcels and can only receive additional points of access when one or more of these parcels develop. The proposed subdivision has been configured to include three streets that terminate on property lines facing to the south and west, enabling additional access points when these adjoining properties are developed. The adjacent subdivision to the north also has an east-facing street stub that could connect to Irma Street in the future.

Although the properties in this vicinity have not been master-planned for future residential development, the project's street stubs ensure that there will be future opportunity to expand circulation and infrastructure to surrounding neighborhoods and arterial streets (Goshen Avenue to the south and Houston Avenue to the north).

Street Widths and Temporary Improvements

All streets within the subdivision will be constructed to achieve the 56-foot standard width requirement for through local residential streets and cul-de-sacs. The streets also contain temporary turnaround hammerheads. These would be maintained through an association or district by the property owners. The association/district would be formed and put in place with the recordation of the final maps.

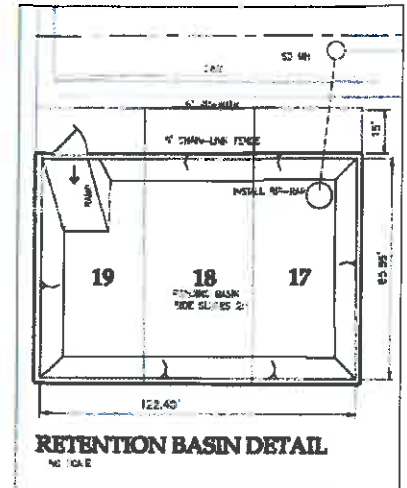
The temporary hammerhead turnarounds, and asphalt paving on proposed Parcels 20 and 29, will be developed to meet City standards. The Engineering Department will work with the

developer in the future should the developer secure off-site turnarounds to free up these developable lots.

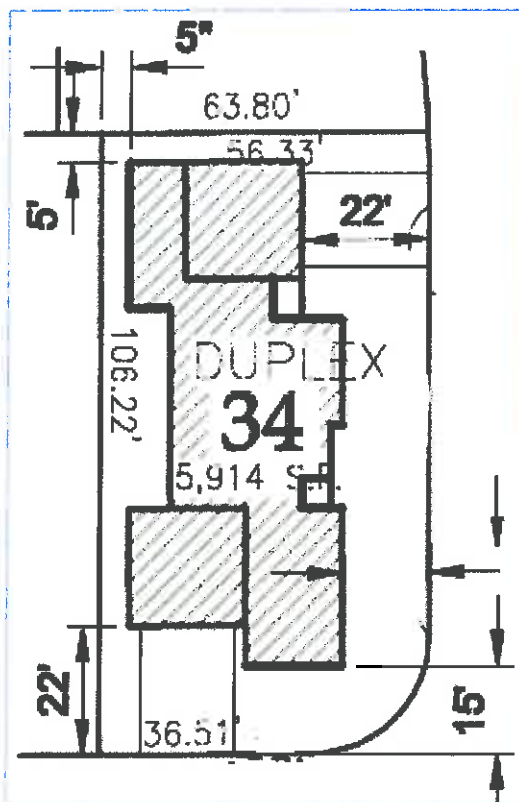
Ponding Basin

Lots 17, 18, and 19 at the southwest corner of the property will have a ponding basin. This is intended to be a temporary basin to catch subdivision run-off until such time that additional facilities are completed for the area consistent with the City's storm drain master plan. The property lies within the Goshen/Virmargo basin tributary area.

The basin would be improved by the developer and maintained by the City through an easement. When the subdivision is connected to the main City Stormwater system, the City would quitclaim the property back to the developer for development purposes. The lots will be returned to the developer "As Is" with fencing and the pond, it is up to the developer to improve the lots to developable standards.



Conditional Use Permit for Duplex Units on Corner Lots



The proposed duplex units on four corner lots as illustrated in Exhibits "B" and "C" are permitted through the conditional use permit process. Exhibit "C" represents the master site plan and unit elevations for the development of the duplex lots. The use permit conditions include substantial consistency with the layout and elevations in Exhibit "C".

The site plan was developed with each unit having a front door and garage facing opposite streets to minimize the multiple family appearance of the unit. The street setbacks are 15 feet to living area on the narrow end, 10 feet along the long street side, and 22 feet to the garage. The rear yard setbacks are 5 feet, which as a corner lot allows either of the side yards to be at 5 feet. In this case they are both at 5 feet, with each unit having approximately 250 sq. ft. of private open space (rear yard area) off of the living room. Through the Site Plan Review process, staff found the proposed design and layout supportable.

Proposed lot 35, on the corner of Tracy and Douglas is not proposed to have a duplex, to provide a transition from the existing standard R-1-6 zoned neighborhood on the north side of Douglas Avenue.

Change of Zone

The requested change of zone from R-1-6 to R-1-4.5 would make the subject site consistent with the underlying General Plan Land Use Designation of Medium Density Residential. The General Plan includes Table 9-1, shown in Exhibit "F", which identifies the R-1-4.5 zoning designation as consistent with the Medium Density Residential designation. The R-1-4.5 zoning designation allows the creation of the lots less than 6,000 sq. ft. as proposed for the

subdivision. Rather than waiting for the City sponsored citywide zoning ordinance update, the applicant has elected to file the Change of Zone application requesting consistency between the land use and zone designations.

R-1-4.5 Setbacks

The following standards would be used in the development of the single family lots in the proposed subdivision. The primary difference from standard R-1-6 zoning is the reduced rear yard from 25 to 20 feet, and the side yard which is 5 feet per story.

R-1-4.5 Single Family Residential Zone [17.14]

Maximum Building Height: 45 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Public Street (Front)	15 Feet	20 Feet
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet
➤ Garages (all frontages)	22 feet (20 feet on a cul-de-sac)	

Minimum site area: 4500 sq. ft.

Accessory Structures:

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

Maximum Coverage: 20% of required Rear Yard (last 20 feet by the width)

Reverse Corner Lots: No structure in the 20 feet (or adopted front adjacent to the subject site) of adjacent lots front yard area, see code

The reduced lot sizes and minor deviation in setbacks results in providing increased unit density with lots developed in a fashion similar to R-1-6 standards.

Citywide Zoning Ordinance Update

State statute requires consistency between a City's General Plan and Zoning Ordinance. With the recent adoption the new Visalia General Plan, which includes new land use designations and associated densities that will require revisions to their accompanying zoning designations, design districts, and development standards, the immediate coming priority for staff will be revising the Zoning and Subdivision Ordinances. This effort started in September of 2015 and should take one year to complete.

Northeast Area Specific Plan

Visalia's Northeast Area Specific Plan was originally established in the late-1970s to encourage and regulate growth in the northeast quadrant of the City. The plan balances community growth patterns, takes advantage of existing infrastructure, and better utilizes Visalia's natural features. The Specific Plan was amended in the late-1980s to reflect changing market conditions and community values that included factors such as appropriate development densities, levels of public improvement, and development costs.

The proposed subdivision is within the boundaries of the Northeast Area Specific Plan and a condition is included requiring annexation into the Northeast Area Improvement District. Once annexed, the development must pay fees that go toward improvements in storm drainage, block walls, parkway landscaping, bike paths, medians, and parks within the Specific Plan area.

Maintenance District

The subdivision is required to form a district for the long term maintenance of the public improvements within its boundaries. This would include, but not be limited to the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other

improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. This may also include the portions of the temporary circulation infrastructure (hammerheads) that are not initially bonded for.

Timing of Actions

Tentative Subdivision Map – The initial two year timeline for the tentative subdivision map begins when Change of Zone No. 2015-04 becomes effective.

Conditional Use Permit - The initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map. Should the use permit lapse prior to any permits being pulled for construction, the lots would be available for standard development consistent with the balance of the subdivision.

Change of Zone – Zone changes become effective 30 days after the second reading of the action at City Council.

Environmental Review

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

Initial Study No. 2015-36 was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED FINDINGS

Vista Del Sol Estates Tentative Subdivision Map #5552

1. That the proposed location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the intent of the Northeast Area Specific Plan.
3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the action of approving this map does hereby rescind the approval of the North Sierra Estates Tentative Subdivision Map #5549 approved on October 28, 2013, subject to approval of Change of Zone No. 2015-06 by the City Council.
5. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the

scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

Conditional Use Permit No. 2015-19

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the development of duplexes on corner lots is consistent with the proposed subdivision.
4. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

Change of Zone No. 2015-06

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed R-1-4.5 zoning designation is consistent with the Medium Density Residential designation of the General Plan.
3. That applying R-1-4.5 (Medium Density Residential) Zoning Ordinance development standards is compatible with adjacent land uses.
4. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED CONDITIONS OF APPROVAL

Vista Del Sol Estates Tentative Subdivision Map #5552

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2014-191.
2. That Change of Zone No. 2015-04 be approved.
3. That the site be developed in substantial compliance with the tentative subdivision map shown in Exhibit "A".
4. That all lots shall adhere to the R-1-4.5 zone development standards as specified in Zoning Ordinance Chapter 17.14., excepting the proposed duplex lots as provided in Conditional Use Permit No. 2015-19.

Subject to the following setbacks:

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Public Street (Front)	15 Feet	15 Feet
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet
➤ Garages (all frontages)	22 feet (20 feet on a cul-de-sac)	

5. That the subdivision be annexed into the Northeast Area Improvement District.
6. That all areas that are not otherwise included in the Northeast Area Improvement District be subject to the following: that an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. This may also include the portions of the temporary circulation infrastructure (hammerheads and related paving) that are not initially bonded for. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
7. That the frontage improvements including curb, gutter, sidewalk and street trees with irrigation be installed on the front of the ponding basin lots with Phase Two, or when the street is developed.
8. That all other city codes and ordinances be met.

Conditional Use Permit No. 2015-19

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2014-191.

2. That the duplex units are allowed on tentative map lots 15, 24, 25, and 34. The lots shall be developed in substantial compliance with the site plan and elevations in Exhibit "C".
3. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map.
4. That should the conditional use permit lapse; the duplex lots may be developed as single family residential lots with R-1-4.5 setbacks.
5. That all federal, state, regional, and city codes and ordinances be met.

Change of Zone No. 2015-06

There are no recommended conditions for the Change of Zone.

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 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

Attachments:

- Related Plans and Policies
- Resolution No. 2015-29
- Resolution No. 2015-30
- Resolution No. 2015-37
- Initial Study No. 2015-36
- Exhibit "A" – Tentative Subdivision Map
- Exhibit "B" – Duplex Lots and Duplex Site Plan
- Exhibit "C" – Duplex Elevations and Floor Plan
- Exhibit "D" – Example Elevation and Floor Plan for SFR
- Exhibit "E" – Operational Statement – Project Statement
- Exhibit "F" – Table 9-1 General Plan consistency Zoning and Land Use Designation
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location 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 Element Policies

Zoning Ordinance:

ARTICLE 6.1 P(R-1-4.5) RESIDENTIAL ZONE (7943)

SEC. 7284. PURPOSE AND INTENT. It is the purpose and intent of this zone to provide residential living areas within the City where development is limited to moderate density concentrations using techniques such as clustering, zero lot line, and other design techniques. Developments in this zone are to be comprehensively planned including various housing types, open spaces, pathways, and recreation facilities. Such development normally requires deviation from traditional zoning standards regarding lot size/configuration, setbacks, and coverage in an effort to create a design which is sensitive to the environment. (7943)

SEC. 7285. PLANNED DEVELOPMENT PERMIT REQUIRED. A Planned Development permit must be obtained for all development within this zone as set forth in Article 12 of this Ordinance. (7943)

SEC. 7286. USES. The following are allowed, accessory, and conditional uses within this zone.

1. PERMITTED USES

- a. Single family or multi-family dwelling units, as approved by the Site Plan Review Committee.
- b. Temporary subdivision sales offices subject to Section 7532 of this Ordinance.
- c. Licensed day care for a maximum of twelve (12) children in addition to the residing family.
- d. Twenty-four hour residential care facilities or foster homes for a maximum of six individuals in addition to the residing family.
- e. The keeping of household pets, subject to the definition of household pets set forth in Section 7220. (8109)
- f. Second dwelling units as specified in Section 7283. (8328)
- g. Adult day care for up to twelve (12) persons in addition to the residing family.
- h. Other uses similar in nature and intensity as determined by the Community Development Director.
- i. Legally existing multiple family units, and expansion or reconstruction as provided in Section 7276.

2. CONDITIONAL USES. The following conditional uses may be granted in accordance with the provisions of Article 17 of this Ordinance.

- a. Public or quasi-public uses of an administrative recreational, religious, ambulance service, public service or cultural type.
- b. Public utility distribution substation and pumping stations.
- c. Licensed day care centers for more than twelve children. (CC action 9-18-89)
- d. Residential development specifically designed for senior housing.
- e. Convalescent care facilities.
- f. Adult day care for more than twelve persons.
- g. Twenty-four hour residential care facilities or foster homes for more than six individuals in addition to the residing family.

- h. Other uses similar in nature and intensity as determined by the Community Development Director.

SEC. 7287. SITE AREA PER DWELLING UNIT. The minimum net site area per unit shall be 4,500 square feet. Net site area shall be determined by deducting dedicated areas from the total area included within the property lines prior to development. (7993)

SEC. 7288. DEVELOPMENT STANDARDS. The following minimum development standards shall apply subject to review of a planned development permit: (8109)

1. **BUILDING HEIGHT.** The maximum building permitted shall be forty-five feet. (7943, 8109)
2. **SETBACKS.** The minimum setback within this zone shall be determined as part of the site plan review process. The following setbacks shall be used as a guide:

Public Streets	20 feet
Interior Side	5 feet per story
Rear	20 feet
Alley	5 feet

Interior adjacent to greenbelt or levee to be determined by site plan (7993, 8109)
3. **ACCESS.** Easements, installation, maintenance of improvements for public access may be required as part of development. (7943, 8109)
4. **PARKING.** Off-street parking, in compliance with Article 15 of this Ordinance, shall be required of all development. In addition, guest parking (off-street) may be required as part of the planned development permit. (7943, 8109)
5. **FENCES/WALLS.** Location and height of walls and fences shall be approved as part of the planned development permit. Fences and walls adjacent to street frontages and greenways should be designed to discourage a walled-in effect. (7943, 8109)
6. **TRASH ENCLOSURE.** Trash enclosures for bins and/or trash cans shall be provided as part of the planned development permit. (7943, 8109)
7. **LOT SIZE & CONFIGURATION.** Minimum lot size shall be ten acres until such time as an approved planned development permit is granted. Upon approval of a planned development permit (Article 12) a subdivision of individual single family lots and common areas may be approved which complies with the planned development permit. Existing parcels of less than ten acres may be developed upon approval of a planned development permit. (7943, 8109)

SEC. 7289. LANDSCAPING. All development shall, as a part of the Planned Development permit, install and maintain landscaping. Such landscape plans to be reviewed and approved by the Planning Department prior to issuing building permits. Such landscaping shall be installed prior to occupancy of structures or, upon posting of required assurances, within 30 days of occupancy. (7943)

Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

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

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

RESOLUTION NO. 2015-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2015-06, A REQUEST BY THE JONATHAN CASSADAY TO CHANGE THE ZONING DESIGNATION FROM R-1-6 (LOW DENSITY RESIDENTIAL) TO R-1-4.5 (MEDIUM DENSITY RESIDENTIAL) FOR 5.72 ACRES OF PROPERTY LOCATED SOUTH OF THE INTERSECTION OF DOUGLAS AVENUE AND TRACY STREET APPROXIMATELY 2,200 FEET EAST OF BEN MADDOX WAY. (APN: 098-050-069)

WHEREAS, Change of Zone No. 2015-04 is a request by the Jonathan Cassaday to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres of property located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069); and

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

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on October 26, 2015; and

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

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

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

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed R-1-4.5 zoning designation is consistent with the Medium Density Residential designation of the General Plan.
3. That applying R-1-4.5 (Medium Density Residential) Zoning Ordinance development standards is compatible with adjacent land uses.

4. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RESOLUTION NO 2015-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VISTA DEL SOL ESTATES TENTATIVE SUBDIVISION MAP #5552 A REQUEST BY JONATHAN CASSADAY TO SUBDIVIDE 5.72 ACRES INTO 38 LOTS RANGING IN SIZE FROM 4,500 TO 6,844 SQ. FT. THE SITE IS ZONED R-1-6 WITH A LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL. THE SITE IS LOCATED SOUTH OF THE INTERSECTION OF DOUGLAS AVENUE AND TRACY STREET APPROXIMATELY 2,200 FEET EAST OF BEN MADDOX WAY. (APN: 098-050-069).

WHEREAS, Vista Del Sol Estates Tentative Subdivision Map #5552 is a request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on October 26, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the vesting 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, the Planning Commission finds that Initial Study No. 2015-36 has identified that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this proposed project.

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 location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the intent of the Northeast Area Specific Plan.

3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the action of approving this map does hereby rescind the approval of the North Sierra Estates Tentative Subdivision Map #5549 approved on October 28, 2013, subject to approval of Change of Zone No. 2015-06 by the City Council.
5. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property herein above 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 Site Plan Review No. 2014-191.
2. That Change of Zone No. 2015-04 be approved.
3. That the site be developed in substantial compliance with the tentative subdivision map shown in Exhibit "A".
4. That all lots shall adhere to the R-1-4.5 zone development standards as specified in Zoning Ordinance Chapter 17.14., excepting the proposed duplex lots as provided in Conditional Use Permit No. 2015-19.

Subject to the following setbacks:

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Public Street (Front)	15 Feet	15 Feet
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet
➤ Garages (all frontages)	22 feet (20 feet on a cul-de-sac)	

5. That the subdivision be annexed into the Northeast Area Improvement District.
6. That all areas that are not otherwise included in the Northeast Area Improvement District be subject to the following: that an **assessment** district(s) be formed prior to

recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. This may also include the portions of the temporary circulation infrastructure (hammerheads and related paving) that are not initially bonded for. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.

7. That the frontage improvements including curb, gutter, sidewalk and street trees with irrigation be installed on the front of the ponding basin lots with Phase Two, or when the street is developed.
8. That all other city codes and ordinances be met.

RESOLUTION NO. 2015-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-19, A REQUEST BY JONATHAN CASSADAY TO DEVELOP FOUR DUPLEX UNITS ON CORNER LOTS IN THE VISTA DEL SOL ESTATES SUBDIVISION. THE SITE IS ZONED R-1-6 WITH A LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL. THE SITE IS LOCATED SOUTH OF THE INTERSECTION OF DOUGLAS AVENUE AND TRACY STREET APPROXIMATELY 2,200 FEET EAST OF BEN MADDOX WAY. (APN: 098-050-069)

WHEREAS, Conditional Use Permit No. 2015-19, is a request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 26; 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-19, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds that Initial Study No. 2015-36 has identified that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this proposed project.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the development of duplexes on corner lots is consistent with the proposed subdivision.
4. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-36 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

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

1. That the duplex units be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2014-191.
2. That the duplex units are allowed on tentative map lots 15, 24, 25, and 34. The lots shall be developed in substantial compliance with the site plan and elevations in Exhibit "C".
3. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map.
4. That should the conditional use permit lapse; the duplex lots may be developed as single family residential lots with R-1-4.5 setbacks.
5. That all federal, state, regional, and city codes and ordinances be met.

INITIAL STUDY

I. GENERAL

A. Project Description:

Vista Del Sol Estates Tentative Subdivision Map 5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,520 to 6,672 square feet. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential (4,500 square foot minimum site area per unit).

Change of Zone No. 2015-06: A request by the Jonathan Cassaday to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres. The Change of Zone request from Low Density Residential (R-1-6) to Medium Density Residential (R-1-4.5) for the property will establish consistency between the land use designation and zoning.

Conditional Use Permit No. 2015-19 (Vista Del Sol Estates TSM): A request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision.

The project site is vacant and is bounded by a local street on the North side, and fallow agricultural land on the East, South, and West sides.

B. Identification of the Environmental Setting:

The site is located at the southeast corner of Douglas Avenue and Tracy Street (APN: 098-050-069). The project site is bounded by a local street on the North side, and fallow agricultural land on the East, South, and West sides. The project site is currently vacant land which is routinely disked for fire prevention, and has been out of agriculture production for several years.

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

	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
Subject Site:	Medium Density Residential	R-1-6 (Low Density Residential)	Fallow agricultural land
North:	Low Density Residential	R-1-6 (Low Density Residential)	Single Family Residential Units
South:	High Density Residential	R-1-6 (Low Density Residential)	Fallow agricultural land
East:	Medium Density Residential	R-1-6 (Low Density Residential)	Fallow agricultural land
West:	Medium Density Residential	R-1-6 (Low Density Residential)	Fallow agricultural 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 Medium Density Residential. The Zoning Map, adopted in 1993, designates the site as Low Density Residential. The proposed project to zone the site consistent with the land use designation and subdivide the site consistent with the zoning and land use 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, Zoning Ordinance, and construction permits contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

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

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS


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

V. SUPPORTING DOCUMENTATION

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

- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.
- Visalia General Plan Update Draft Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, March 2014.
- Visalia City Council Resolution No. 2014-37 (Certifying the EIR for the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia Municipal Code, including Title 17 (Zoning Ordinance).
- California Environmental Quality Act Guidelines.
- City of Visalia, California, Climate Action Plan, Draft Final. Strategic Energy Innovations, December 2013.
- Visalia City Council Resolution No. 2014-36 (Certifying the Visalia Climate Action Plan), passed and adopted October 14, 2014.
- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Andrew Chamberlain
Senior Planner



Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Vista Del Sol Estates TSM No. 5552, Change of Zone No. 2015-06, Conditional Use Permit No. 2015-19		
NAME OF PROPONENT:	Jonathan Cassaday	NAME OF AGENT:	Jonathan Cassaday
Address of Proponent:	4438 E. Douglas Avenue Visalia, CA 93292	Address of Agent:	4438 E. Douglas Avenue Visalia, CA 93292
Telephone Number:	(559) 799-9753	Telephone Number:	(559) 799-9753
Date of Review	September 4, 2015	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDOUS AND HAZARDOUS MATERIALS

Would the project:

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

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation. The project will not have a substantial adverse effect on a scenic vista.
- b. There are no scenic resources on the site.
- c. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation. The project will not have a substantial adverse effect on the visual character of the site or its surroundings.
- d. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation. Increases in light and glare normally associated with residential development will occur. These increases are not significant.

II. AGRICULTURAL RESOURCES

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

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

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

adopted with the Visalia General Plan Update EIR. No additional mitigation is required.

- b. The project site is zoned R-1-6 Low Density Residential which is inconsistent with the land use designation of Medium Density Residential for this property. The project is bordered by urban development or non-producing vacant land on one or more sides. There are no known Williamson Act contracts on any areas within the subject property.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of non-urban active farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation.

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 of the site for residential use under the Visalia General Plan will result in emissions that may exceed thresholds established by the SJVAPCD for PM10 and PM2.5.

Development of the site for residential use may contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within

the Planning Area.

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.

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. No additional specific mitigation measures are required for this project.

- c. Tulare County is designated non-attainment for certain federal ozone and state ozone levels. Development of the project site 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.

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

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 would be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted. No additional specific mitigation measures are required for this project.

The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation.

- d. Residences located near the proposed project may be exposed to pollutant concentrations due to construction activities. There is no evidence that there will be substantial pollutant concentrations, therefore no mitigation beyond those required through the construction permitting process are required.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate,

sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project would therefore not have a substantial adverse effect on a sensitive, candidate, or special species.

In addition, staff had conducted an on-site visit to the site in August 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 policies, 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 policies, 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 policies, identified under Impact 3.8-2 of the EIR, that together work to reduce the potential for impacts on woodlands located within in the Planning Area. With implementation of these policies, impacts on woodlands will be less than significant.

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

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

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple policies, 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 polies, impacts on wildlife movement corridors will be less than significant.

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

There are no Valley Oak trees onsite.

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

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

VII. GREENHOUSE GAS EMISSIONS

- a. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation. The project is expected to generate Greenhouse Gas (GHG) emissions consistent with the adopted 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 City has prepared and adopted a Climate Action Plan (CAP), which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. This project will not create a hazard to the public or environment through the development of a residential subdivision.
- c. There are no schools located within one-quarter mile from the project site.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

The project area is not located within 2 miles of a public airport.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

IX. HYDROLOGY AND WATER QUALITY

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

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

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Any proposed future development of the site will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer for a typical residential subdivision.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality.
- g. The project area is in the AE flood zone wherein all required structures will meet the base flood elevation (BFE) requirements through the construction permitting process.
- h. The project area is in the AE flood zone wherein all required structures will meet the base flood elevation (BFE) requirements through the construction permitting process.
- i. The project would not expose people or structures to risks from failure of levee or dam. The project is located downstream from the Terminus Dam; in the case of dam failure, there will be 4 hours of warning to evacuate the site.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat, which will contribute to the lack of impacts by mudflow occurrence.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation of Medium Density Residential.
- b. The project does not conflict with any land use plan, policy or regulation of the City of Visalia. The recently adopted General Plan did not rezone or otherwise disrupt residential communities or commercial areas, and provides additional space to accommodate any potentially displaced residents or businesses.

The project is proposing to bring consistency between the zone designation and the new (2014) General Plan designation. This will allow the development of a residential subdivision consistent with the new general plan designation.

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

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will result in noise generation typical of residential urban development.

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, however, they are not significant and will be consistent with residential development.
- c. Noise associated with the establishment of new residential subdivisions and related 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 construction activities; however, they are not significant based upon the established construction requirements.
- 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 1 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 development of the site will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts.
 - iv. The project includes residential units that will create a need for park facilities. The construction permitting process includes fees which are established to off-set the potential impact to parks. These fees are considered to be conclusive mitigation for direct impacts.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project includes residential units that will create a need for park facilities. The construction permitting process includes fees which are established to off-set the potential impact to parks. These fees are considered to be conclusive mitigation for direct 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 of the site and operation of the project site is not anticipated to conflict with applicable plans, ordinances, or policies establishing measures of effectiveness of the City's circulation system
- b. 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. Development of the site will connect and/or extended City sanitary sewer lines, consistent with the City Sewer Master Plan.
- b. The project will not result in the construction of new water or wastewater treatment facilities.
- 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. Integration to the City Storm Drainage system does require the installation of temporary ponding basins where main lines are not immediately present. These pond systems are developed constant with the engineering standards for the project site.
- 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 site within the City with projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

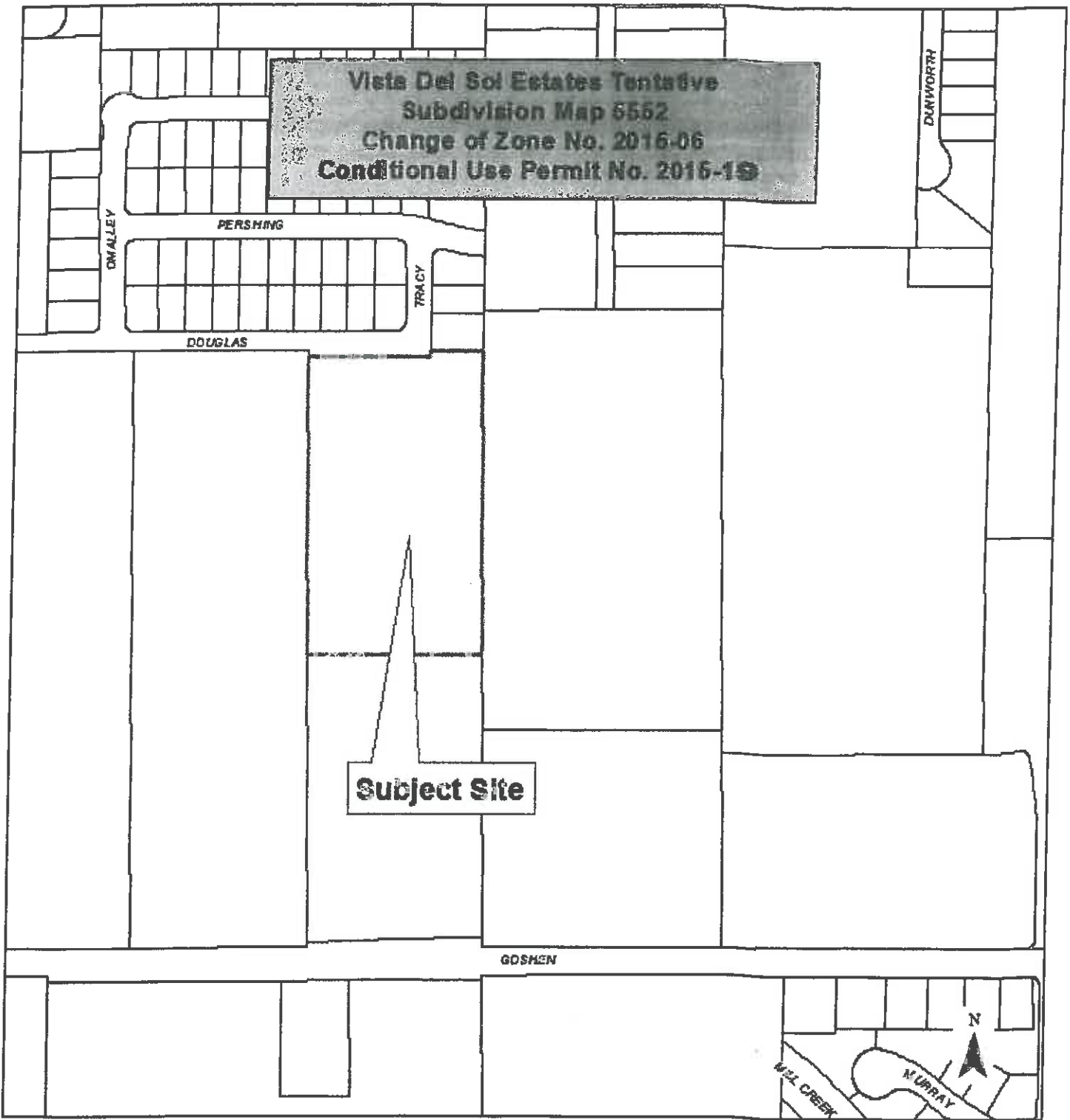
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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


Paul Scheibel, AICP
Environmental Coordinator

September 17, 2015
Date



Location Map

Exhibit "A"

EMERALD PARK NO. 2 - R.M. 36-71

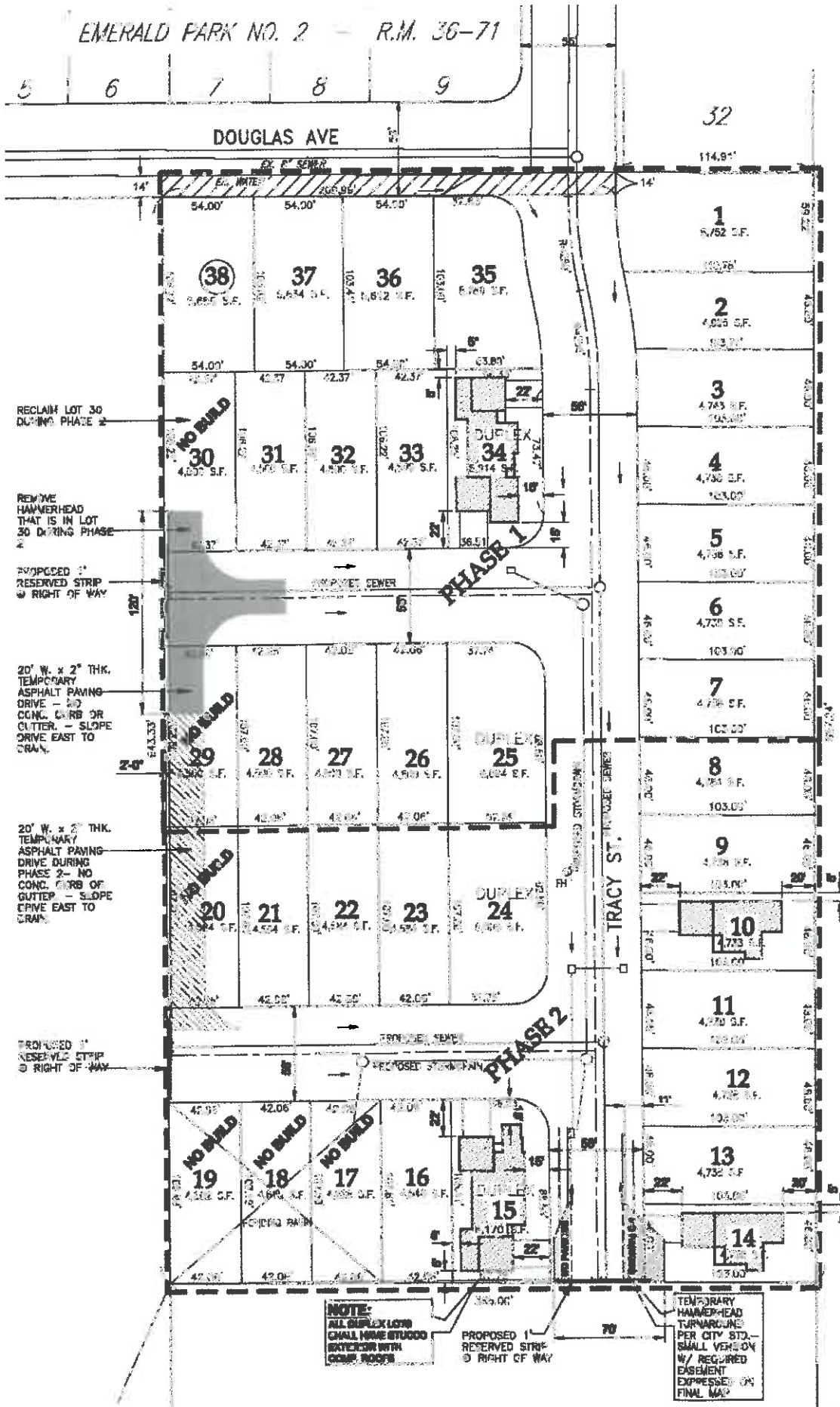


Exhibit "A"

Exhibit "B"

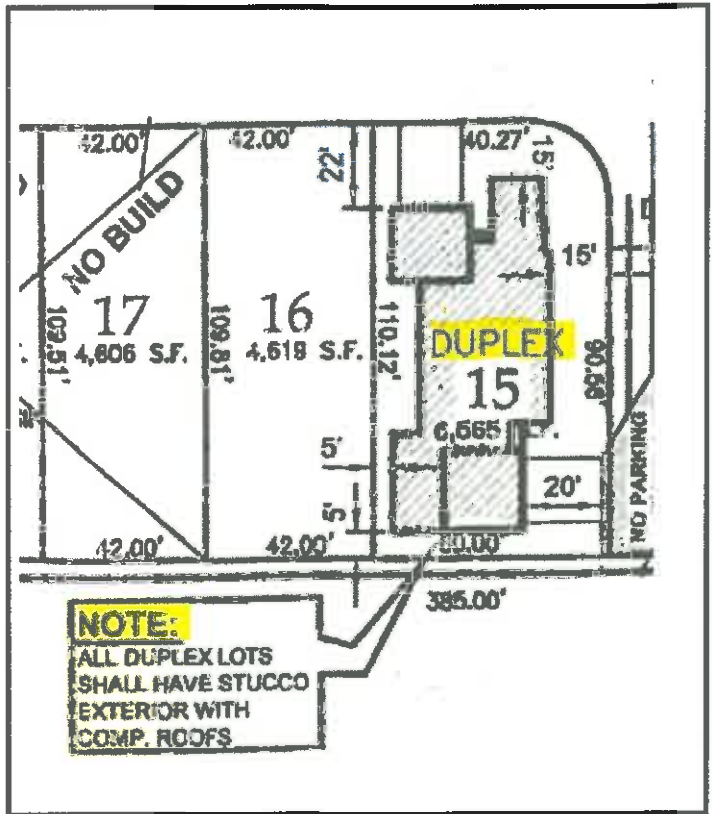
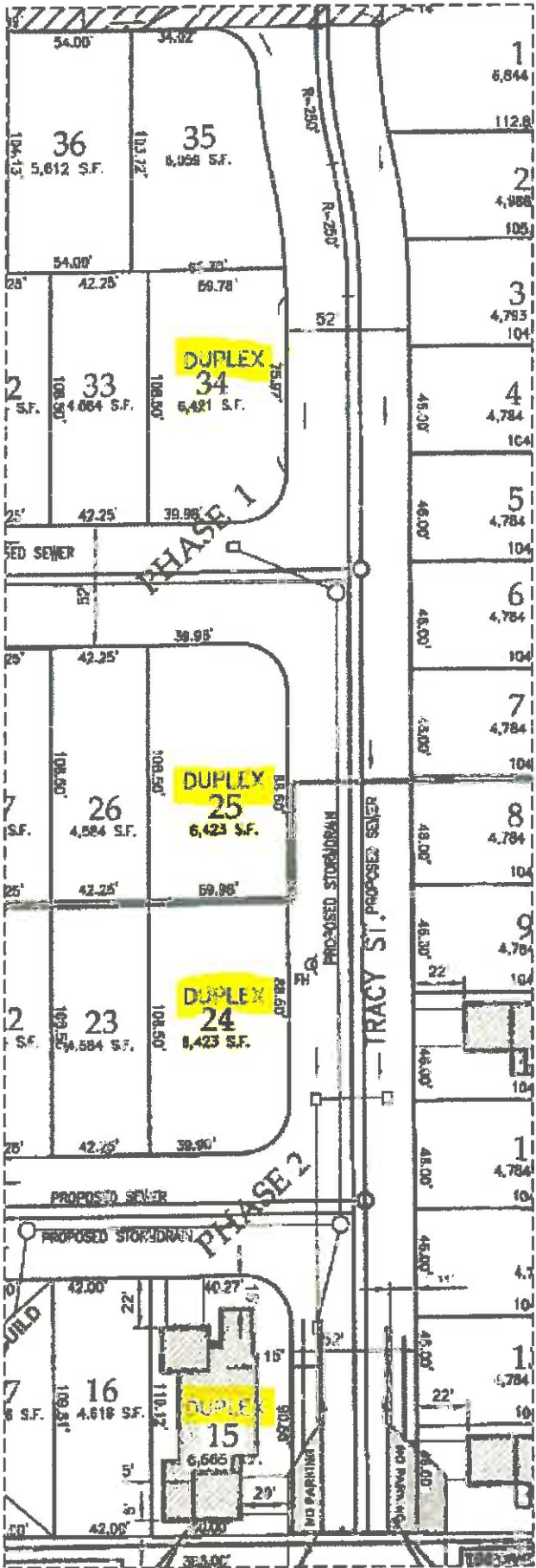
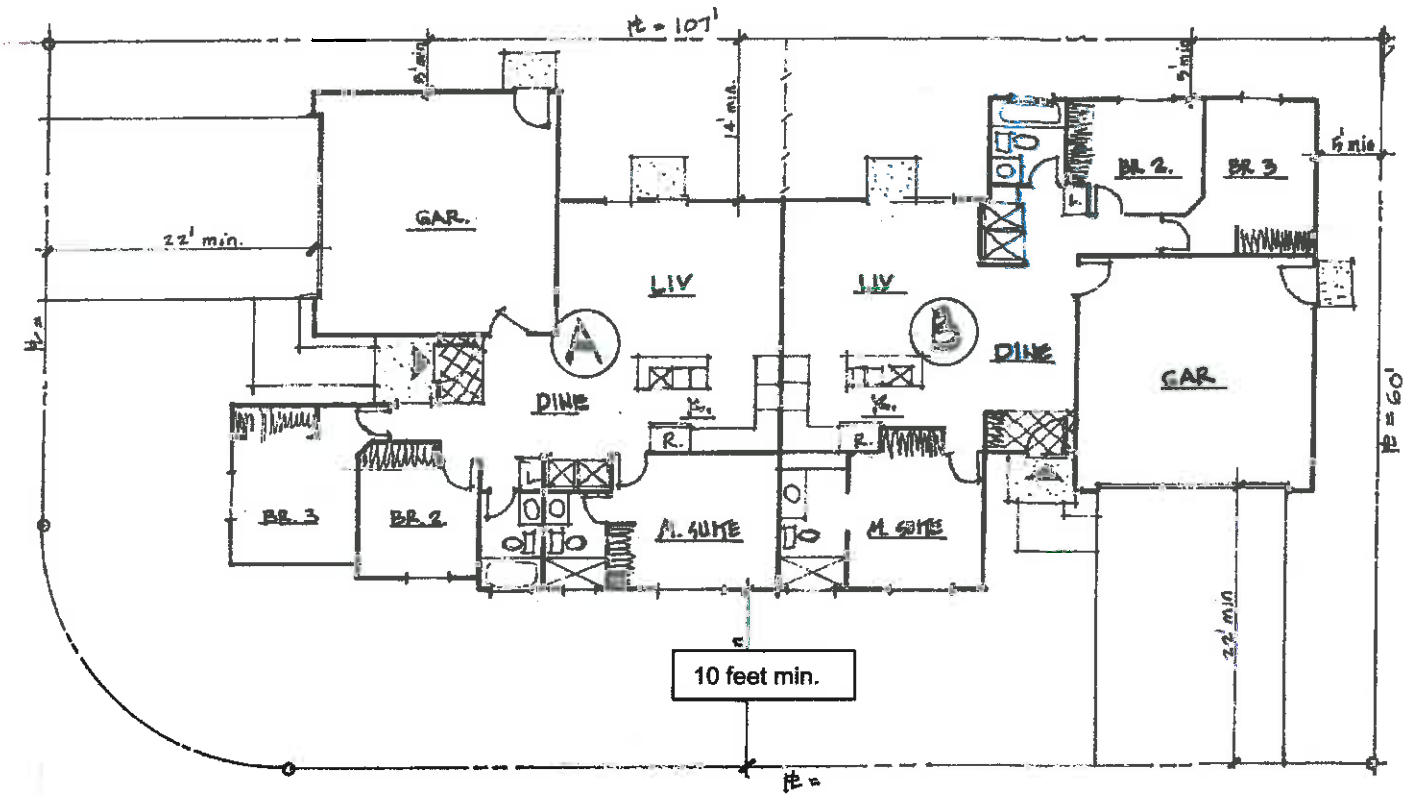


Exhibit "B"

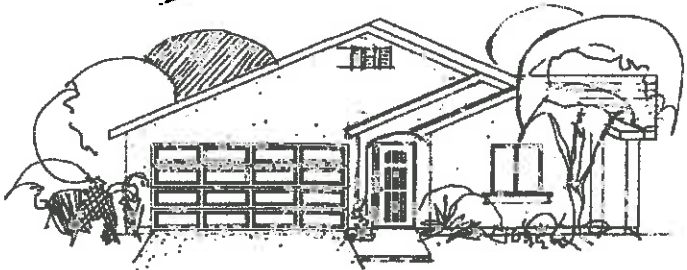
Exhibit "C"



TYP. DUPLEX: (A) = 984 SF (B) = 962 SF @ 1/8" = 1'-0"



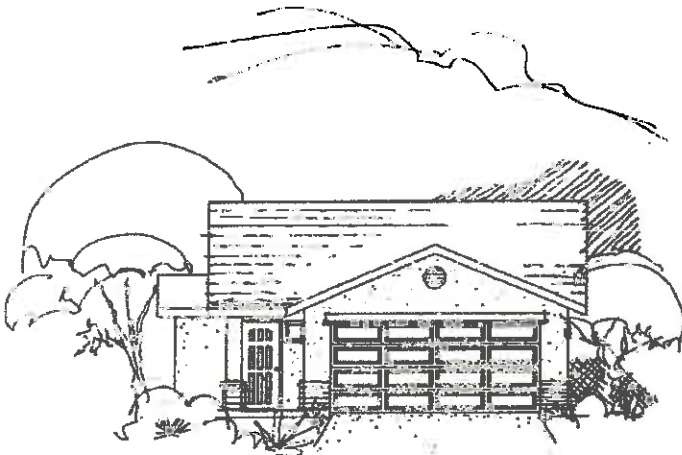
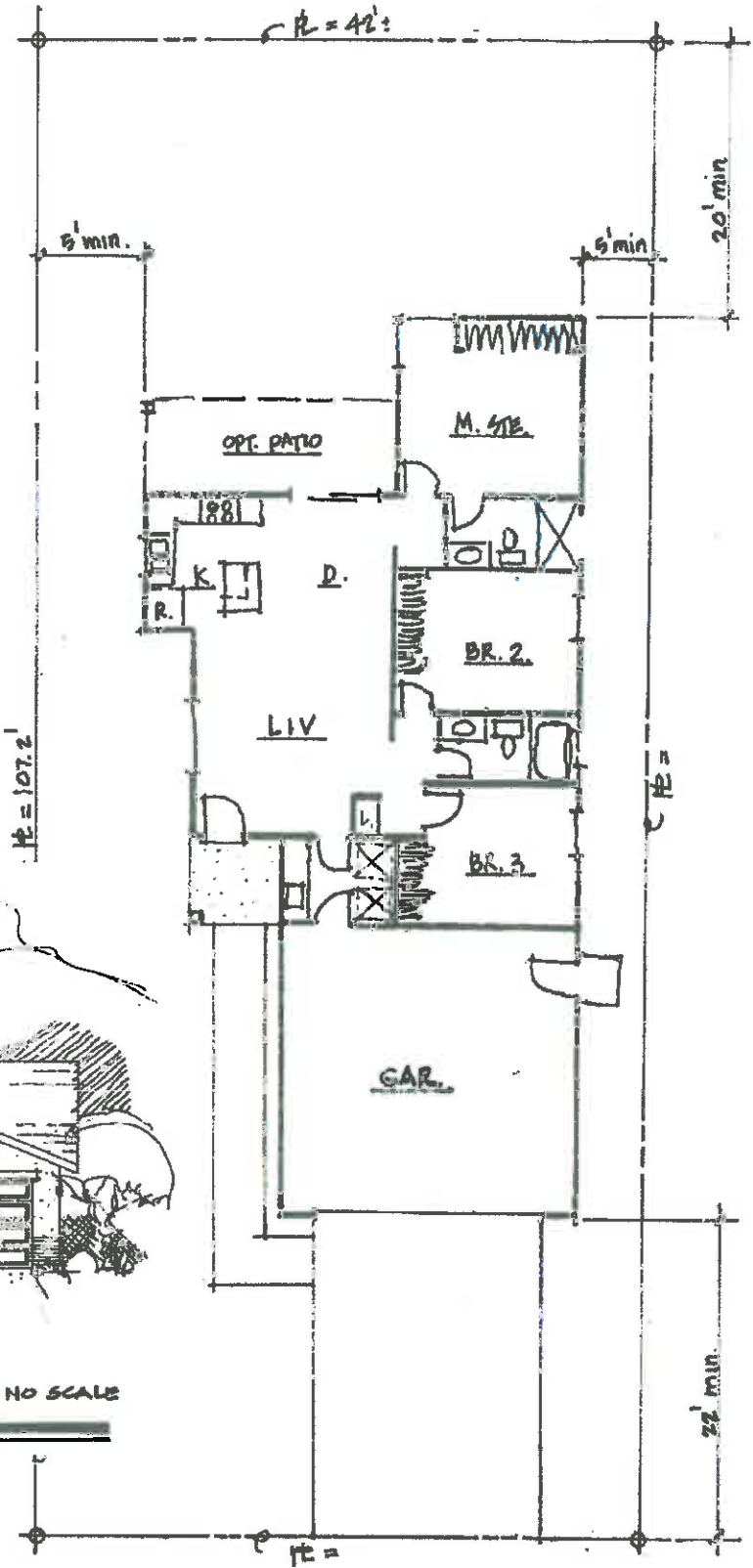
DUPLEX (FRONT)



DUPLEX (SIDE) @ EXHIBIT (B) @ NO SCALE

Exhibit "C"

Exhibit "D"



SFR. EXHIBIT (A) NO SCALE

TYP. SFR ≈ 980 SF @ $1/8" = 1'-0"$

Vista Del Sol Estates

OPERATIONAL STATEMENT

The proposed development will consist of:

Thirty-eight (38) lots with 34 of those being proposed for single family residences (See attached conceptual plans), and the remainder 4 (corner lots) being proposed for a duplex unit on each (see attached conceptual plans). The project is proposed to be built in two phases with the first phase consisting of 20 single family residence lots and 2 Duplex lots. The second phase will consist of 14 single family residence lots and 2 Duplex lots. The new General Plan designates the property for medium density on which we are proposing R-1.4.5 zoning with minimum 4500 sq. ft. lots.

Our goal with Vista Del Sol Estates is to provide affordable housing with a low-level price point that will be affordable to our community while at the same time generating plan designs with maximum energy efficiency that will consist of solar ready as well as xeriscaping for minimal need for outdoor watering.

Exhibit "F"

Excerpt from Visalia General Plan – Adopted October 14, 2014

Table 9-1: Consistency Between the Plan and Zoning

<i>New General Plan Land Use Designations</i>	<i>Previous General Plan Land Use Designations</i>	<i>Consistent Zoning District</i>
Residential		
Very Low Density Residential	RA	*R-A, *R-20
Low Density Residential	RLD	RN, *R-1-12.5, *R-1-6
Medium Density Residential	RMD	*R-1-4.5, *R-M-2
High Density Residential	RHD	*R-M-3
Mixed Use		
Downtown Mixed Use	C-DT	DMU
Commercial Mixed Use	CSO	CMU
Neighborhood Commercial	NC	NC, *F-C-NC
Office, Commercial, Industrial		
Regional Commercial	RRC	RC, *P-C-R
Service Commercial	CS	SC, *P-C-S
Office		O, *P-PA, *P-OC, *P-OG
Light Industrial	I-L	*I-L, *P-I-L
Industrial	I-H	I, *P-I-H, *I-H
Business Research Park	BRP	*BRP
Other		
Agriculture	A	A
Conservation	C	CO
Parks/Recreation	C	PR
Civic/Institutional	PI	QP
Reserve	R	

Source: Dyett & Bhatia, 2012



MEETING DATE 1/14/2015
SITE PLAN NO. 14-191
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS Requires a Conditional Use Permit & Tentative Map

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

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments


ITEM NO: 5 DATE: January 14, 2015
SITE PLAN NO: SPR14191 **RESUBMIT**
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 38 LOTS ON
5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)
APPLICANT: CORREA GABRIEL
PROP OWNER: COOPER MARY
LOCATION: DOUGLAS & TRACY
APN(S): 098-050-069

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁴ per square foot. Residential \$^{3.36} per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: FILE DEAD-END ISSUE!

Chuck Clark
Signature

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

ITEM NO: 5 DATE: January 14, 2015

SITE PLAN NO: SPR14191 RESUBMIT
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 38 LOTS ON
5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)
APPLICANT: CORREA, GABRIEL
PROP OWNER: COOPER, MARY
LOCATION: DOUGLAS & TRACY
APN(S): 098-050-069

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

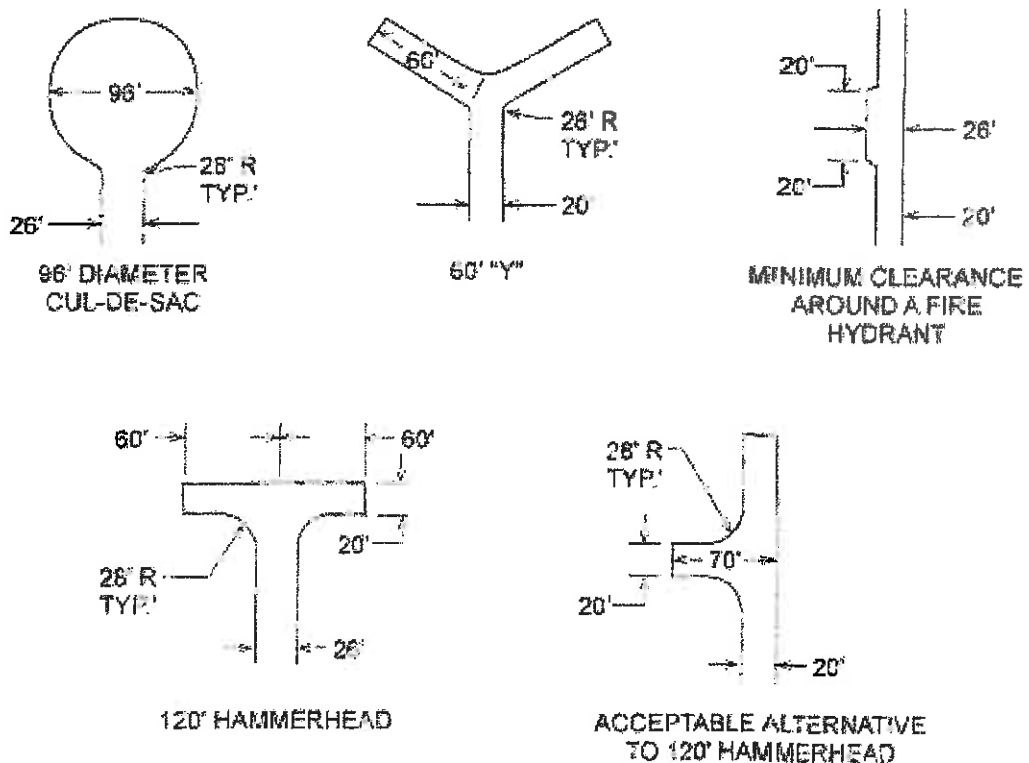


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



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

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

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

Fire Protection Systems:

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

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

Special Comments:



Kurtis A. Brown
Assistant Fire Marshal

ITEM NO: 5

DATE: January 14, 2016

SITE PLAN NO:

SPR14191

RESUBMIT

PROJECT TITLE:

VISTA DEL SOL ESTATES

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 38 LOTS ON 5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)

APPLICANT:

CORREA GABRIEL

PROP OWNER:

COOPER MARY

LOCATION:

DOUGLAS & TRACY

APN(S):

098-050-069

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

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns: *E92*

Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 14, 2015

ITEM NO: 5	RESUBMITL
SITE PLAN NO: SPR14181	
PROJECT TITLE: VISTA DEL SOL ESTATES	
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 38 LOTS ON 6.72 ACRES (R16 ZONED) (1/E) (REFER 13-130)	
APPLICANT: CORREA GABRIEL	
PROP. OWNER: COOPER MARY	
LOCATION: DOUGLAS & TRACY	
APN(S): 098-050-069	

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 *intersections*.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Questionnaire required.

Additional Comments:

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Leslie Blair

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: JANUARY 14, 2015

SITE PLAN NO.: 14-191 2ND RESUBMITTAL
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 38 LOTS
ON 5.72 ACRES (R 16 ZONED) (AE) (REFER 13-
135)
APPLICANT: CORREA GABRIEL
PROP. OWNER: COOPER MARY
LOCATION: DOUGLAS & TRACY
APN: 098-050-069

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**
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 5' ft. wide, with 6' ft. wide parkway on **DOUGLAS & LOCAL 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:

REFER TO PREVIOUS SITE PLAN COMMENTS, IN ADDITION TO THE FOLLOWING:

- 1. The Fire Dept. will require that the proposed turnarounds along west property line meet Fire Dept. turnaround standards, not Engineering Std.'s as shown, as the streets exceed 150' in length. Refer to Fire Dept. conditions of approval and turnaround details.**
- 2. It is recommended that Developer negotiate with the neighboring property owners to obtain offsite easements for the construction of the required temporary turnarounds; minimizing impacts to the lots currently affected. The temporary easements shall comply with City standard procedures for submittal.**
- 3. The temporary turnaround at the end of Tracy St. is acceptable as shown, however refer to Comment #2 above.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-191 2nd RESUBMITTAL

Date: 1/14/2015

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:)

(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input type="checkbox"/> Waterways Acquisition Fee	

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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 14, 2015

SITE PLAN NO: 2014-191 RESUBMITTAL
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 40 LOTS ON 5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)
APPLICANT: CORREA GABRIEL
PROP. OWNER: KNEELAND MATTHEW & E DAWN (TRS)
LOCATION TITLE: DOUGLAS & TRACY
APN TITLE: 098-050-069
GENERAL PLAN: RLD (Residential Low Density)
EXISTING ZONING: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Conditional Use Permit for duplexes on corner lots
- Detailed site plan
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 01/14/2014

1. Per the adopted 2035 General Plan, the site has been re-designated from Low Density Residential to Medium Density Residential. Per the Land Use and Zone compatibility matrix, R-1-4.5 zoning is consistent with MRD land use designation. A Change of Zone is not required.
2. Comply with the R-1-4.5 development standards including setback requirements for two-story units.
3. A tentative subdivision map is required requesting to subdivide the site into 38 lots.
4. A CUP is required for the proposed duplexes on the corner lots. Provide detailed elevations with the CUP application submittal.
5. The site plan exhibit for the duplex lots shall depict private patio/yard areas for these units and all interior private fences between units.
6. Comply with the Fire Department's requirements regarding the hammerhead turn-around areas required for emergency vehicles.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 12/17/2014

1. The City supports projects that are designed to increase density while still maintaining a high degree of site development including architectural amenities carried throughout each unit.
2. A new tentative subdivision map is required for the increased lot count from 22-lots to 40-lots.
3. A CUP is required based on the request to create lots that do not comply with the R-1-6 standards. Please include on the map that the subdivision is requesting a Planned Residential Development.
4. Provide a development plan that depicts building envelopes (i.e., setbacks) for each lot, elevations of the housing types proposed, landscaping amenities, etc.
5. Staff recommends increasing Lot 1 to a 6,000 sq. ft. lot providing consistency the adjacent lot to the north.

6. Temporary turn around shall be installed and the adjacent property to the west. Staff does not support the cul-de-sac temporary turn around as depicted on the subdivision map.
7. Staff will not support the reduction of the garage setback requirements for R-1-6 developments. All garages shall meet the 22-foot setback requirement. The setback to the garage can be reduced to 20-feet for all curvilinear lots.
8. All required technical studies shall be submitted at the time of formal map/CUP application submittal.

CITY GENERAL PLAN CONSISTENCY

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

R-1-4.5 Single Family Residential Zone [17.14]

Maximum Building Height: 45 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Public Street (Front)	15 Feet	20 Feet
➤ Private Street (Front)	to be determined by SPR	
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet
➤ Interior adjacent to greenbelt or levee	to be determined by SPR	

Minimum site area: 4500 sq. ft.

Accessory Structures:

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

Maximum Coverage: 20 % of required Rear Yard (last 20 feet by the width)

Reverse Corner Lots: No structure in the 20 feet (or adopted front adjacent to the subject site) of adjacent lots front yard area, see code

Parking:

1. Provide a two-car garage for each residential unit.

Landscaping:

1. 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).

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
SOLID WASTE DIVISION
336 N. BEN MADDUX
VISALIA CA. 93291
713 - 4500

ITEM NO: 5

DATE: January 14, 2015

SITE PLAN NO:

SPR14191

RESUBMIT

PROJECT TITLE:

VISTA DEL SOL ESTATES

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 38 LOTS ON
5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)

APPLICANT:

CORREA GABRIEL

PROP OWNER:

COOPER MARY

LOCATION:

DOUGLAS & TRACY

APN(S):

098-050-069

COMMERCIAL BIN SERVICE

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

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

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 3 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 CAN SERVICED OK.

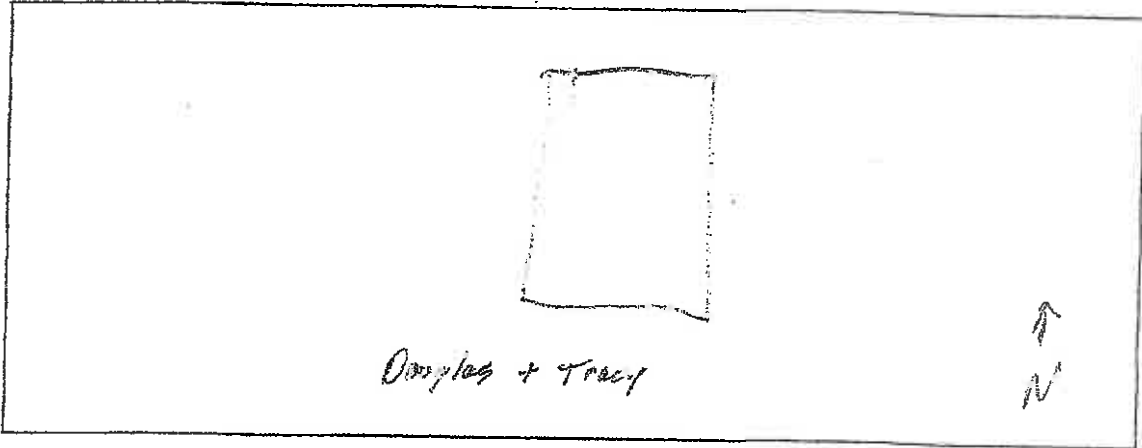
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Date: 12-23-14

Site Plan Review # 24-191

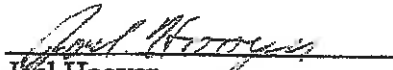
SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us



MEETING DATE 12/24/2014
SITE PLAN NO. 14-191
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 | |
| <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 type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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



Site Plan Review Committee

MEETING DATE *Dec 24, 2014*
SITE PLAN NO. *14-191*
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 |
| <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 type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1

DATE: December 24, 2014

SITE PLAN NO:

SPR14191

RESUBMIT

PROJECT TITLE:

VISTA DEL SOL ESTATES

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 30 LOTS ON
5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)

APPLICANT:

CORREA GABRIEL

PROP OWNER:

COOPER MARY

LOCATION:

DOUGLAS & TRACY

APN(S):

098-050-069

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 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 and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.⁵⁴ per square foot. Residential \$^{3.36} per square foot.
- Park Development fee \$ _____ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments:

Provide building plans that show each SFD is going to be flood proofed (Per FEMA) and/or provide an "Elevation Certificate" (E.C.) for each SFD to Chuck Clark Signature
b.e above the Base Flood Elevation (BFE)!

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: DECEMBER 24, 2014

SITE PLAN NO.: 14-191R
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 30 LOTS
ON 5.72 ACRES (R16 ZONED) (AE) (REFER 13-
135)
APPLICANT: CORREA GABRIEL
PROP. OWNER: COOPER MARY
LOCATION: DOUGLAS & TRACY
APN: 098-050-069

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (Indicated by checked boxes)

Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements

Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.

The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.

A preconstruction conference is required prior to the start of any construction.

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

City Encroachment Permit Required which shall include an approved traffic control plan.

CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (planning) 488-4088

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.

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

Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.

Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.

Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.

Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.

Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

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

basin: 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: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - 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 6' ft. wide parkway on **DOUGLAS AND LOCAL 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. The temporary turnaround at end of both stub streets will need to be located on adjacent property, through an easement, for maneuverability of solid waste or emergency vehicle. If left onsite, building restrictions will be required for those lots affected by a temporary turnaround onsite. Install City std. "hammer head" temp. turnaround, need to show the turnaround with footprint of a house plotted. If this can't be done, a lot restriction may apply.**
- 2. Need a turnaround for emergency vehicles and solid waste vehicles at the south end of Tracy St.**
- 3. Cul-de-sac design shall comply with current City standards. Show inner and outer radius design and accommodate for sidewalk improvements.**
- 4. The property lies within the Goshen/Virmargo basin tributary area. Storm water run-off shall be directed south and storm drain main design shall stub at end of Tracy Street. A temporary on-site basin will be required to retain subdivision run-off until such time the storm drain master plan facilities are completed for this area. Provide preliminary layout of the basin to ensure maintenance access and proper basin size.**
- 5. Install street lights and fire hydrants per City standards. Refer to Fire Dept. and Traffic Safety for additional conditions of approval. A street light electrical plan is required and shall be a separate submittal or incorporated into the subdivision improvements plans.**

6. A copy of the SWPPP shall be included as part of site improvement submittal.

7. The proposed subdivision is located in a high-risk flood zone. Additional information will be required as part of map approval, including pad and finish floor elevations at or above FEMA's established base flood elevation.

8. Impact fees apply to both final map and building permits for each dwelling unit. Map impact fees necessary prior to recording = \$114,544.00 (Does not include 3% plan check and inspection fee) Refer to page 3 for map impact fee summary.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-191R
Date: 12/24/2014

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: MEDIUM DENSITY)

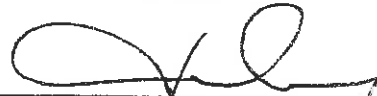
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$404/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$39/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$4,626/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,239/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,773/AC
	Groundwater Mitigation Fee - \$1,168 p/acre

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

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 24, 2014

ITEM NO:	6
SITE PLAN NO:	SPR14191
PROJECT TITLE:	VISTA DEL SOL ESTATES
DESCRIPTION:	TENTATIVE SUBDIVISION MAP WITH 40 LOTS ON 5.72 ACRES (R1B ZONED) (AE) (REFER 13-130)
APPLICANT:	CORREA GABRIEL
PROP. OWNER:	COOPER MARY
LOCATION:	DOUGLAS & TRACY
APN(S):	098-050-089

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 *all street intersections*.
- Install Stop Signs on Tracy at Douglas.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

e



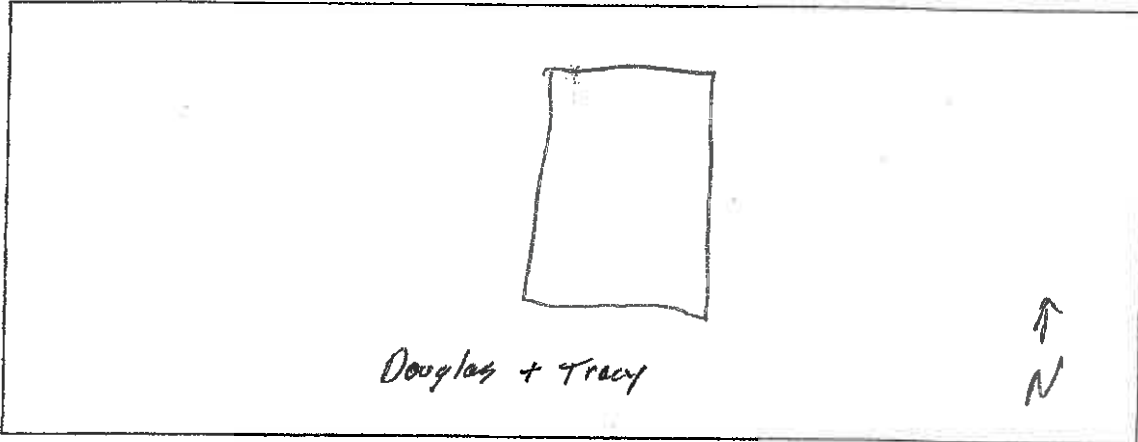
Leslie Blair

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

Date: 12-23-14

Site Plan Review # 14-191

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____


Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

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

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14191 RESUBMIT
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 30 LOTS ON
5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)
APPLICANT: CORREA GABRIEL
PROP OWNER: COOPER MARY
LOCATION: DOUGLAS & TRACY
APN(S): 098-050-069

- 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

RESIDENTIAL CAN SERVICE OK WITH ADEQUATE TURN AROUND ROOM ON THE 2 TEMPORARY CUL-DE-SACS.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain (559)713-4003 / Paul Esnaol, Planning Division (559) 713-4025

Date: December 24, 2014

SITE PLAN NO: 2014-191
PROJECT TITLE: VISTA DEL SOL ESTATES
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH ~~40~~ 30 LOTS ON 5.72 ACRES (R16 ZONED) (AE) (REFER 13-135)
APPLICANT: CORREA GABRIEL
PROP. OWNER: KNEELAND MATTHEW & E DAWN (TRS)
LOCATION TITLE: DOUGLAS & TRACY
APN TITLE: 098-050-069
GENERAL PLAN: RLD (Residential Low Density) [2014 General Plan - Medium Den. Res.]
EXISTING ZONING: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit (need details including duplex lots)

Project Requirements

- Tentative Subdivision Map (22 to 30 lots)
- Variance to Lot Widths
- Duplex units on corner lots require a Conditional Use Permit
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 12/17/2014

1. See previous applicable comments.
2. The proposed lot widths of 52 to 54 feet will require a variance to the minimum interior lot width of 60 feet, and the corner lots widths of 62 feet will require a variance to the minimum width of 70 feet.
3. The proposed 52-foot wide interior lots and the 62-foot wide corner lots provide enough room for units without any need for setback variances, wherein all other R-1-6 standards shall apply.
4. A new tentative subdivision map is required for the increased lot count from 22-lots to 30-lots.
5. Provide a detailed site plan showing buildable areas and fence locations for corner lots less than 70 feet in width.
6. Provide a detail with buildable area for proposed Lot No. 14 since it is only 71 feet deep.
7. Provide a detail of the Temporary Turnaround per Engineering standards.
8. Provide a detail of the Ponding Basin including the improvements such as curb, gutter, sidewalk, fence location and access point. (do not need retention calcs' or piping)
9. All required technical studies shall be submitted at the time of formal map/CUP application submittal.
10. Provide barricades at street terminations per Engineering standards.
11. Duplex units on corner lots require a CUP. Units are to be designed to have one front door and garage facing one street, and the other front door and garage facing the other street to appear as a single family home from each street frontage. Unit layout and elevations are required for each duplex lot. Duplex unit exterior materials need to be called out. Typical two car garages are required.

PREVIOUS COMMENTS – DECEMBER 17, 2014

1. The City supports projects that are designed to increase density while still maintaining a high degree of site development including architectural amenities carried throughout each unit.

2. A new tentative subdivision map is required for the increased lot count from 22-lots to 40-lots.
3. A CUP is required based on the request to create lots that do not comply with the R-1-6 standards. Please include on the map that the subdivision is requesting a Planned Residential Development.
4. Provide a development plan that depicts building envelopes (i.e., setbacks) for each lot, elevations of the housing types proposed, landscaping amenities, etc.
5. Staff recommends increasing Lot 1 to a 6,000 sq. ft. lot providing consistency the adjacent lot to the north.
6. Temporary turn around shall be installed and the adjacent property to the west. Staff does not support the cul-de-sac temporary turn around as depicted on the subdivision map.
7. Staff will not support the reduction of the garage setback requirements for R-1-6 developments. All garages shall meet the 22-foot setback requirement. The setback to the garage can be reduced to 20-feet for all curvilinear lots.
8. All required technical studies shall be submitted at the time of formal map/CUP application submittal.

- Project Requirements (12-17-14)**
- Tentative Subdivision Map
 - Conditional Use Permit for a Planned Residential Development
 - Detailed site plan
 - Additional Information as needed

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ 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:

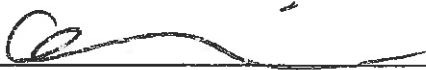
1. Provide a two-car garage for each residential unit.

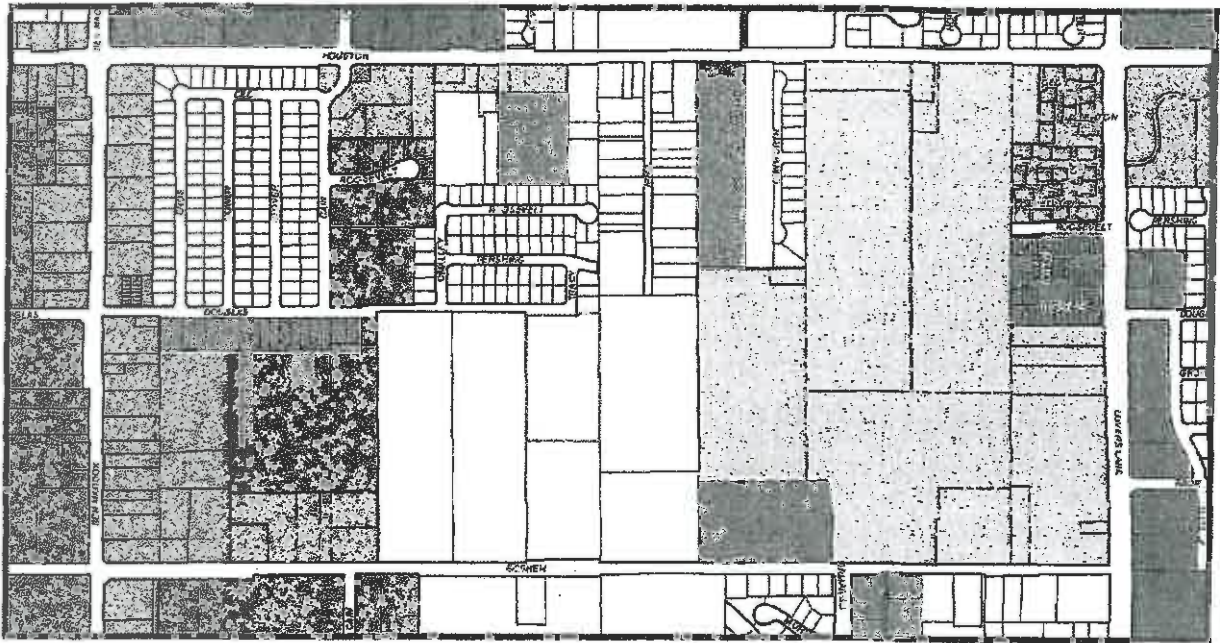
Landscaping:

1. 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).
2. Meet all Landscape and Irrigation requirements in place at the time of construction.

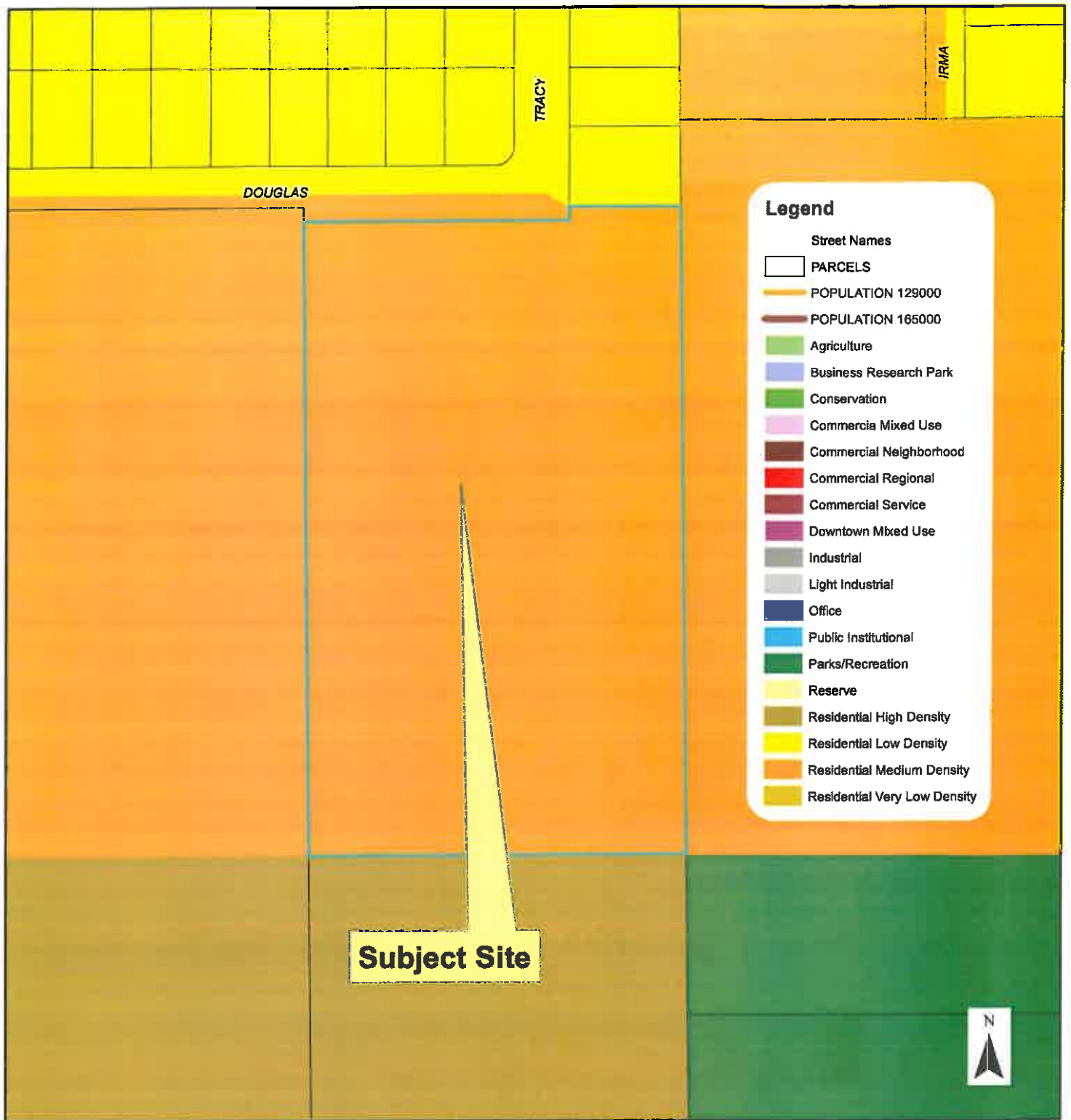
The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

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  _____



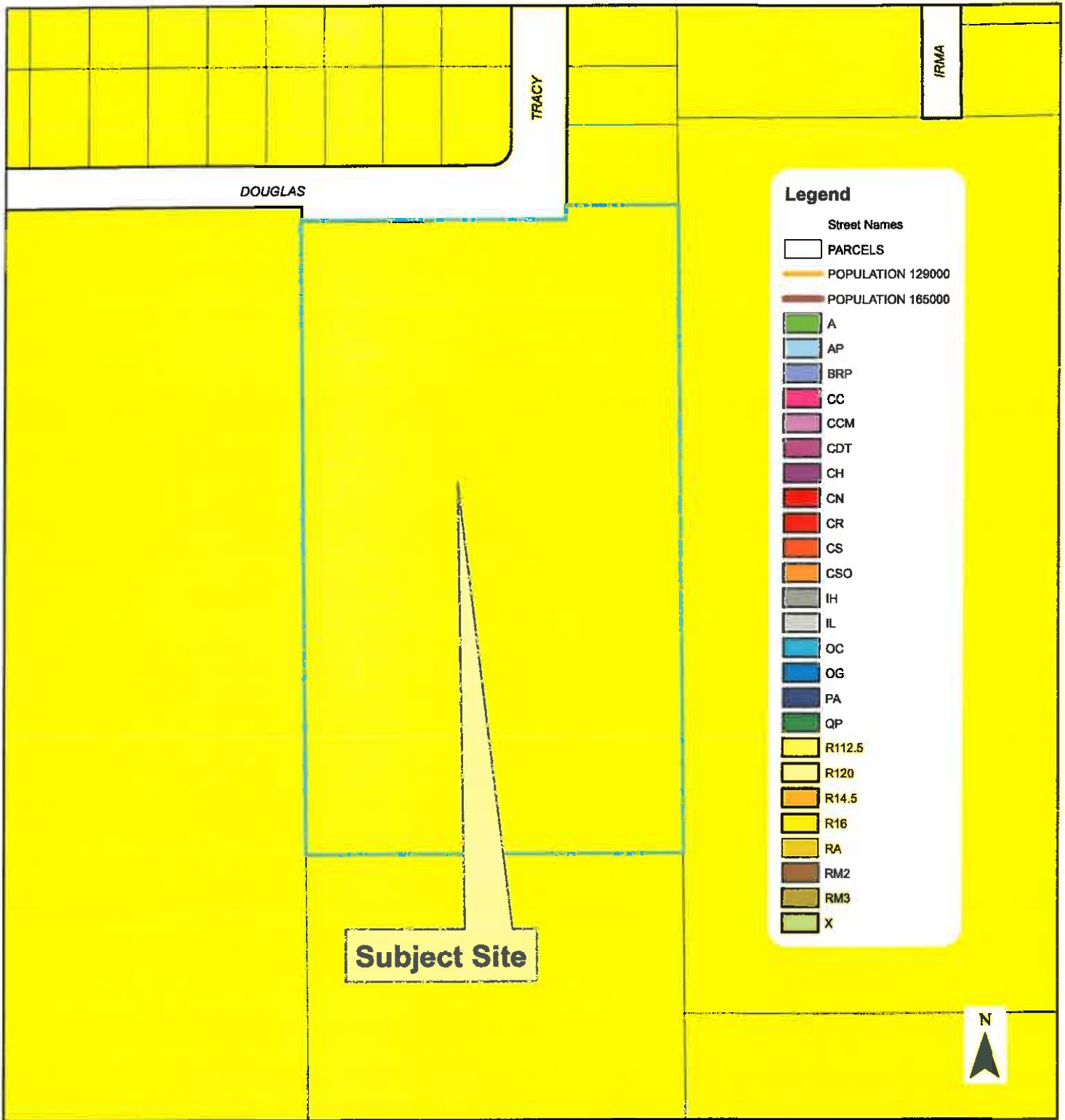
City of Visalia



Land Use Designations

Vista Del Sol Estates Tentative Subdivision

City of Visalia



Zoning Designations

Vista Del Sol Estates Tentative Subdivision

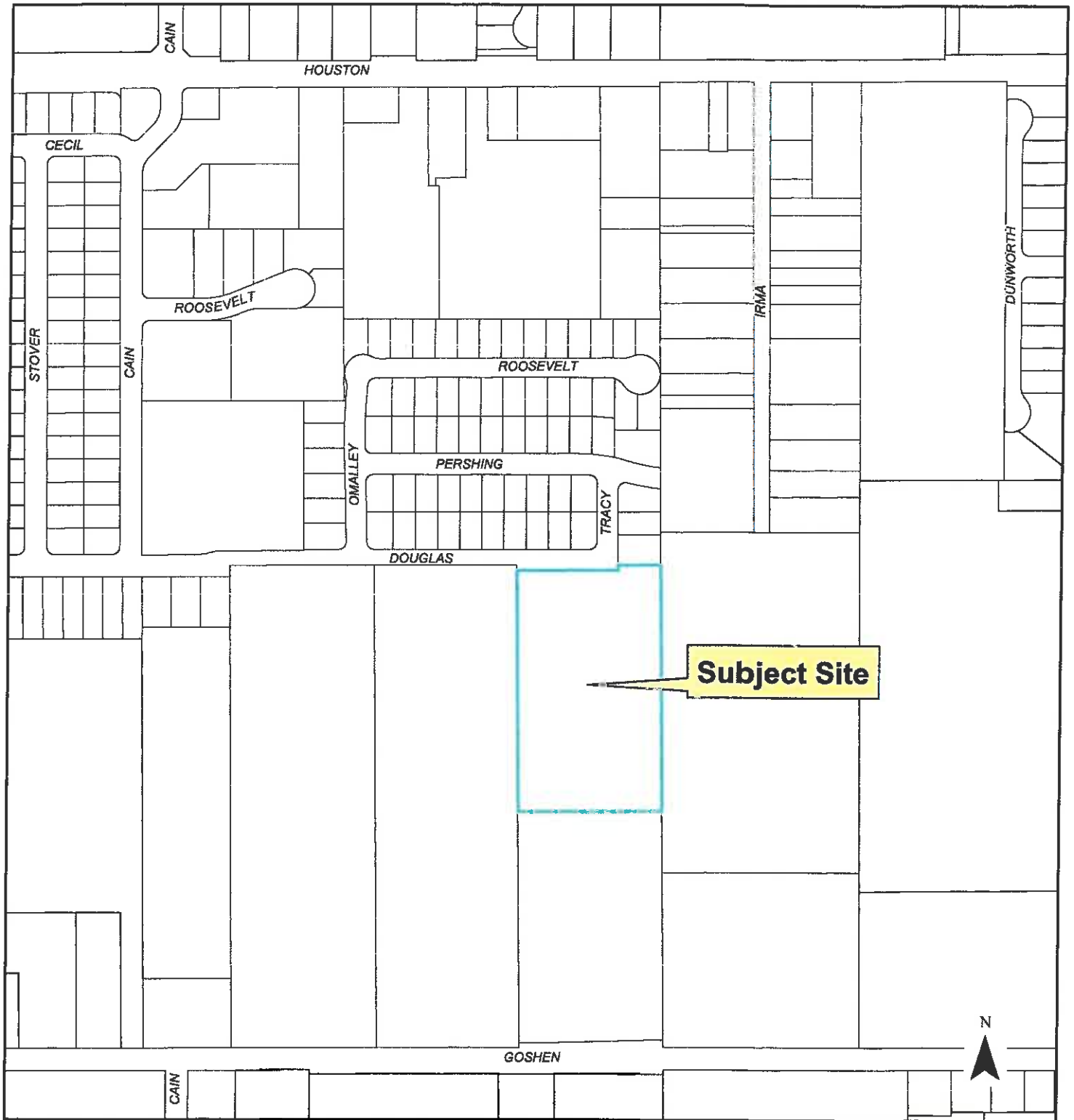
City of Visalia



Aerial Photo

Vista Del Sol Estates Tentative Subdivision

City of Visalia



Location Map

Vista Del Sol Estates Tentative Subdivision