

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Chris Gomez, Brett Taylor, Liz Wynn, Lawrence Segreue

MONDAY, FEBRUARY 8, 2016; 5:30 PM WORKSESSION, 7 PM REGULAR MEETING,
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION –Consultant
Subdivision & Zoning Ordinance Update
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
 - a. Finding of Consistency No. 2016-002 a request by Sing Sabha of Tulare County to add architectural features in the form of three domes to the existing temple located at 525 S. Atwood Street (APN: 087-470-008).
 - b. Time Extension for Lowery Ranch Tentative Subdivision Map No. 5550
7. PUBLIC HEARING – Paul Scheibel
General Plan Amendment No. 2015-10 and Change of Zone 2015-11: A request by the City of Visalia to change the Land Use designation on two parcels totaling 7.7 acres, as follows:
General Plan Amendment 2015-10:
 - A) From a mix of CC (Convenience Commercial) and PI (Public Institution) to CMU (Commercial Mixed Use) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)
 - B) From RLD (Low Density Residential) to PI (Public Institution) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

Change of Zone No. 2015-11:

A) From a mix of CC (Convenience Commercial and QP (Quasi Public) to CSO (Planned Shopping/Office Commercial) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From RLD (Low Density Residential) to QP (Quasi Public) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

An Initial Study and Negative Declaration (ND 2015-79) was prepared for the project, which disclosed the project has no adverse effects that could occur as a result of the project. Staff concludes that ND 2015-79 adequately analyzes and addresses the project.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, FEBRUARY 18, 2016 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 22, 2016

City of Visalia



To: Planning Commission

From: Andrew Chamberlain (713-4003)

Date: February 8, 2016

Re: Finding of Consistency No. 2016-002 a request by Sing Sabha of Tulare County to add architectural features in the form of three domes to the existing temple located at 525 S. Atwood Street (APN: 087-470-008).

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the addition of the three domes as shown in Exhibit "A". The temple was approved (5-0) on January 14, 2013, as Conditional Use Permit No. 2012-45.

DISCUSSION

The applicant's letter requesting consideration of the proposed domes is provided in Exhibit "B". The requested domes are considered architectural features which do not have any affect upon the conditions of approval for Conditional Use Permit No. 2012-45; Resolution No. 2013-03 attached, Exhibit "C". The proposed main dome is approximately 35 feet high and the smaller domes approximately 27 feet high. The site is within Design District "F" which has a maximum building height of 50 feet, plus an added 25 feet for architectural features.

The domes were reviewed through Site Plan Review No. 2015-193, with no significant comments other than the requirement to file a Finding of Consistency. As presented the domes are eligible to go through the building permit process.

ATTACHMENTS

- Exhibit "A" – Elevation of Domes
- Exhibit "B" – Applicant Letter
- Exhibit "C" – Resolution No. 2013-03
- Aerial Map

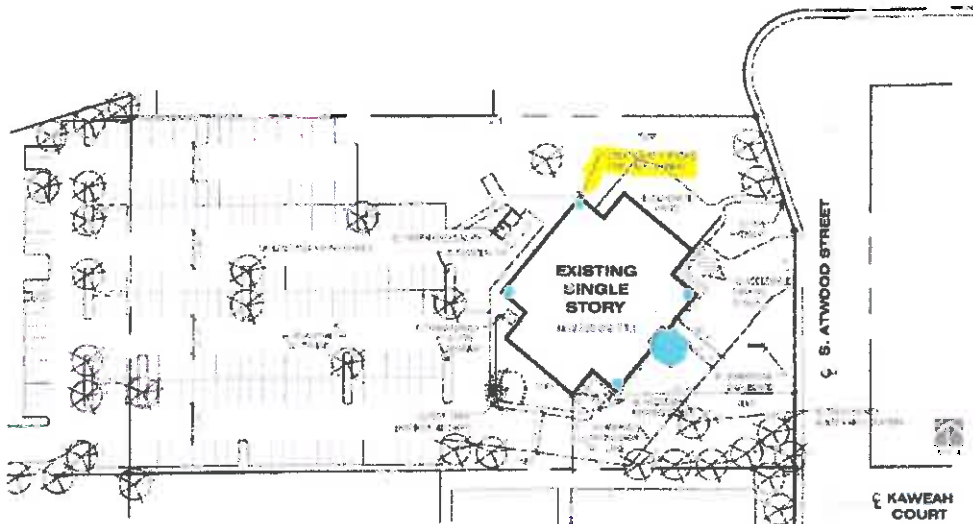
Exhibit – "A"

A Building Modification / Addition for
GURUDWARA SINGH SABHA of TULARE

01. Overall Site Plan

SCALE: 1/4" = 1'-0"

Vicinity Map



NOTES: 1. THIS SITE PLAN IS BASED ON THE APPROVED SITE PLAN FOR THE EXISTING SINGLE STORY BUILDING. 2. THE EXISTING SINGLE STORY BUILDING IS SHOWN IN BLACK. 3. THE PROPOSED ADDITION IS SHOWN IN YELLOW. 4. THE PROPOSED PARKING IS SHOWN IN BLUE. 5. THE PROPOSED LANDSCAPING IS SHOWN IN GREEN. 6. THE PROPOSED WALLS AND DOORS ARE SHOWN IN RED. 7. THE PROPOSED TREES AND PLANTING ARE SHOWN IN GREEN. 8. THE PROPOSED DRIVEWAY IS SHOWN IN RED. 9. THE PROPOSED DRIVEWAY IS SHOWN IN RED. 10. THE PROPOSED DRIVEWAY IS SHOWN IN RED.

02. Proposed Front Porte Cochere

SCALE: 1/8" = 1'-0"

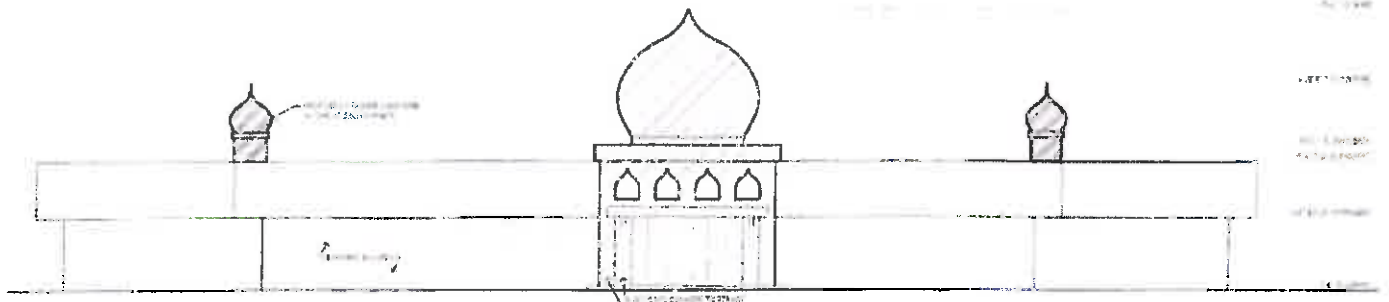


Exhibit – "A"

Exhibit - "B"



SINGH SABHA OF TULARE COUNTY

525 S. ATWOOD, VISALIA-93277

Date ..1/19/16.....

To
Mr. Paul Bernal
Principal Planner,
City of Visalia
Community Development Dept. / Planning Division.

Project: Gurudawara Singh Sabha of Tulare- Dome Addition

Subject: Finding of consistency Letter.

To whom it may concern.

We would like to proceed with the Finding of Consistency regarding the exterior modification of existing structure. The modification are to include ; a pre manufactured 14' diameter dome to be located above the existing porte cochere , a maximum height of 35'-0" above grade. The existing porte cochere shall remain and new structural supports for the dome will be installed. There will also be (4) smaller pre- manufactured 4' diameter domes located at each corner of existing building.

We greatly appreciate your time and consideration on this matter.

Sincerely,
Amrit Pal Singh

Secretary,
Gurudawara Singh Sabha of Tulare
Visalia

Exhibit - "B"

Exhibit – "C"

RESOLUTION NO. 2013-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2012-45, A REQUEST TO ALLOW A WORSHIP FACILITY IN THE PA ZONE. THIS SITE IS LOCATED AT 525 SOUTH ATWOOD AVENUE

WHEREAS, Conditional Use Permit No. 2012-45 is a request by Paul Gogna, to establish the Gurdwara Dasmesh Darbar Sikh Temple, with parking lot, to occupy an existing 13,556 square foot building in the Professional Administrative Office (PA) zone, located at 525 South Atwood Avenue. (APN 087-470-008).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 14, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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 and City of Visalia Environmental Guidelines. (Exemption No. 2012-105)

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

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: 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.

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 Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. 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 previous use of the site was a similar worship center.
4. That the project is considered Categorically Exempt under Sections 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2012-105)

Exhibit – "C"

- 5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

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

- 1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2012-211 including but not limited to the following:
 - a. Install gates on trash enclosure to City standards.
 - b. Clean and maintain all landscape areas, keeping mature vegetation and replacing/replanting where needed to meet City standards. This includes providing low water use ground cover and trees where appropriate such as along the southern property line and the frontage on Attwood Street.
 - c. Restripe parking lot including handicap stalls and required signs as needed.
 - d. Repair and maintain/or remove parking lot lights.
- 2. That the use be operated in compliance with the site plan shown in Exhibit "A", the floor plan shown in Exhibit "B", and the operational statement shown in Exhibit "C". Substantial changes to the site plan, floor plan, and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
- 3. That building signage be obtained under a separate permit.
- 4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-45, prior to the issuance of any building permits for this project.
- 5. That all applicable federal, state, and city codes and ordinances be met.

Commissioner Taylor offered the motion to this resolution. Commissioner Salinas seconded the motion and it carried by the following vote:

AYES: Commissioners Segrue, Peck, Salinas, Soltesz, Taylor
 NOES:
 ABSTAINED:
 ABSENT:

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

Exhibit – "C"

City of Visalia



Aerial Photo

City of Visalia



Aerial Photo

City of Visalia

Memo



To: Planning Commission
From: Paul Bernal, Principal Planner
Date: February 08, 2016
Re: Time Extension for Lowery Ranch Tentative Subdivision Map No. 5550

RECOMMENDATION

Staff recommends that the Planning Commission approve a one-year time extension of Lowery Ranch Tentative Subdivision Map No. 5550, set to expire on March 24, 2016.

BACKGROUND

On March 24, 2014, the Visalia Planning Commission approved Lowery Ranch Tentative Subdivision Map No. 5550 through adoption of Resolution No. 2014-60. The Tentative Subdivision Map was a request to subdivide 72.5 acres into a 219 lot single-family residential subdivision with 12 out-lots and two remainder lots in the R-1-6 (Single-Family Residential 6,000 square foot minimum lot area) zone (see Exhibit "A"). The 219 single-family residential lots plus 12 out-lots are proposed to be developed on 40.5 acres while the remaining 31.9 acres will remain undeveloped (see Exhibit "B"). The 12 out-lots will be used to establish landscaping lots along the major streets (Demaree and Shannon Parkway), and a pedestrian trail located along the north side of the Modoc Ditch canal, immediately adjacent to the future Sedona Avenue street alignment.

The site is located on the west side of North Demaree Street between Riverway Avenue the Modoc Ditch to the south (APN: 077-060-009, 077-060-022 & 077-060-024).

STATE LEGISLATURE TIME EXTENSIONS

The expiration date for the Lowery Ranch Tentative Subdivision Map is March 24, 2016, two years from the date of approval by the Planning Commission. The California State Legislature recently passed Assembly Bill 1303 providing a statewide two-year time extension on tentative subdivision maps approved between January 1, 2002 and July 11, 2013. The Lowery Ranch tentative subdivision map is not eligible for this automatic two-year extension because it was approved March 24, 2014.

REQUEST

The proponent of the Lowery Ranch Tentative Subdivision Map has submitted a written request dated January 14, 2016, for a three year time extension. The reason for the request is related to current housing market conditions. Time extensions may be granted pursuant to Section §66452.6 of the Subdivision Map Act (SMA) and Section 16.16.130 of the Subdivision Ordinance for a maximum of three years. This would be the first time extension granted under these codes for the Tentative Subdivision Map.

Staff recommends that a one-year time extension be granted at this time in keeping with the City's practice of recommending time extensions only one year at a time. The extension request, if approved by the Planning Commission for one year, will extend the expiration date of the Lowery Ranch Tentative Subdivision Map No. 5550 from March 24, 2016 to March 24, 2017.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date to file final subdivision map(s) or to file for another extension. If the request is denied, the applicant would have to re-file a new tentative subdivision map application for any lots that are not finalized prior to expiration.

ATTACHMENTS

1. Letter of Request for the Time Extension dated January 14, 2016
2. Approved Resolution No. 2014-60 for Lowery Ranch Tentative Subdivision Map No. 5550
3. Exhibit "A" – Lowery Ranch Tentative Subdivision Map
4. Exhibit "B" – Large Lowery Ranch Tentative Subdivision Map including Remainders
5. Location Map

RESOLUTION NO 2013-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DIAMOND OAKS VESTING TENTATIVE SUBDIVISION MAP NO. 5550 IS A REQUEST BY HYDE COMMERCIAL/4CREEKS, TO SUBDIVIDE 72.5 ACRES INTO A 219 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH 2 REMAINDERS AND 12 OUT-LOTS. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF 219 SINGLE-FAMILY RESIDENTIAL HOMES ON 40.5 ACRES WHILE THE REMAINING 31.9 ACRES WILL REMAIN UNDEVELOPED. THE ENTIRE SITE IS ZONED R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQUARE FOOT MINIMUM SITE AREA PER LOT).

WHEREAS, Lowery Ranch Tentative Subdivision Map No. 5550 is a request by Hyde Commercial/4Creeks, to subdivide 72.5 acres into a 219 lot single-family residential subdivision with 2 remainders and 12 out-lots. The project will include the construction of 219 single-family residential homes on 40.5 acres while the remaining 31.9 acres will remain undeveloped. The entire site is zoned R-1-6 (Single-Family Residential, 6,000 square foot minimum site area per lot) and is located on the west side of North Demaree Street between Riverway Avenue the Modoc Ditch to the south (APN: 077-060-009, 077-060-022 & 077-060-02); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on March 24, 2014; 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, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration No. 2014-07 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

2. 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.
3. That the requirement for construction of curb, gutter, sidewalk, and curb returns for the portion of the project depicted as the "Remainder 2" lot is necessary for the public health and safety.
4. That the proposed tentative subdivision map is compatible with adjacent land uses.
5. That the density requirement of the underlying R-1-6 Zone District is met.
6. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2014-07, is hereby adopted.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-089.
2. That the Lowery Ranch Tentative Subdivision Map be prepared in substantial compliance with Exhibit "A".
3. That the project shall be developed per the Phasing Plan depicted on Exhibit "C".
4. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
5. That no structures are to be within the "no build" areas on lots 93, 95, 124, 132, and 151 as shown on Exhibit "A" of the Lowery Ranch Subdivision.
6. That the sidewalk shall be constructed along the entire Demaree Street frontage with the development of Phase 1 of the Lowery Ranch Subdivision development.
7. A block wall is required and shall be constructed along rear property lines of Lots 1 through 5, and Lots 27 through 37.
8. That the Demaree Street and Shannon Parkway intersection shall have signalization improvement plans finalized and approved by the City Engineer prior to final map recording, and all utility underground work, including traffic signal pedestals and light poles be installed with the first phase of development of the Lowery Ranch Subdivision.

9. That the temporary onsite storm water retention basin shall be subject to the review and approval of the City Engineer.
10. The construction of curb, gutter, curb return and sidewalk is required along the Remainder abutting Riverway Avenue, and shall be installed with Phase 1 of the Lowery Ranch Subdivision.
11. That the three Valley Oak Trees identified in the Valley Oak Tree Evaluation, Exhibit "E", shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. The remaining Valley Oak Trees identified as Oak Tree 4 shall be properly maintained, trimmed and watered as stated in the evaluation. Development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
12. That the developer shall inform and have future home owners of the Lowery Ranch subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Lowery Ranch Tentative Subdivision Map No. 5550.

Commissioner Salinas offered the motion to this resolution. Commissioner Segrue seconded the motion and it carried by the following vote:

AYES: Commissioners Salinas, Segrue, Taylor, Peck
 NOES: Commissioner Soltesz
 ABSTAINED:
 ABSENT:

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2013-60, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on March 24, 2014.

Josh McDonnell, Assistant Director / City Planner

Adam Peck, Chairperson

C.J. Ritchie Farms

January 14, 2015

Josh McDonnell
City Planner
City of Visalia
707 W. Acequia
Visalia, CA 93291

RE: Lowery Ranch Tentative Subdivision Map #5550

Dear Mr. McDonnell,

Please accept this letter as our request to extend the time period for our Tentative Subdivision Map #5550, commonly referred to as the Lowery Ranch subdivision. We would ask that the full three (3) years be granted on extension.

The reason for the request is that the housing market, while recovering somewhat, has not returned to its full strength as of yet. The absorption of existing lots is going nicely and we expect to be ready to go when that inventory is reduced.

Thank you in advance for your assistance on this. Should you have any questions or need anything else from us, please contact our representatives – either Harvey May or Matt Graham.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Ritchie", written over a horizontal line.

Larry Ritchie

LOWREY RANCH TENTATIVE SUBDIVISION MAP

APN 077060000, 077060002, 077060004
 FLOOR AREA: 72584 AC
 ZONING (EXISTING): R-1-B
 ZONING (PROPOSED): R-1-B
 ELECTRICITY: SOUTHERN CALIFORNIA Edison
 WATER: CALIFORNIA WATER SERVICE
 SEWERAGE: CITY OF VISALIA
 REFUSE: SOUTHERN CALIFORNIA Edison
 NATURAL GAS: SOUTHERN CALIFORNIA GAS
 EXISTING USE: AGRICULTURE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LOTS: 219 SF. UNITS IN PHASES 1-5
 SINGLE FAMILY DENSITY: 1 A.C. PARCELS: 40 PHASES
 TOTAL UNITS: 219 UNITS
 SF. NET DENSITY: 5.40 UNITS/AC

APN 077060000, 077060002, 077060004
 FLOOR AREA: 72584 AC
 ZONING (EXISTING): R-1-B
 ZONING (PROPOSED): R-1-B
 ELECTRICITY: SOUTHERN CALIFORNIA Edison
 WATER: CALIFORNIA WATER SERVICE
 SEWERAGE: CITY OF VISALIA
 REFUSE: SOUTHERN CALIFORNIA Edison
 NATURAL GAS: SOUTHERN CALIFORNIA GAS
 EXISTING USE: AGRICULTURE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LOTS: 219 SF. UNITS IN PHASES 1-5
 SINGLE FAMILY DENSITY: 1 A.C. PARCELS: 40 PHASES
 TOTAL UNITS: 219 UNITS
 SF. NET DENSITY: 5.40 UNITS/AC

TYPICAL VALLEY OAK TREE LOCATION

AN OAK TREE EVALUATION COMPLETED BY HALSEY'S TREE SERVICE ON 11/27/2013 HAS DETERMINED THE FOLLOWING RESULTS:
 - OAK TREE #1 DETERMINED HEALTHY AND WILL REMAIN
 - OAK TREE #2 DETERMINED UNHEALTHY AND WILL BE REMOVED
 - OAK TREE #3 DETERMINED UNHEALTHY AND WILL BE REMOVED

LOTS 147, 148, 149, 150, AND 151 IDENTIFIED AS NET LOTS - NO BUILD REGULATIONS IN PLACE

LOT DEDICATION/ACQUISITION LEGEND:
 LOT 4, 5, 6, 7, 8, 9, 10, 11, AND 12 DEDICATED TO CITY OF VISALIA FOR LANDSCAPE AND LIGHTING DISTRICT.

LOT 14 WILL BE PURCHASED BY THE CITY OF VISALIA WATERWAY ACQUISITION FUND

LOT 15 TO BE DEDICATED TO MODCO DITCH COMPANY

WILD HORSE SUBDIVISION

REMAINER 2

CITY LIMIT LINE

SUBDIVISION

REMAINER 2

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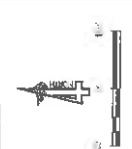
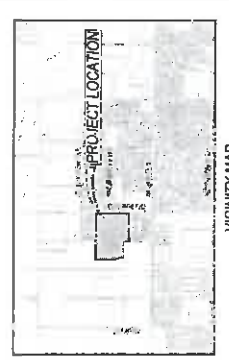
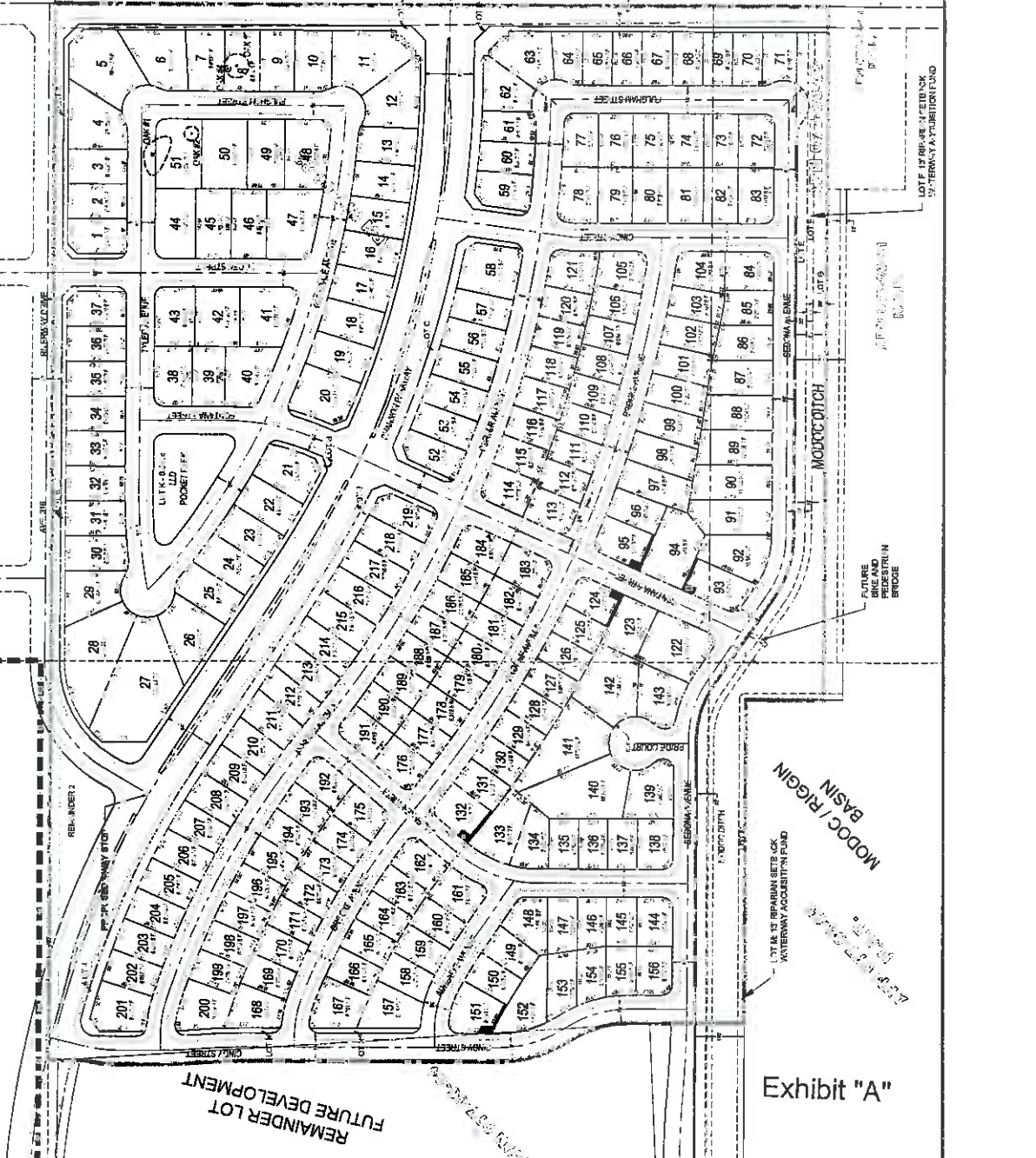
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REMAINER 2



MAP PREPARED BY:
 4CREKS
 10101 W. STATE ST.
 SUITE 100
 VISALIA, CA 93281
 TEL: (559) 239-1111
 FAX: (559) 239-1112
 WWW.4CREKS.COM

FUTURE DEVELOPMENT

Exhibit "A"

NOV. 2013

LOWREY RANCH TENTATIVE SUBDIVISION MAP

APN 07280008 077-080-02 077-080-01
NET AREA: 40.65 AC
TOTAL UNITS: 210 UNITS
S.F. NET DENSITY: 5140 UNITS/AC

PROPOSED LOTS: 210 S.F. UNITS IN PHASES 1-5
SINGLE FAMILY RESIDENTIAL
NET AREA: 40.65 AC
TOTAL UNITS: 210 UNITS
S.F. NET DENSITY: 5140 UNITS/AC

APN 07280008 077-080-02 077-080-01
GROSS ACRES: 72.54 AC
ZONE: R-14
FLOOD ZONE: X-02
ZONING (PROPOSED): R-14
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
CITY: VISALIA
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF VISALIA
TELEPHONE: SOUTHERN CALIFORNIA GAS
HAZARDOUS WASTE: SOUTHERN CALIFORNIA GAS
PROPERTY USE: AGRICULTURE
PROPERTY USE: SINGLE FAMILY RESIDENTIAL

PROPOSED LOTS: 210 S.F. UNITS IN PHASES 1-5
SINGLE FAMILY RESIDENTIAL
NET AREA: 40.65 AC
TOTAL UNITS: 210 UNITS
S.F. NET DENSITY: 5140 UNITS/AC

APN 07280008 077-080-02 077-080-01
GROSS ACRES: 72.54 AC
ZONE: R-14
FLOOD ZONE: X-02
ZONING (PROPOSED): R-14
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
CITY: VISALIA
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF VISALIA
TELEPHONE: SOUTHERN CALIFORNIA GAS
HAZARDOUS WASTE: SOUTHERN CALIFORNIA GAS
PROPERTY USE: AGRICULTURE
PROPERTY USE: SINGLE FAMILY RESIDENTIAL

APN 07280008 077-080-02 077-080-01
GROSS ACRES: 72.54 AC
ZONE: R-14
FLOOD ZONE: X-02
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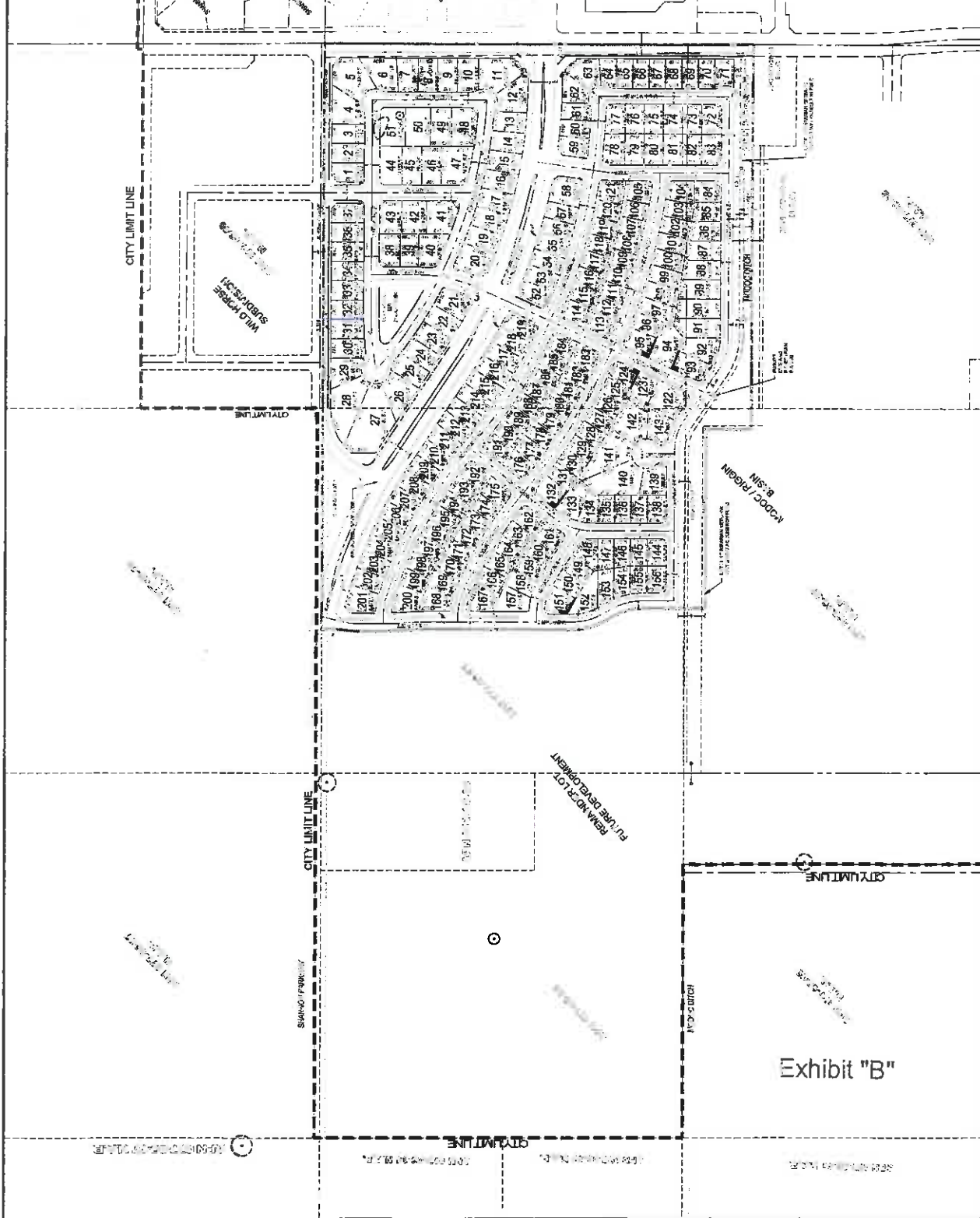
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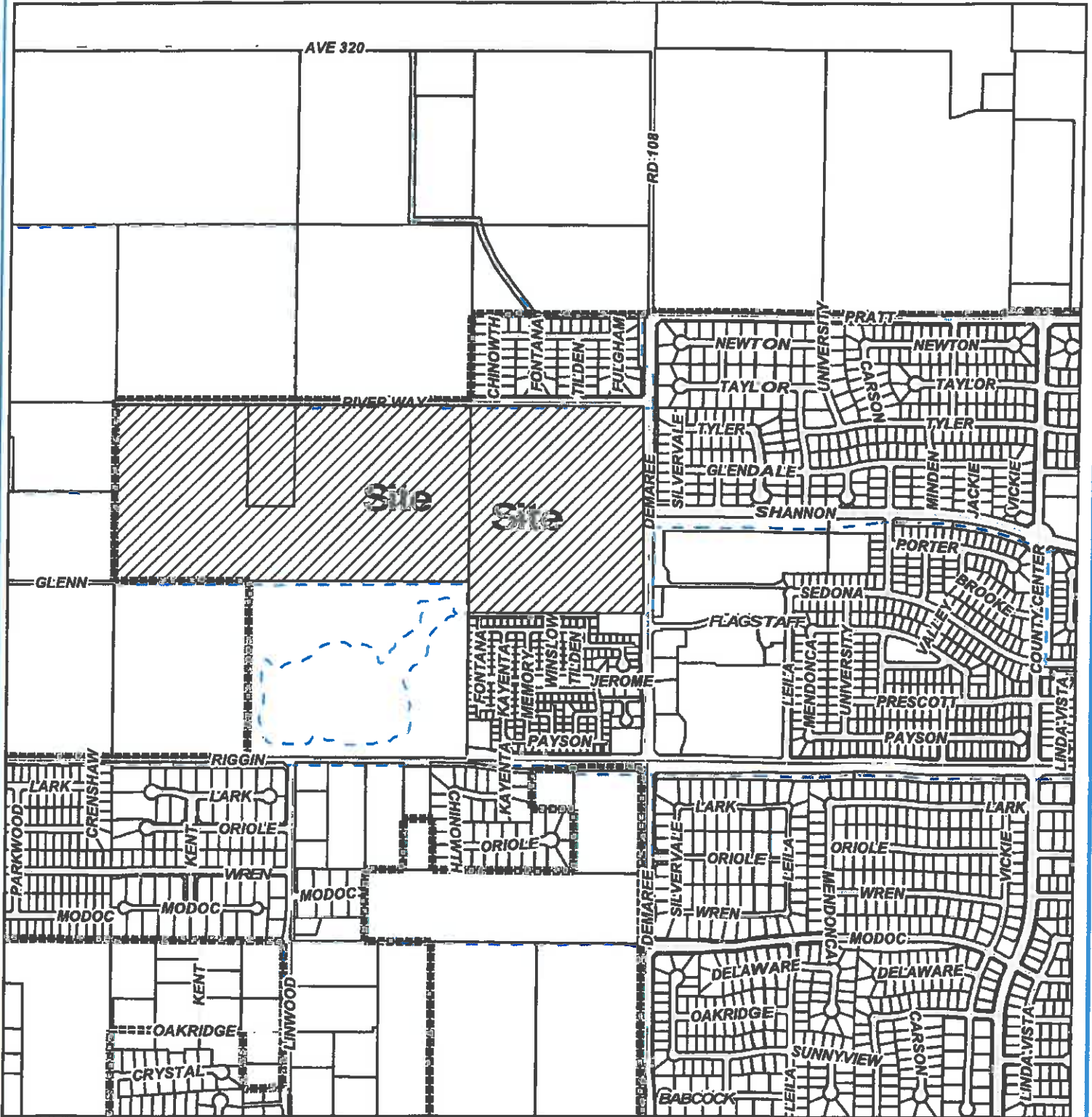


FOR MORE INFO
CONTACT
MATT GRAHAM
PROJECT MANAGER
3833 JAVIER BLVD
VISALIA, CA 93278
4088888

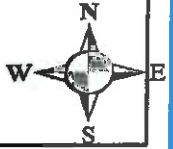
Exhibit "B"

Lowery Ranch Tentative Subdivision Map No. 5550

APN: 077-060-009, 077-060-022 & 077-060-024



Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 8, 2016

PROJECT PLANNER: Paul Scheibel, Principal Planner
Phone No.: (559) 713-4369

SUBJECT: General Plan Amendment No. 2015-10 and Change of Zone 2015-11: A request by the City of Visalia to change the Land Use and Zoning designation on two parcels totaling 7.7 acres, as follows:

General Plan Amendment 2015-10:

A) From a mix of CC (Convenience Commercial) and PI (Public Institution) to CMU (Commercial Mixed Use) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From RLD (Low Density Residential) to PI (Public Institution) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

Change of Zone No. 2015-11:

A) From a mix of CC (Convenience Commercial) and QP (Quasi Public) to CSO (Planned Shopping/Office Commercial) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) to QP (Quasi Public) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

STAFF RECOMMENDATION

Staff recommends approval of General Plan Amendment 2015-10 and Change of Zone No. 2015-11, based upon the findings and conditions in Resolution No. 2016-02. Staff's recommendation is based on the conclusion that the actions are consistent with the goals, objectives and policies of the City's General Plan.

RECOMMENDED MOTION

I move to recommend approval of General Plan Amendment 2015-10 and Change of Zone No. 2015-11, based upon the findings and conditions in Resolution No. 2016-02.

PROJECT DESCRIPTION

The City of Visalia, as the property owner of the two parcels, desires to amend the land use and zoning designations in order to enhance their respective development potentials. Site A is located at the southwest corner of Houston Ave. and McAuliff Street. The site is presently zoned CC on the north half and QP on the south half. The City desires to change the entire site to CSO (Planned Shopping/Office Commercial) to enhance the site's overall marketability as a developable commercial property.

Site B is an irregularly shaped parcel located approximately 300 feet south of Site A. The City desires to re-zone the property from R-1-6 to QP. This will facilitate the potential development of the site for a public purpose; such as a neighborhood park, or a fire station. It should be noted that there are no specific development plans for the site at this time.

Both sites have the majority of their street frontages along McAuliff Street. Both sites are vacant and sparsely vegetated. Site B has the remnants of an orchard, although most of the trees are dead or severely distressed.



BACKGROUND INFORMATION

General Plan Land Use Designation	<p>Site A: Mix of CC (Convenience Commercial) and PI (Public Institution)</p> <p>Site B: RLD (Residential Low Density)</p>
Zoning	<p>Site A: Mix of CC (Convenience Commercial) and QP (Quasi Public)</p> <p>Site B: R-1-6 (Single-family Residential, 6,000 sq. ft. min. lot area)</p>
Surrounding Zoning and Land Use:	<p>Site A:</p> <p>North: R-1-6/ Residential subdivision</p> <p>South: R-1-6 / Large residential care facility</p> <p>East: Low Density Residential Tulare County AE-20 (Agriculture)/ Vacant land</p> <p>West: R-1-4.5 / Residential subdivision</p> <p>Site B:</p> <p>North: R-1-6 / Residential subdivision</p> <p>South: R-1-6 / Mill Creek Parkway, Mill Creek beyond</p> <p>East:: R-1-6 / Vacant land and water tank/municipal water pumping station</p> <p>West: R-1-6 / Residential subdivision</p>
Environmental Review:	Initial Study No. 2015-79
Site Plan:	2015-167

RELATED PROJECTS

On March 19, 2012, The City Council approved GPA No. 2011-12: A request by the City of Visalia to change the General Plan Land Use designation from Residential Low Density to Quasi-Public and Convenience Commercial, and Adopted the Ordinance approving COZ 2011-13 to change the Zoning designation from R-1-6 to a mix of CC and QP, on 3.78 acres of land located on the southeast corner of East Houston Avenue and North McAluiff Street. (APN 103-120-004); and to Regional Retail Commercial for 28.6 acres located on the southwest corner of Mooney Boulevard and Visalia Parkway.

PROJECT EVALUATION

Staff finds that the proposed General Plan Amendment and Change of Zone is consistent with the goals, objectives, and policies of the Visalia General Plan. The re-designation of the sites will facilitate optimum future development of the sites while ensuring for essentially the same array of residential, commercial, and public land that presently occur in the immediate area.

The proposed land use and zoning changes, if approved, will optimize the development potential of both sites. These are evaluated as follows:

Site A- The site is presently equally divided with commercial zoning on the northern 1.9 acres of the site. The southern half is zoned QP. Re-zoning the entire site to CSO will expand the range of potential uses that could take advantage of the entire site. This is in contrast to the current limited commercial zoning that would only be able to facilitate a single use, such as a fast food restaurant with drive-thru or a convenience store. The larger commercial site area, along with the CMU Land Use designation and associated CSO zoning would facilitate a more intensive development of the site and a greater range of potential development and end users.

The CSO Zoning designation will be eliminated under the new Zoning Code in favor of a newly created CMU (Commercial Mixed Use) zoning designation. As stated by General Plan Land Use Policy LU-P-66:

LU-P-66 Update the Zoning Ordinance to reflect the Commercial Mixed Use designation on the Land Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses. New development in Commercial Mixed Use Areas should have an FAR of at least 0.4 and up to 1.0 for commercial space. If residential uses are included, density may be up to 35 dwelling units per gross acre. Commercial development must be part of all new development in the Commercial Mixed Use district.

The new CMU zoning designation will be compatible with the CSO Zoning designation, as shown in General Plan Consistency Table 9-1, shown to the right.

New General Plan Land Use Designations	Previous General Plan Land Use Designations	Consistent Zoning District
Residential		
Very Low Density Residential	RA	*RA, *P-20
Low Density Residential	R1D	R1, *R1-125, *R1-6
Medium Density Residential	RMD	*R3-45, *R-44-2
High Density Residential	R5D	*RM-3
Office/Use		
Downtown Mixed Use	C-D1	DMU
Commercial Mixed Use	CSO	CMU
Neighborhood Commercial	NC	NC, *P-CNC
Office Commercial, Industrial		
Regional Commercial	RRC	RQ, *P-CR
Service Commercial	CS	SC, *P-C5
Office		O, *P-P1, *P-F1, *P-CF
Light Industrial	LI	*LI, *P-L
Industrial	IH	I, *P-IH, *IH
Business Research Park	BRP	*CB
Other		
Agriculture	A	A
Construction	C	CO
Parks/Recreation	R	PR
Child Institutional	CH	CP
Religious	R	

Source: Dyett & Davis, 2012

Site B The site is a triangular shaped parcel with arterial streets (McAuliff St. and Mill Creek Parkway) fronting on two of the three sides. The parcel's shape and its frontage along two major roads preclude its viability for single-family residential development. The 4.9-acre parcel would be reduced by over 20% to approximately 3.1 acres for dedication and buildout of McAuliff and Manzanita Streets, and to accommodate 20-foot minimum building setbacks from the arterial streets. It is unlikely that the site could yield more than 10-12 single-family residences for a development density of 3.5 units per acre, net. This is substantially below the average of 4.3 units per acre net development density for the area.

In staff's analysis, the site could be developed for a range of public uses, consistent with the proposed land use and zoning designations. Among the potential uses for the site are: Neighborhood park, linear greenbelt/park, fire station, and/or detention basin. All of these potential uses would be unconstrained by the irregular shape of the parcel.

Environmental Review

An Initial Study and Negative Declaration (ND 2015-79) was prepared for the project, which disclosed the project has no adverse effects that could occur as a result of the project. Staff concludes that ND 2015-79 adequately analyzes and addresses the project.

RECOMMENDED FINDINGS

1. That the request for General Plan Amendment and Change of Zone for Site A and Site B consistent with the intent of the General Plan and Zoning Ordinance, and are not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying proposed Land Use and Zoning designations will facilitate future development on the site that is compatible with established development patterns and setbacks on other properties in the vicinity and will minimize future impacts resulting from the change in Land Use and Zoning. These standards are designed to promote / ensure compatibility with adjacent land uses.
3. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. Initial Study No. 2015-79 disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2015-79 can be adopted for the project.

RECOMMENDED CONDITIONS OF APPROVAL

There are no recommended conditions for the Change of Zone.

APPEAL INFORMATION

The Planning Commission's recommendation on the Change of Zone application is advisory only and is automatically referred to the City Council for final action.

- Attachments:
- Related Plans and Policies
 - Resolution No. 2016-02

-
- Initial Study No. 2015-79
- SPR 2015-176 Comments
- Existing General Plan Land Use Map
- Existing Zoning Map
- Aerial Photo

RELATED PLANS AND POLICIES

General Plan Land Use Element

LU-P-66 Update the Zoning Ordinance to reflect the Commercial Mixed Use designation on the Land Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses.

New development in Commercial Mixed Use Areas should have an FAR of at least 0.4 and up to 1.0 for commercial space. If residential uses are included, density may be up to 35 dwelling units per gross acre. Commercial development must be part of all new development in the Commercial Mixed Use district.

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, *P-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

17.18.010 Purposes.

A. The several types of commercial zones included in this chapter are designed to achieve the following:

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve in a manner consistent with the general plan;
2. Maintain the central business district (CBD - Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;
3. Maintain Visalia's role as the regional commercial center for Tulare, Kings and southern Fresno counties;
4. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;
5. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;
6. Maintain Visalia's role as the regional retail- ing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;
7. Maintain commercial land uses which are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;
8. Ensure compatibility with adjacent land uses.

B. The purpose of the individual commercial land use zones are as follows:

3. Planned Shopping/Office Zone— (P-C-SO). The purpose and intent of the planned shopping/ office zone district is to provide areas for a wide range of neighborhood and community level retail commercial and office uses. This district is intended to provide for the transition from service and heavy commercial uses where they exist in this district to retail and office and to provide areas for neighborhood goods and services where shopping centers may not be available.

RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2015-10 AND CHANGE OF ZONE 2015-11: A REQUEST BY THE CITY OF VISALIA TO CHANGE THE LAND USE AND ZONING DESIGNATIONS ON TWO PARCELS TOTALING 7.7 ACRES, AS FOLLOWS:

GENERAL PLAN AMENDMENT 2015-10:

- A) FROM A MIX OF CC (CONVENIENCE COMMERCIAL) AND PI (PUBLIC INSTITUTION) TO CMU (COMMERCIAL MIXED USE) ON 3.84 ACRES LOCATED ON THE SOUTHEAST CORNER OF MCAULIFF STREET AND HOUSTON AVENUE (APN: 103-120-081)
- B) FROM RLD (LOW DENSITY RESIDENTIAL) TO PI (PUBLIC INSTITUTION) ON 4.9 ACRES LOCATED ON THE NORTHWEST CORNER OF MCAULIFF STREET AND MILL CREEK PARKWAY (APN: 103-320-059)

CHANGE OF ZONE NO. 2015-11:

- A) FROM A MIX OF CC (CONVENIENCE COMMERCIAL) AND QP (QUASI PUBLIC) TO CSO (PLANNED SHOPPING/OFFICE COMMERCIAL) ON 3.84 ACRES LOCATED ON THE SOUTHEAST CORNER OF MCAULIFF STREET AND HOUSTON AVENUE (APN: 103-120-081)
- B) FROM R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT. MINIMUM LOT SIZE) TO QP (QUASI PUBLIC) ON 4.9 ACRES LOCATED ON THE NORTHWEST CORNER OF MCAULIFF STREET AND MILL CREEK PARKWAY (APN: 103-320-059)

WHEREAS, General Plan Amendment No. 2015-10 and Change of Zone No. 2015-11 is a request by the City of Visalia to amend the Land Use and Zoning designations on two parcels totaling 7.7 acres, located on the southeast corner of Houston Ave. and McAuliff St., and on the northwest corner of McAuliff St. and Mill Creek Parkway (APNs 103-120-081 and 103-320-059); 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 February 8, 2016; and,

WHEREAS, the Planning Commission of the City of Visalia considered the CZA Amendment in accordance with Section 17.44.090 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that as a result of the proposed General Plan

Amendment and Change of Zone Initial Study No. 2015-79 disclosed that ND 2015-79 adequately analyzes and addresses the project envisioned by the General Plan Amendment and Change of Zone.

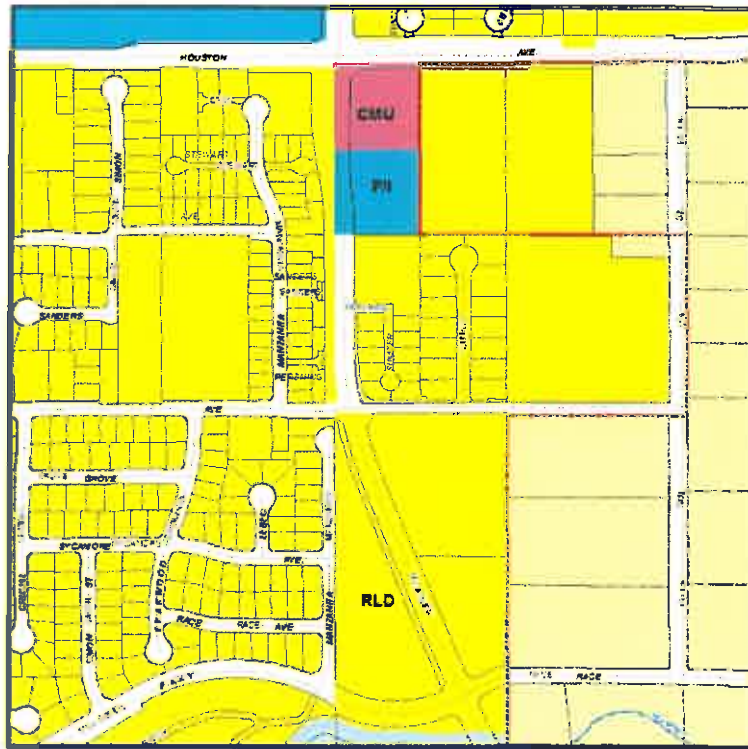
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed General Plan Amendment No. 2015-10 and Change of Zone No. 2015-11 based on the following specific findings and evidence presented:

1. That the request for General Plan Amendment and Change of Zone for Site A and Site B consistent with the intent of the General Plan and Zoning Ordinance, and are not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That applying proposed Land Use and Zoning designations will facilitate future development on the site that is compatible with established development patterns and setbacks on other properties in the vicinity and will minimize future impacts resulting from the change in Land Use and Zoning. These standards are designed to promote / ensure compatibility with adjacent land uses.
3. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. Initial Study No. 2015-79 disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2015-79 can be adopted for the project.

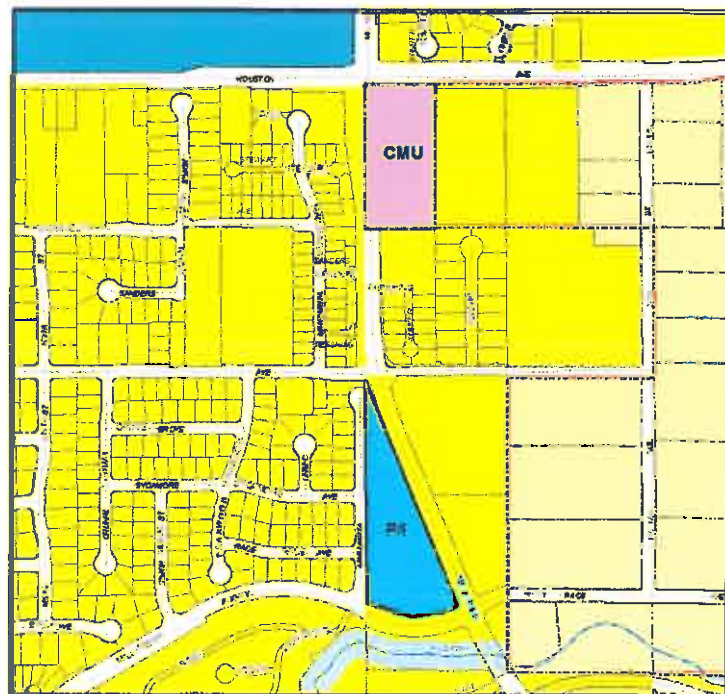
BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of proposed General Plan Amendment No. 2015-10 and Change of Zone No. 2015-11 on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.44.090 of the Ordinance Code of the City of Visalia.

GENERAL PLAN AMENDMENT 2015-10

EXISTING

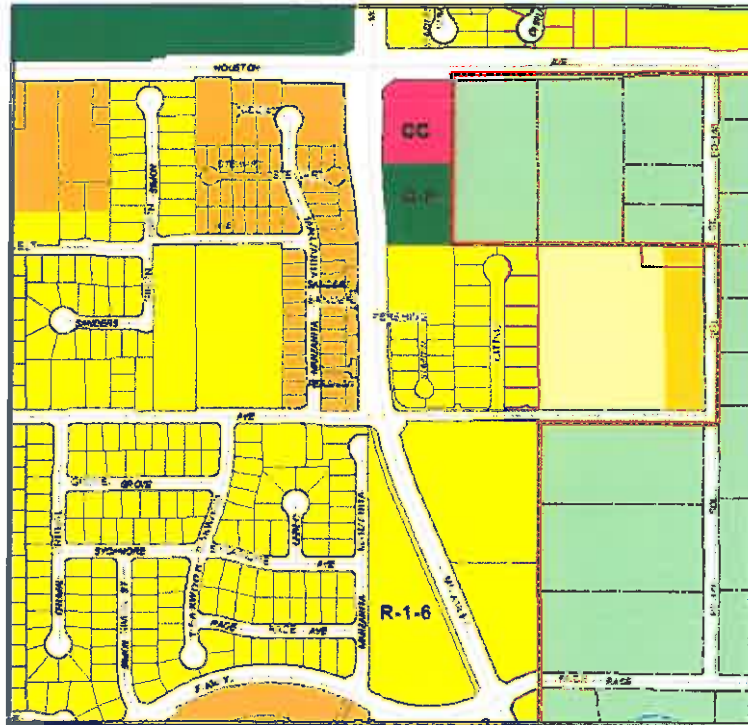


PROPOSED

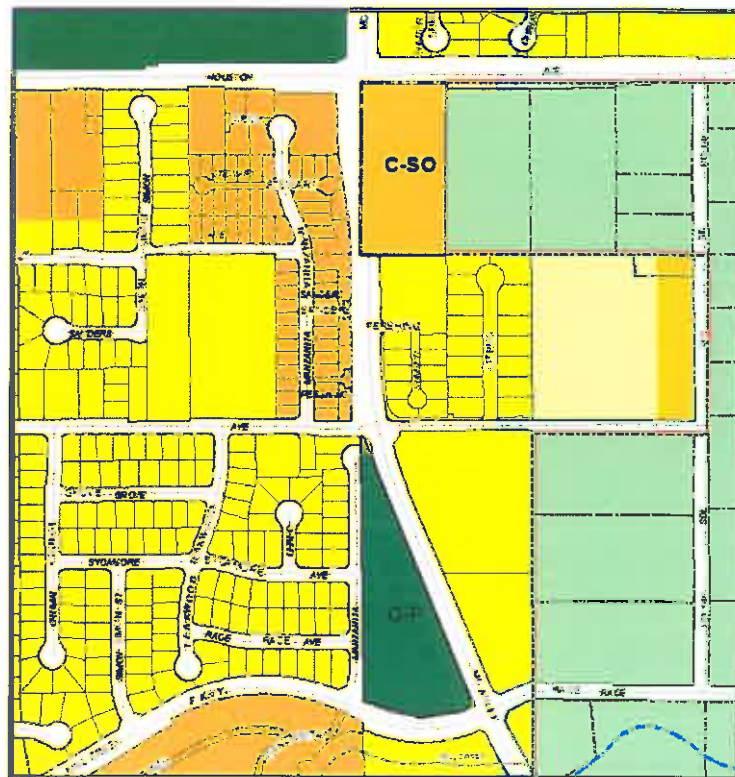


CHANGE OF ZONE 2015-11

EXISTING



PROPOSED



INITIAL STUDY

I. GENERAL

General Plan Amendment No. 2015-10 and Change of Zone 2015-11: A request by the City of Visalia to change the Land Use designation on two parcels totaling 7.7 acres. The project would change the zone designation of two parcels located within several hundred feet of each other. The end result will be to relocate a marginally developable residential parcel to public use which would be a more suitable land use designation for the parcel, and to expand the commercial designation on the other parcel which would maximize its development potential. The changes would not significantly impact the land use inventory established by the General Plan on a local or city-wide basis. There is no development plan proposed for the properties at this time. The precise descriptions are as follows:

General Plan Amendment 2015-10:

A) From a mix of CC (Convenience Commercial) and PI (Public Institution) to CMU (Commercial Mixed Use) on 3.8 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From RLD (Low Density Residential) to PI (Public Institution) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

Change of Zone No. 2015-11:

A) From a mix of CC (Convenience Commercial and QP (Quasi Public) to CSO (Planned Shopping/Office Commercial) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From RLD (Low Density Residential) to QP (Quasi Public) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

B. Identification of the Environmental Setting:

The project site is two locations as follows:

Site A) The southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

Site B) The northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

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

Site A	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Low Density Residential	R-1-6)Single-Family Residential 6,000 sq. ft. min. site area)	Residential subdivision
South:	Low Density Residential	R-1-6	Large residential care facility
East:	Low Density Residential	Tulare County AE-20 (Agriculture)	Vacant land
West:	Low Density Residential	R-1-4.5	Residential subdivision
Site B	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Low Density Residential	R-1-6)Single-Family Residential 6,000 sq. ft. min.	Residential subdivision and large residential care facility

		site area)	
South:	Low Density Residential	R-1-6	Mill Creek Parkway, Mill Creek beyond
East:	Low Density Residential	R-1-6	Vacant land and water tank/municipal water pumping station
West:	Low Density Residential	R-1-6	Residential subdivision



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. However, no development on either site is proposed at this time.

C. Plans and Policies:
 The General Plan Land Use Diagram, adopted October 14, 2014, designates the sites as a mix of Commercial Mixed Use, Public Institution, and Low Density Residential Retail. The Zoning Map, adopted in 1993, designates the sites as a mix of Convenience Commercial, Quasi-Public, and Single-family Residential. The proposed project would be compatible with the Land Use Element of the General Plan.

II. ENVIRONMENTAL IMPACTS

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

III. MITIGATION MEASURES

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

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

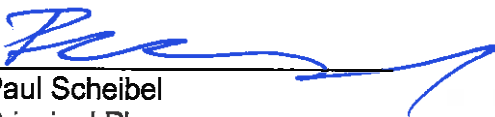
The project is compatible with the General Plan as the project relates to surrounding properties.

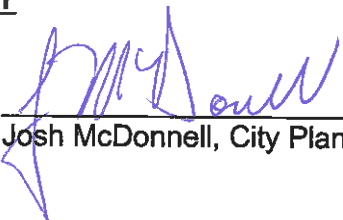
V. SUPPORTING DOCUMENTATION

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

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

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY


Paul Scheibel
Principal Planner


Josh McDonnell, City Planner

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	General Plan Amendment GPA 2015-10 and Change of Zone No. 2015-11		
NAME OF PROPONENT:	City of Visalia	NAME OF AGENT:	
Address of Proponent:	220 N. Santa Fe	Address of Agent:	
	Visalia, CA 93291		
Telephone Number:	(559) 713-4369	Telephone Number:	
Date of Review	December 23, 2015	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

IX. HYDROLOGY AND WATER QUALITY

Would the project:

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

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVII 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 does not include development at this time. The City has zoning standards in place to limit the height of residential, public, and mixed use commercial buildings that would be constructed subsequent to the project. These limitations are intended to ensure scenic vistas will not be significantly impacted by physical development within the City's urban development boundary.
- b. There are no scenic resources on the sites.
- c. The project does not include development at this time. The City's zoning standards limit the height of residential public and mixed use commercial buildings that would be constructed subsequent to the project. These limitations are intended to ensure scenic vistas will not be significantly impacted by physical development within the City's urban development boundary.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is identified as Prime Farmland on maps prepared by the California Department of Natural Resources, and will involve the eventual 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 polices that together work to limit conversion only to the extent needed to accommodate long-term growth. The General Plan policies identified under Impact 3.5-1 of the EIR serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area. These policies include the implementation of a three-tier growth boundary system that assists in protecting open space around the City fringe and maintaining compact development within the City limits.

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

- b. The project sites are not zoned agricultural nor are they in agricultural use. The project is bordered by urban development or non-producing vacant land on one or more sides. There are no Williamson Act contracts on either property.

- c. There is no forest land or timberland currently located on the sites, nor do the sites conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the sites.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject properties are 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. There is no development plan proposed for the properties.

III. AIR QUALITY

- a. The project sites are located in an area that are under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. Future development of the sites under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. However, the project being considered is a request to change compatible zoning designations among the subject parcels, which will result in compatible uses with the recently adopted land use designations for these properties.

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

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

less than significant level.

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

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

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

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

- d. Residences located near the proposed project sites may be exposed to pollutant concentrations due to future construction activities. However, at this time, the project being considered is a change of zone which will be compatible with the zone and land use designations for the properties.
- 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 sites have 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 on-site visits to the site in December 2015 to observe biological conditions and did not observe any evidence 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. Mill Creek Parkway is separated from Site B by an arterial roadway and neither the project nor subsequent development will affect Mill Creek directly or indirectly.

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 policies, 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 properties is not being considered with the project. However, future development of the sites will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for review to the City to ensure that off- and on-site improvements will be designed to meet City standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

- a. The project is not expected to generate Greenhouse Gas (GHG) emissions in the short-term. There are no construction activities being considered for this project. At this time, there is no development plan proposed for the properties.

The City has prepared and adopted a Climate Action Plan (CAP), which includes a baseline GHG emissions inventories, reduction measures, and reduction targets consistent with local and State goals. The CAP was

prepared concurrently with the proposed General Plan and its impacts are also evaluated in the Visalia General Plan Update EIR.

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

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

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

IX. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan have the potential to result in short term impacts due to erosion and sedimentation during construction activities and long-term impacts through the expansion of impervious surfaces. The City's existing standards will require any future 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. Any project will be required to meet municipal storm water requirements set by the SWRCB.

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

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

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The project is proposing to change the zone designation of two parcels located within several hundred feet of each other. The end result will be to relocate a marginally developable residential parcel to public use, which would be a more suitable land use designation for the parcel, and to expand the commercial designation on the other parcel which would maximize its development potential. The changes would not significantly impact the land use inventory established by the General Plan on a local or city-wide basis. There is no development plan proposed for the properties at this time.
- 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.
- c. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan as the project site is vacant dirt lot with no significant natural habitat present.

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will not result in noise generation typical of urban development. There is no development plan proposed for these properties.

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

- b. Ground-borne vibration or ground-borne noise levels may occur as part of future construction activities, however, there are no construction activities associated with this project.
- c. There are no construction activities associated with this project. The City's standards for setbacks and/or construction of walls along major streets and adjacent to residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new urban uses was previously evaluated with the General Plan for the conversion of land to urban uses.

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

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

XIII. POPULATION AND HOUSING

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

XIV. PUBLIC SERVICES

- a. Current fire protection facilities are located at the Visalia Station 56 and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate any future development's proportionate impact on these facilities.
 - i. 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.

- ii. The project will not generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the future development of the site will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts. The project includes residential units that will create a need for park facilities.
- iii. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

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

XVI. TRANSPORTATION AND TRAFFIC

- a. Future development of the sites 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. There is no development plan proposed for this property.
- b. There is no development plan proposed for this property. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs that are considered hazardous.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. There is no development plan proposed for this property. Future development of the site will connect and/or extended City sanitary sewer lines, consistent with the City Sewer Master Plan.

- b. There is no development plan proposed for the properties. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project sites will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company has determined that there are sufficient water supplies to support the site, and that service can be extended to the sites.
- e. There are no development plans proposed for the properties. The City has determined that there is adequate capacity existing to serve sites 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 sites were 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 sites were 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

December 31, 2015
Date

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 18, 2015

SITE PLAN NO: 2015-176
PROJECT TITLE: CHANGE OF ZONES – CITY OF VISALIA
DESCRIPTION: REZONE OF TWO CITY OWNED PROPERTIES. SITE 1 IS LOCATED ON THE SOUTHWEST CORNER OF HOUSTON AND MCAULIFF AND WILL BE REZONED FROM Q-P TO C-C. SITE 2 IS LOCATED AT MCAULIFF AND MILL CREEK AND WILL BE REZONED FROM R-1-6 TO Q-P
APPLICANT: ERIC FROST -- CITY OF VISALIA
PROP. OWNER: CITY OF VISALIA
LOCATION TITLE: 3901 E HOUSTON AVE. & N/A
APN TITLE: 103-120-081 & 103-320-059
GENERAL PLAN: Mixed Use Commercial, Public Institutional & Low Density Residential
EXISTING ZONING: C-C, Q-P & R-1-6 – Convenience Commercial, Quasi-Public & Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- General Plan Amendment / Change of Zone
- Development Plans for both parcels
- CUP for future fire station site and commercial development\
- Initial Study
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 11/12/2015

1. A General Plan Amendment and Change of Zone are required for the re-designation of the two city owned properties.
2. Staff recommends a development plan be submitted for the property proposing to be re-designated to Convenience Commercial. The development plan shall help in identifying how the site is proposing to be developed.

- Applicants have the option of applying for an amendment to the General Plan Land Use Map. The final decision to approve the land use designation change would be made by the City Council after an initial review and recommendation by the Planning Commission. Both reviews require a public hearing. Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*

➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

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)

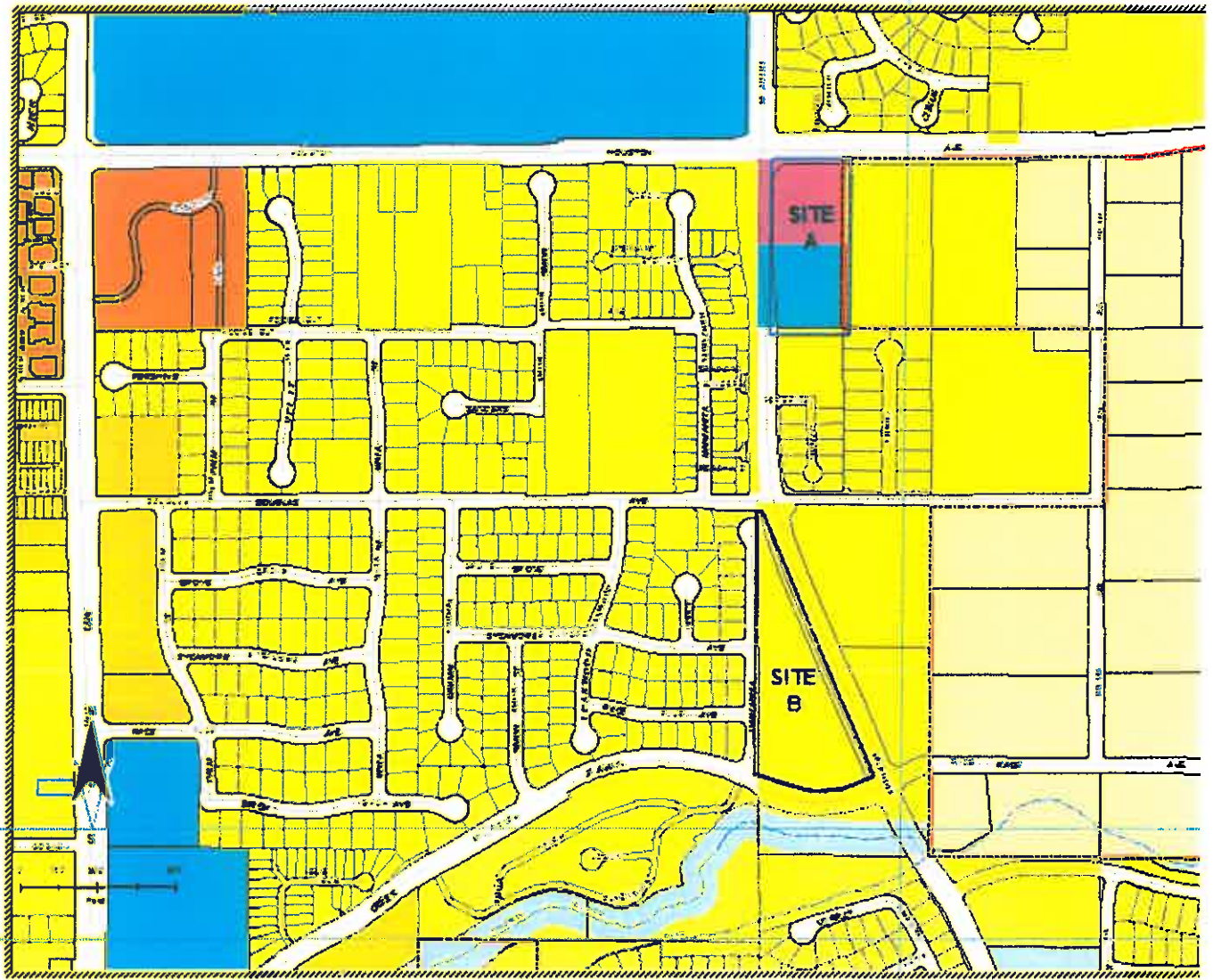
Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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. 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.

Signature _____

GPA 2015-10 & COZ 2015-11

APNS: 103-120-081 & 103-320-059

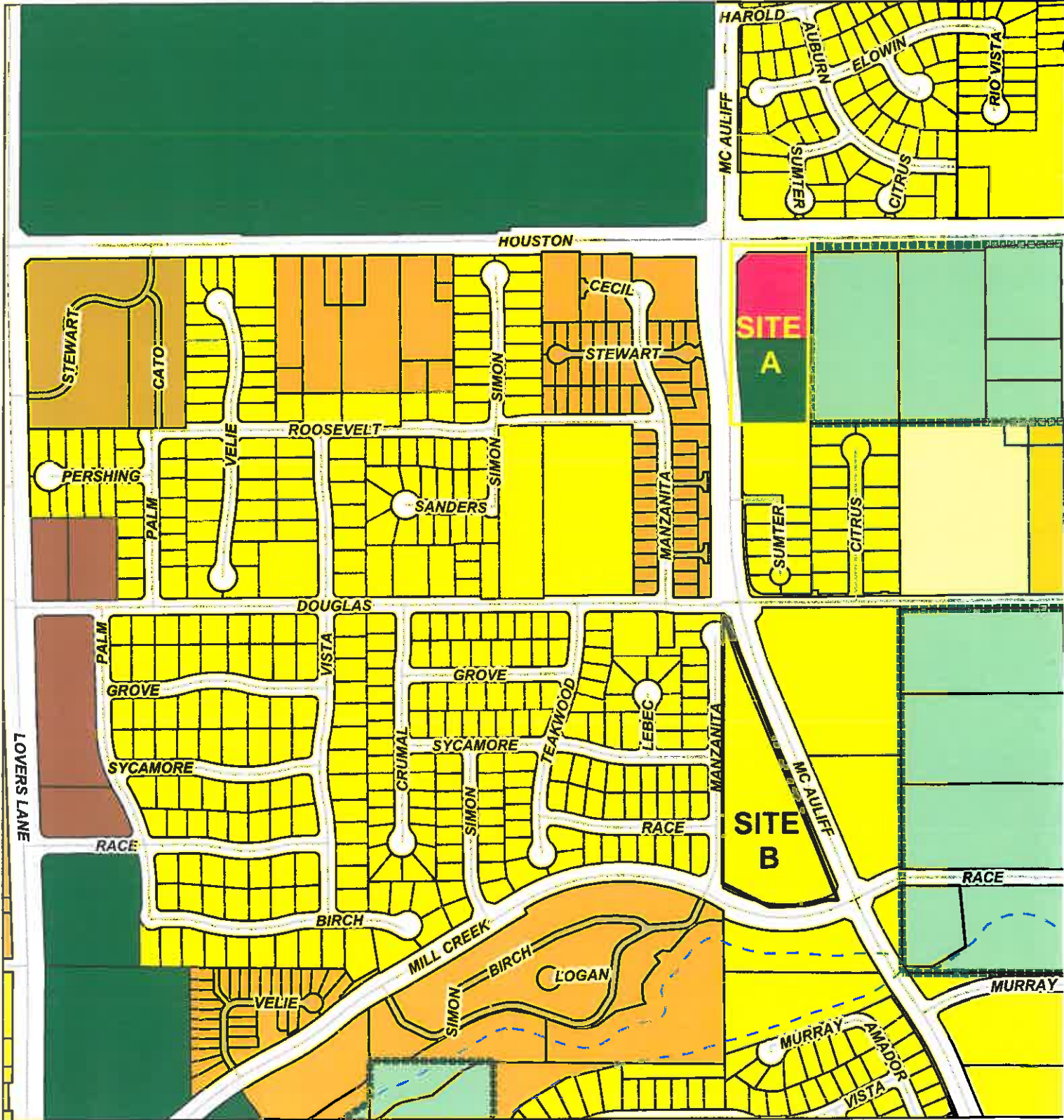


General Plan Land Use Map



GPA 2015-10 & COZ 2015-11

APNS: 103-120-081 & 103-320-059



Zoning Map



GPA 2015-10 & COZ 2015-11

APNS: 103-120-081 & 103-320-059



SITE A

SITE B



Aerial Photo

300 150 0 300 600 Feet

