



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 23, 2016

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

SUBJECT: General Plan Amendment No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres.

Change of Zone No. 2016-01: A request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres.

Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend the Village at Willow Creek Specific Plan to allow 1.01 acres of Professional Administrative Office.

Tentative Parcel Map No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone.

Conditional Use Permit No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone.

Location: The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021)

STAFF RECOMMENDATION

General Plan Amendment No. 2016-02: Staff recommends approval of General Plan Amendment No. 2016-02, based upon the findings in Resolution No. 2016-06. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and The Village at Willow Creek Specific Plan..

Change of Zone No. 2016-01: Staff recommends approval of Change of Zone No. 2016-01, based upon the findings in Resolution No. 2016-05. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and The Village at Willow Creek Specific Plan.

Specific Plan Amendment No. 2016-03: Staff recommends approval of Specific Plan Amendment No. 2016-03, as conditioned, based upon the findings and conditions in Resolution No. 2016-11. Staff's recommendation is based on the conclusion that the request is consistent with The Village at Willow Creek Specific Plan, the Visalia General Plan, and Zoning Ordinance.

Tentative Parcel Map No. 2016-02: Staff recommends approval of Tentative Parcel Map No. 2016-02, as conditioned, based upon the findings and conditions in Resolution No. 2016-07. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances, and The Village at Willow Creek Specific Plan.

Conditional Use Permit No. 2016-02: Staff recommends approval of Conditional Use Permit No. 2016-02, as conditioned, based on the findings and conditions in Resolution No. 2016-08. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning Ordinance, and The Village at Willow Creek Specific Plan.

RECOMMENDED MOTION

I move to approve General Plan Amendment No. 2016-02, based on the findings and conditions in Resolution No. 2016-06.

I move to approve Change of Zone No. 2016-01, based on the findings and conditions in Resolution No. 2016-05.

I move to approve Specific Plan Amendment No. 2016-03, based on the findings and conditions in Resolution No. 2016-11.

I move to approve Tentative Parcel Map No. 2016-02, based on the findings and conditions in Resolution No. 2016-07.

I move to approve Conditional Use Permit No. 2016-02, based on the findings and conditions in Resolution No. 2016-08.

PROJECT DESCRIPTION

The requested actions are to facilitate the development of a 6,100 sq. ft. urgent care medical clinic for the Kaweah Delta Health Care District, on 1.01 acres, at the northeast corner of Demaree Street and Flagstaff Avenue, as depicted in Exhibit "A". The proposed medical clinic use is a conditional use in the Professional/Administrative Office (PA) zone, and not allowed in the current multi-family zoning on the subject site. The proposed actions would change the land use designation and zoning on 1.01 acres of an existing 4.66 acre parcel. This also requires a parcel map to separate the site, and an amendment to the Village at Willow Creek Specific Plan from multi-family residential to office on the site.

Urgent Care Clinic – The proposed urgent care clinic shown in Exhibit "A" is a 6,100 sq. ft. building located at the northwest corner of Demaree Street and Flagstaff Avenue. The elevations are illustrated in Exhibit "E". The subject site will have access off of Flagstaff Street to a 51 stall parking lot. The proposed clinic would operate seven days a week from 9 am to 8 pm. The applicant estimates that there will be 75 patients per day with staffing of 4 to 10 personnel. The clinic is for minor injuries and radiology studies, with no surgical services as described in the Operational Statement in Exhibit "F". Conditional Use Permit No. 2016-02 is required for a medical clinic in the proposed PA Office zone.

The subject site is within the Village at Willow Creek Specific Plan, located on the northeast corner of Riggan Avenue and Demaree Street, see Exhibit "B". The 1.01 acre subject site is designated and zoned Medium Density Residential (R-M-2), wherein a general plan amendment and change of zone are required, along with the specific plan amendment for the proposed Office land use and zoning designation.

Tentative Parcel Map No. 2016-02 shown in Exhibit "D", would divide the existing 4.66 acre parcel into two parcels. Parcel No. One is 1.01 acres, and Parcel No. Two is 3.65 acres.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium Density
Proposed LUD	Office (1.01 Acres)
Zoning:	Medium Density Residential (R-M-2)
Proposed Zoning	Professional Administrative Office (PA)
Surrounding Zoning and Land Use:	North: QP (Storm Water Basin)
	South: CCM (Community Commercial) / Village at Willow Creek Shopping Center
	East: R-1-6 (Single-Family Residential)
	West: R-1-6 (Single-Family Residential - PUD)
Environmental Review:	Negative Declaration No. 2016-05
Special Districts:	Village at Willow Creek Specific Plan
Site Plan:	Site Plan Review No. 2015-180 & 2015-181

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Specific Plan No. 2006-06, The Village at Willow Creek Specific Plan, approved by the Planning Commission on October 10, 2006, and the City Council on November 20, 2006.

Conditional Use Permit No. 2011-01: In 2011, the Planning Commission approved a request by Kaweah Delta to establish a 3,648 sq. ft. medical walk in clinic within an existing building located in the PA (Professional / Administrative Office) zone. The site is located on the northeast corner of East Tulare Avenue and South Ben Maddox.

Conditional Use Permit No. 2012-26: In 2012, the Planning Commission approved a request by State Center Properties LLC, to construct a two-story medical office building in the P-A (Professional / Administrative Office) zone on a portion of a 13.6-acre site. The property is located on the southeast corner of South Akers Street and West Cypress Avenue. The building included several medical components including an urgent care clinic which was considered as a part of the conditional use permit.

PROJECT EVALUATION

Staff recommends approval of the requested actions to allow the development of a 1.01 acre urgent care clinic as shown in Exhibit "A". The proposed GPA, COZ, and SPA would establish the Professional Administrative Office designation on the 1.01 acres, and the TPM and CUP would establish a parcel and the entitlement for an urgent care clinic, which is a conditional use in the PA zone. These combined actions are consistent with the overall development pattern established through The Village at Willow Creek Specific Plan. The Plan area already contains 1.01 acres of undeveloped office designation, this action would add another 1.01 acres for a total of 2.02 acres of office designation in the Plan area.

General Plan Amendment

The change of land use designation from Medium Density Residential to Office for this 1.01 acre site is consistent with the Community Commercial zoning designation to the south. Office uses are considered transitional land uses for the separation of commercial and residential land uses. The 2014 Land Use Element designates the existing Community Commercial area as Mixed Use Commercial, wherein the proposed adjacent Office designation would be consistent.

Reginal Housing Needs Assessment - The requested general plan amendment to change 1.01 acres from Medium Density Residential to Office would reduce the existing 4.66 acres of Medium Density Residential to 3.65 acres. The 4.66 acre site is designated as one of the Medium Density Residential sites which is eligible for providing multiple family residential for Low Income residents in the March 15, 2010 City of Visalia Housing Element through the Reginal Housing Needs Assessment (RHNA).

The Housing Element has identified 188 acres of undeveloped Medium Density Residential designated property within the City, which is available for meeting the number of residential units allocated to the City under the RHNA distribution from the County/State. At 1.01 acres, the potential number of units' ranges from 10 to 15 units as provided in the General Plan density range for the Medium Density Residential designation.

In considering the requested change, staff found that the reduction in RHNA allocated site area was less than 1% (0.85%) for the Medium Density designation, and less than a half % (0.032) for the total identified RHNA sites.

The applicant has conceptually depicted a proposed Phase Two (senior residential care facility) for the remaining 3.65 acres of the subject site. While this action would require additional discretionary actions (CUP, SPA), the applicant has agreed to the best of their ability to develop the senior project with an equivalent density to the original 4.66 acres of Medium Density Residential. It should be noted that the City, County, and State have not established any type of equivalency ratio for these types of projects, and the net result could be a loss of 0.032% of our RHNA identified land for the urgent care facility.

Change of Zone

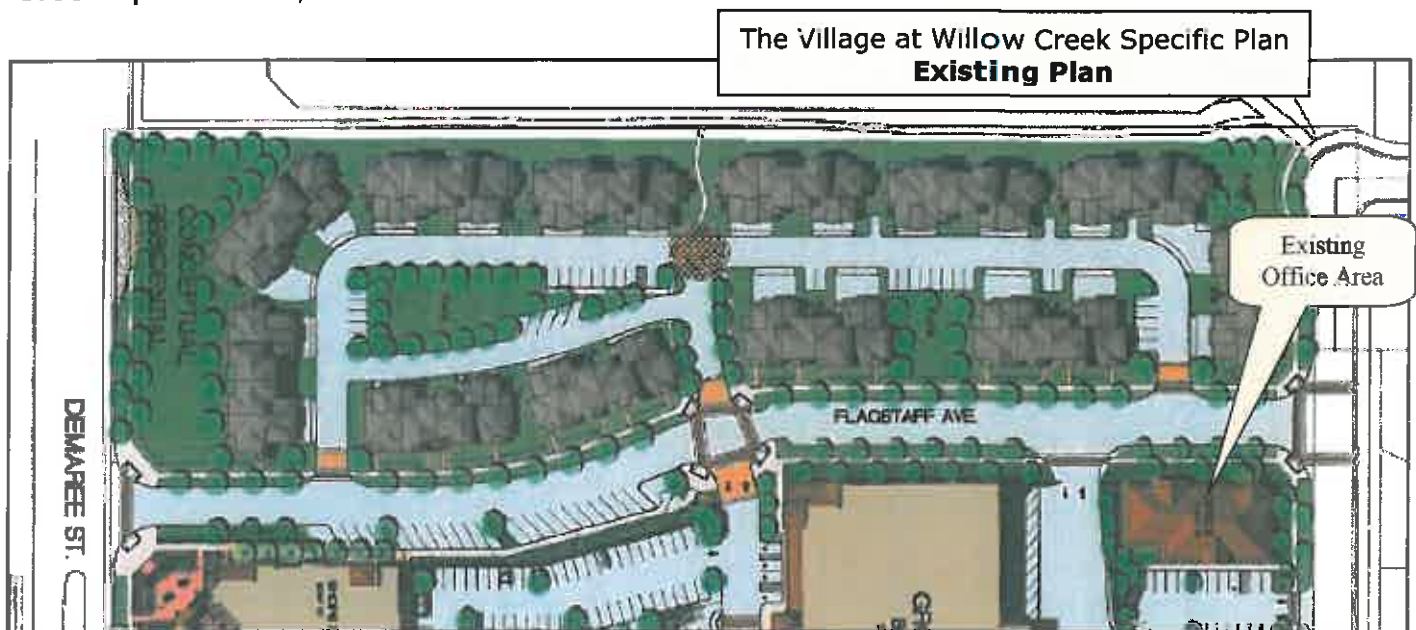
The proposed zone change corresponds to the requested General Plan Amendment, changing the zoning from R-M-2 (Medium Density Residential) to PA (Office) on 1.01 acres. The proposed action would result in a reduction from 4.66 to 3.65 acres of Medium Density Residential. As discussed under the general plan amendment discussion, the loss of 1.01 acres of medium density residential is not considered significant in terms of the City of Visalia RHNA allocation. In addition, both office and multiple family are recognized as transitional land uses, which may be located between single family residential and commercial uses.

Staff finds the proposed change of zone on 1.01 acres from medium density residential to office to be consistent with The Village at Willow Creek Specific Plan, and consistent with the intent of providing commercial, office and multiple family land uses in and adjacent to the Community Commercial (CCM) zoning designation.

The City of Visalia is currently processing a City-wide Zoning Ordinance and Map update consistent with the 2014 General Plan Land Use Element Update. As a part of this update, the Community Commercial zoning to the south of the subject site will be replaced with a Commercial Mixed Use zoning designation. Staff finds the proposed zone change consistent with the anticipated Commercial Mixed Use designation.

Consistency with The Village at Willow Creek Specific Plan

The site has an approved master-planned development entitled through The Village at Willow Creek Specific Plan, as shown in Exhibit "B".



The existing Specific Plan contains one acre of office at the northwestern portion of the site along Leila Street which is not developed. The existing designated office area would remain, and the proposed office area of 1.01 acres would be added for a total of 2.02 acres of office within the Specific Plan.

The Village at Willow Creek Specific Plan is a 26 acre plan adopted in 2006, consisting of 21 acres of commercial, 4.6 acres of multiple family, and 1.01 acres of office. The existing plan is shown in Exhibit - "B", and the proposed amended Plan in Exhibit "C". The plan area is approximately 65% built-out, with the multiple family, the existing office, and a commercial pad undeveloped.

No other parts of the Specific Plan are being affected outside of the 4.66 acre parcel which contains the proposed 1.01 acre urgent care clinic. As seen in Exhibit "C", the balance of the



multiple family area which was tentatively shown as multiple-family units on the 4.66 acres would be considered for a senior care facility in Phase Two which would change the configuration on this parcel. Instead of two-story multiple family units along the street on

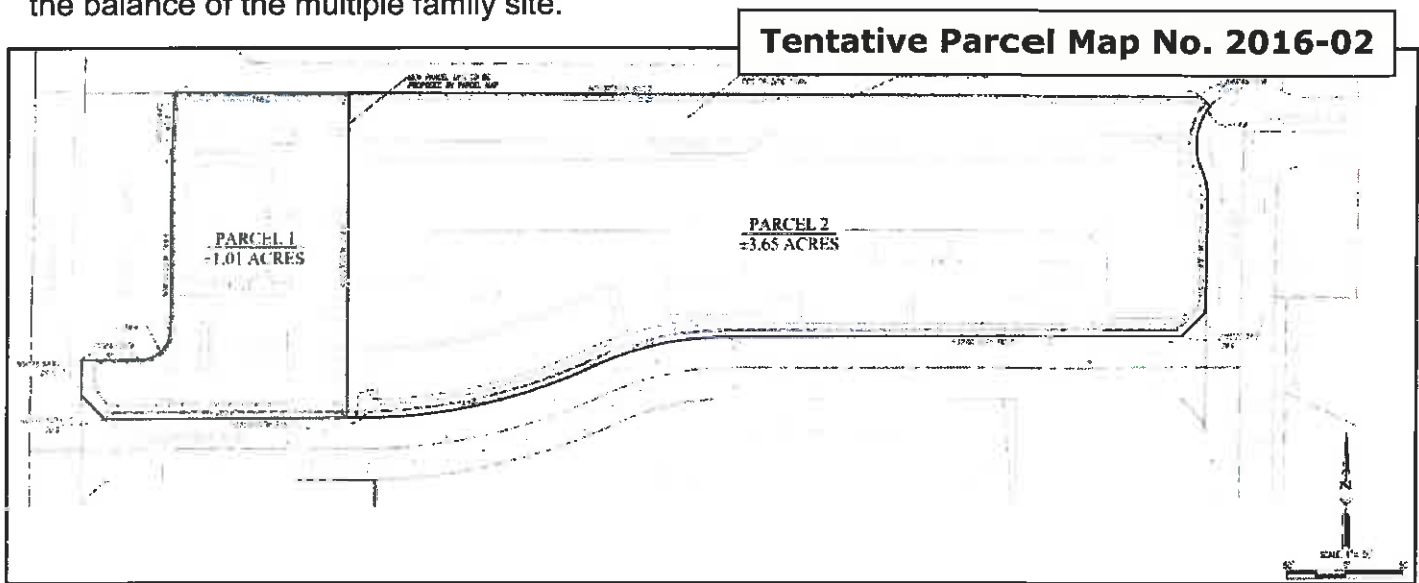
Flagstaff, the primary building mass would be moved to the north side of the site along the open space, with one-story senior units along a smaller section of the Flagstaff Street frontage.

It should be noted, the revised "Specific Plan" includes a conceptual layout for the proposed senior care facility on the remaining 3.65 acres. The actual status of the 3.65 acres remains as the originally approved multiple-family designation until such time as an amendment to the Specific Plan for the senior care facility was processed.

Staff has determined the differences noted are minor and recommends that the change of 1.01 acres of medium density multiple family to office be found to be substantially in conformance with The Village at Willow Creek Specific Plan. The configuration of the original plan area remains the same, and the site is subject to standards established through the Specific Plan.

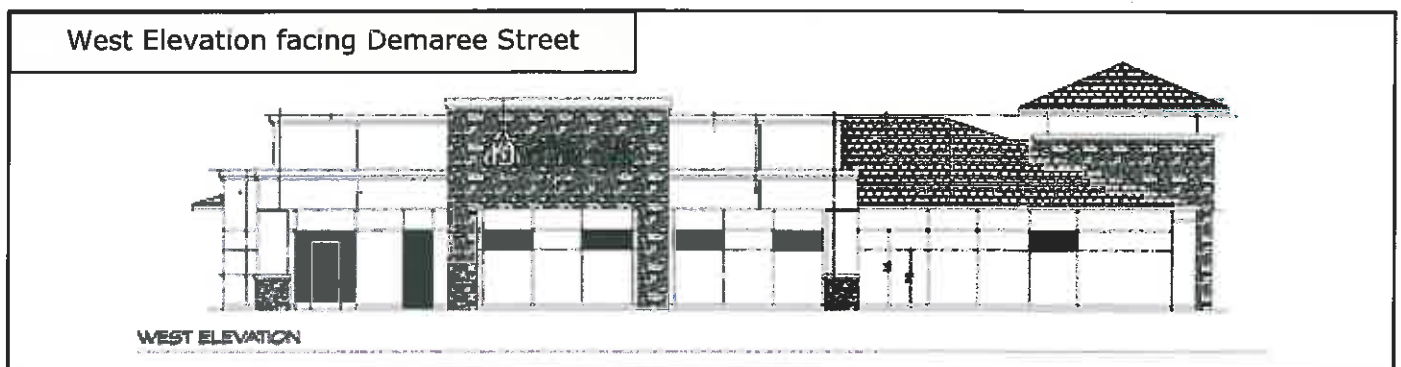
Tentative Parcel Map

The requested parcel map shown in Exhibit "D" would divide the 4.66 acre site into a 1.01 acre site (Parcel One) for the proposed urgent care clinic, and a 3.65 acres site (Parcel No. Two), for the balance of the multiple family site.



Both proposed parcels would have frontage on Flagstaff Avenue for vehicular and pedestrian access. As shown in the conceptual layout for the proposed parcels, there are vehicular cross access points between the parcels. While the conceptual site layout for the entire 4.66 acre site depicts the proposed future senior care facility, staff has determined that the illustrated cross access points would also work for a standard multiple-family residential development.

All development associated with the proposed Tentative Parcel Map is subject to the development standards established by the Village at Willow Creek Specific Plan. Cross access is required between the proposed parcels, and is a condition of the map.

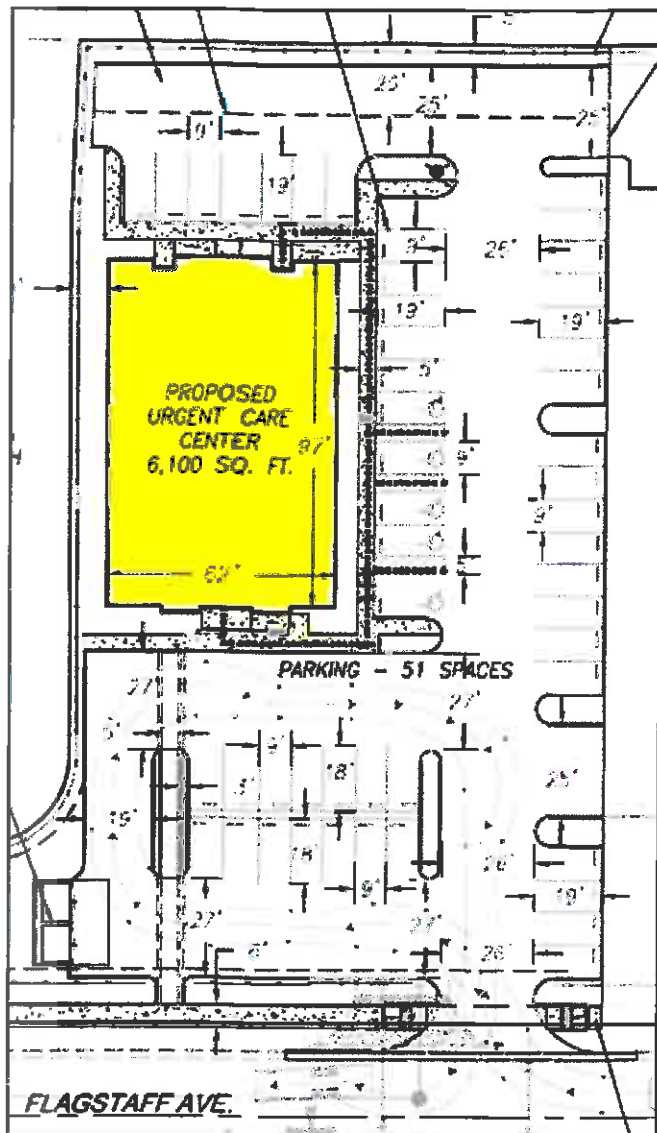


Conditional Use Permit for an Urgent Care Clinic

The proposed urgent care clinic would be a 6,100 sq. ft. building with 51 parking stalls as shown in Exhibits "A" and "C", and the proposed elevations in Exhibit "E". One vehicular access point is provided on Flagstaff Avenue to a 51 stall parking lot. The frontage along Demaree Street is blocked by a large section of Modoc Ditch, with only a small portion of the parcel fronting the Street. The proposed clinic would operate seven days a week from 9 am to 8 pm. The applicant estimates that there will be 75 patients per day with staffing of 4 to 10 personnel. The clinic is for minor injuries and radiology studies, with no surgical services.

The site plan includes the conceptual layout for the senior care facility with two internal cross access points on the east side of the proposed site. The cross access points would also work with a standard multiple-family residential development. The proposed parcel map has been conditioned to require the cross access points.

Staff has determined that the hours of operation and routine medical activities are consistent with the shopping center to the south, and the residential uses to the east on Leila Street, and across Demaree Street to the west. The site would be subject to the architectural and development standards of The Village at Willow Creek Specific Plan.



General Plan Health Care Objectives & Policies – The General Plan Land Use Element contains several objectives and policies related to providing a broad range of health care facilities integrated throughout the community, shown below. In addition to those use permits listed in the Related Projects section, the Planning Commission has approved several other use permits for walk-in and urgent care clinics in the community. These types of facilities provide an alternative health care option to utilizing the hospital emergency room or the family physician for minor services in a timely manner.

Objectives

LU-O-35 Plan for the integration of public facilities with surrounding districts, so that hospitals, schools, and libraries act as hubs for mixed use activity centers and are easily accessible to the majority of residents in Visalia.

LU-O-37 Facilitate a continued high level of health care services in the community.

Policies

LU-P-112 Continue to work with Kaweah Delta Health Care District to facilitate expansion of its downtown facility and master planning for additional new facilities.

Master plans should incorporate an array of support uses and should integrate health care facilities with surrounding land uses. They may include age-restricted residential uses and continued care facilities.

LU-P-113 Allow new public and private health care facilities in Downtown, East Downtown, and other commercial and office areas, as needed, and continue to coordinate land use issues with representatives from the healthcare community.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts resulting from the project are determined to be less than significant. Therefore, staff recommends that Negative Declaration No. 2016-05 be approved for this project.

2006 Environmental - Mitigated Negative Declaration No. 2006-094 was certified for The Village at Willow Creek Specific Plan. The Initial Study disclosed that a significant, adverse environmental impact related to noise may occur in the fields of noise attributed from construction of the project and the daily operations of the Lowe's Home Improvement center. The Mitigated Negative Declaration circulated for this project contains a Mitigation Monitoring Program that requires the construction and operations of the center to be mitigated as required by the noise impact assessment discussed above. The mitigation contained in the Mitigation Monitoring Program shall effectively reduce the environmental impact of noise impact to a level that is less than significant. The current project does not diminish or alter this certification or its mitigation measures.

RECOMMENDED FINDINGS

General Plan Amendment No. 2016-02

1. That the proposed General Plan Amendment is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed General Plan Amendment is consistent with The Village at Willow Creek Specific Plan.
3. That the reduction of the Reginal Housing Needs Assessment multiple-family acreage identified in the March 15, 2010 City of Visalia Housing Element, by 1.01 acres, resulting in a potential loss of 0.032% of the total identified RHNA sites in the City of Visalia, is not significant, and will not have a negative impact upon achieving the goals of the Housing Element.
4. That the proposed General Plan Amendment for 1.01 acres of Professional Administrative Office is compatible with the surrounding land uses as conditioned through the Village at willow Creek Specific Plan.
5. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

Change of Zone No. 2016-01

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the reduction of the Reginal Housing Needs Assessment multiple-family acreage identified in the March 15, 2010 City of Visalia Housing Element, by 1.01 acres, resulting in a potential loss of 0.032% of the total identified RHNA sites in the City of Visalia, is not significant, and will not have a negative impact upon achieving the goals of the Housing Element.

3. That the proposed change of 1.01 acres of R-M-2 (Medium Density Residential), to PA (Professional Administrative Office) is consistent with The Village at Willow Creek Specific Plan.
4. That the proposed zoning designation is consistent and compatible with adjacent land uses.
5. That any subsequent development of the project area will be subject to the requirements of the City of Visalia development standards which are designed to reduce/minimize/eliminate potential conflicts with adjacent land uses, and The Village at Willow Creek Specific Plan development standards.
6. That the proposed project is consistent with The Village at Willow Creek Specific Plan.
7. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

Specific Plan Amendment No. 2016-03

1. That Specific Plan Amendment No. 2016-03 has been prepared in accordance with adopted local ordinance – in particular, Chapter 12.04 of the Visalia Municipal Code.
2. That Specific Plan Amendment No. 2016-03 is consistent with the Village at Willow Creek Specific Plan.
3. That Specific Plan Amendment No. 2016-03 has been prepared in accordance with adopted State law – in particular, Sections 65450 through 65457 of the California Government Code.
4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.
5. That Specific Plan Amendment No. 2016-03 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Tentative Parcel Map No. 2015-04

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the parcel map are consistent with The Village at Willow Creek Specific Plan.
4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

Conditional Use Permit No. 2015-02

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 for an urgent care clinic in the PA zone is consistent with the policies and intent of the General Plan, Zoning Ordinance, and The Village at Willow Creek Specific Plan. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be subject to the development standards of The Village at Willow Creek Specific Plan.
4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2015-04

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "D".
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-181.
3. That the two vehicular cross access points shown in the urgent care development plan be shown on the final map, and have the corresponding agreement approved by the City.
4. That the parcel map site is subject to the development standards of The Village at Willow Creek Specific Plan.
5. That Tentative Parcel Map No. 2016-02 shall be null and void unless Conditional Use Permit No. 2016-02 is approved.
6. That an agreement addressing vehicular cross access, ingress and easement, parking, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.
7. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
8. That all other federal and state laws and city codes and ordinances be complied with.
9. 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 TPM No. 2016-05-06, prior to the recordation of the parcel map.

Conditional Use Permit No. 2016-02

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-180.
2. That the site be developed in substantial compliance with the site Plan in Exhibit "A", and Elevations in Exhibit "E".
3. That the urgent care clinic operate consistent with the operational statement in Exhibit "F".

4. That General Plan Amendment No. 2016-02 and Change of Zone No. 2016-01 be approved.
5. That Specific Plan amendment No. 2016-03 be approved, and that all other requirements of The Village at Willow Creek Specific Plan shall apply.
6. That the timeline for the lapse of Conditional Use Permit No. 2016-03 shall be tied to the timeline for Tentative Parcel Map No. 2016-02.
7. That all applicable federal, state, and city laws and codes and ordinances be met.
8. 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. 2016-02, prior to the recordation of the final map for this project.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

The General Plan Amendment, Change of Zone, and Specific Plan Amendment actions will automatically go forward to the City Council for final action through a public hearing process.

Attachments:

- Related Plans and Policies
- Resolution No. 2016-06 for General Plan Amendment No. 2016-02
- Resolution No. 2016-05 for Change of Zone No. 2016-01
- Resolution No. 2016-11 for Specific Plan Amendment No. 2016-03
- Resolution No. 2016-07 for Tentative Parcel Map No. 2016-02
- Resolution No. 2016-08 for Conditional Use Permit No. 2016-02
- Exhibit "A" – Urgent Care Clinic Site Plan
- Exhibit "B" – Existing Village at Willow Creek Specific Plan – Site Plan
- Exhibit "C" – Proposed Village at Willow Creek Specific Plan – Site Plan
- Exhibit "D" - Tentative Parcel Map No. 2016-02
- Exhibit "E" – Urgent Care Clinic – Elevations
- Exhibit "F" – Urgent Care – Operational Statement
- The Village at Willow Creek Specific Plan
- Negative Declaration No. 2016--05
- Site Plan Review Comments: SPR 2015-180 & SPR 2016-181
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

City of Visalia Zoning Ordinance – Excerpts [Title 17 of Visalia Municipal Code]

Chapter 17.44: AMENDMENTS

Section 17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission. (Ord. 2001-13 § 4 (part), 2001: prior code § 7586)

Chapter 17.54: GENERAL PLAN AMENDMENTS

Section 17.54.070 Action of city planning commission.

Within forty-five (45) days following the public hearing, the city planning commission shall make a specific recommendation and shall transmit a report to the city council. The report shall include a resolution recommending either approval or denial of the proposed amendment, together with pertinent information and the report of the city planning staff. (Prior code § 7656)

City of Visalia Subdivision Ordinance – Excerpts [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 16.28.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

Section 16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

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

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

Chapter 17.30: MODIFYING ZONES

Section 17.30.130 Development standards.

Development standards for the Village at Willow Creek Specific Plan were established through the Specific Plan process.

Chapter 17.38: CONDITIONAL USE PERMITS

Section 17.38.110 Action by planning commission.

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

RESOLUTION NO. 2016-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2016-02: A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT AND CRS FARMING TO CHANGE THE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO PROFESSIONAL ADMINISTRATIVE OFFICE ON 1.01 ACRES, LOCATED AT THE NORTHEAST CORNER OF DEMAREE STREET AND FLAGSTAFF AVENUE (APN: 078-210-021)

WHEREAS, General Plan Amendment No. 2016-02 is a request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres, at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021); 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 May 23, 2016; and,

WHEREAS, the Planning Commission of the City of Visalia finds that General Plan Amendment No. 2016-02, to be in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that no significant environmental impacts would result from this project and, certify that Negative Declaration No. 2016-05 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of General Plan Amendment No. 2016-02 based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed General Plan Amendment is consistent with The Village at Willow Creek Specific Plan.
3. That the reduction of the Regional Housing Needs Assessment multiple-family acreage identified in the March 15, 2010 City of Visalia Housing Element, by 1.01 acres, resulting in a potential loss of 0.032% of the total identified RHNA sites in the City of Visalia, is not significant, and will not have a negative impact upon achieving the goals of the Housing Element.

4. That the proposed General Plan Amendment for 1.01 acres of Professional Administrative Office is compatible with the surrounding land uses as conditioned through the Village at Willow Creek Specific Plan.
5. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 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 General Plan Amendment No. 2016-02 on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.080 of the Ordinance Code of the City of Visalia.

RESOLUTION NO. 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2016-01, A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT AND CRS FARMING TO CHANGE THE ZONING FROM R-M-2 (MEDIUM DENSITY RESIDENTIAL) TO PA (PROFESSIONAL ADMINISTRATIVE OFFICE) ON 1.01 ACRES FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF DEMAREE STREET AND FLAGSTAFF AVENUE (APN: 078-210-021)

WHEREAS, Change of Zone No. 2016-01 is a request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres, for property located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on May 23, 2016; and

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

WHEREAS, an Initial Study was prepared for this action which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the reduction of the Regional Housing Needs Assessment multiple-family acreage identified in the March 15, 2010 City of Visalia Housing Element, by 1.01 acres, resulting in a potential loss of 0.032% of the total identified RHNA sites in the City of Visalia, is not significant, and will not have a negative impact upon achieving the goals of the Housing Element.
3. That the proposed change of 1.01 acres of R-M-2 (Medium Density Residential), to PA (Professional Administrative Office) is consistent with The Village at Willow Creek Specific Plan.
4. That the proposed zoning designation is consistent and compatible with adjacent land uses.

5. That any subsequent development of the project area will be subject to the requirements of the City of Visalia development standards which are designed to reduce/minimize/eliminate potential conflicts with adjacent land uses, and The Village at Willow Creek Specific Plan development standards.
6. That the proposed project is consistent with The Village at Willow Creek Specific Plan.
7. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

RESOLUTION NO. 2016-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2016-03: A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT AND CRS FARMING TO AMEND THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN TO CHANGE 1.01 ACRES OF MEDIUM DENSITY MULTIPLE FAMILY TO PROFESSIONAL ADMINISTRATIVE OFFICE. THE SITE IS LOCATED AT THE NORTHEAST CORNER OF DEMAREE STREET AND FLAGSTAFF AVENUE (APN: 078-210-021).

WHEREAS, Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend The Village at Willow Creek Specific Plan to change 1.01 acres of Medium Density Residential to Professional Administrative Office. The site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 23, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds that Specific Plan Amendment No. 2016-03, to change 1.01 acres of Medium Density Residential to Professional Administrative Office in The Village at Willow Creek Specific Plan has been prepared in accordance with Chapter 12.04 of the Municipal Code of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared for this action which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration 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 recommends that the City Council approve Specific Plan Amendment No. 2016-03, and makes the following specific findings with regard to Specific Plan Amendment No. 2016-03, based on the evidence presented:

1. That Specific Plan Amendment No. 2016-03 has been prepared in accordance with adopted local ordinance – in particular, Chapter 12.04 of the Visalia Municipal Code.
2. That Specific Plan Amendment No. 2016-03 is consistent with the Village at Willow Creek Specific Plan.
3. That Specific Plan Amendment No. 2016-03 **has** been prepared in accordance with adopted State law – in particular, Sections 65450 through 65457 of the California Government Code.
4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project.

Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

5. That Specific Plan Amendment No. 2016-03 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

RESOLUTION NO 2016-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2016-02, A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT AND CRS FARMING TO DIVIDE 4.66 ACRES INTO 2 PARCELS OF 1.01 ACRES, AND 3.65 ACRES, IN THE R-M-2 (MEDIUM DENSITY RESIDENTIAL) ZONE. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF DEMAREE STREET AND FLAGSTAFF AVENUE (APN: 078-210-021)

WHEREAS, Tentative Parcel Map No. 2016-02 is a request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone. The project is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 23, 2016; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance 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 for this action which disclosed that no significant environmental impacts would result from this project.

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

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the parcel map are consistent with The Village at Willow Creek Specific Plan.
4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

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 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "D".
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-181.
3. That the two vehicular cross access points shown in the urgent care development plan be shown on the final map, and have the corresponding agreement approved by the City.
4. That the parcel map site is subject to the development standards of The Village at Willow Creek Specific Plan.
5. That Tentative Parcel Map No. 2016-02 shall be null and void unless Conditional Use Permit No. 2016-02 is approved.
6. That an agreement addressing vehicular cross access, ingress and easement, parking, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.
7. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
8. That all other federal and state laws and city codes and ordinances be complied with.
9. 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 TPM No. 2016-05-06, prior to the recordation of the parcel map.

RESOLUTION NO. 2016-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-02, A REQUEST BY KAWEAH DELTA HEALTH CARE DISTRICT AND CRS FARMING TO ESTABLISH A 6,100 SQ. FT. URGENT CARE MEDICAL CLINIC ON 1.01 ACRES IN THE PA (PROFESSIONAL ADMINISTRATIVE OFFICE) ZONE. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF DEMAREE STREET AND FLAGSTAFF AVENUE (APN: 078-210-021)

WHEREAS, Conditional Use Permit No. 2016-02, is a request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone. The project is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 23, 2016; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2016-02, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared for this action which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit for an urgent care clinic in the PA zone is consistent with the policies and intent of the General Plan, Zoning Ordinance, and The Village at Willow Creek Specific Plan. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be subject to the development standards of The Village at Willow Creek Specific Plan.

4. That an Initial Study was prepared for the project consistent with California Environmental Quality Act Guidelines. The initial study disclosed the proposed project has no adverse effects that could occur as a result of the project. Therefore, Negative Declaration No. 2016-05 can be adopted for the project.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2015-180.
2. That the site be developed in substantial compliance with the site Plan in Exhibit "A", and Elevations in Exhibit "E".
3. That the urgent care clinic operate consistent with the operational statement in Exhibit "F".
4. That General Plan Amendment No. 2016-02 and Change of Zone No. 2016-01 be approved.
5. That Specific Plan amendment No. 2016-03 be approved, and that all other requirements of The Village at Willow Creek Specific Plan shall apply.
6. That the timeline for the lapse of Conditional Use Permit No. 2016-03 shall be tied to the timeline for Tentative Parcel Map No. 2016-02.
7. That all applicable federal, state, and city laws and codes and ordinances be met.
8. 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. 2016-02, prior to the recordation of the final map for this project.

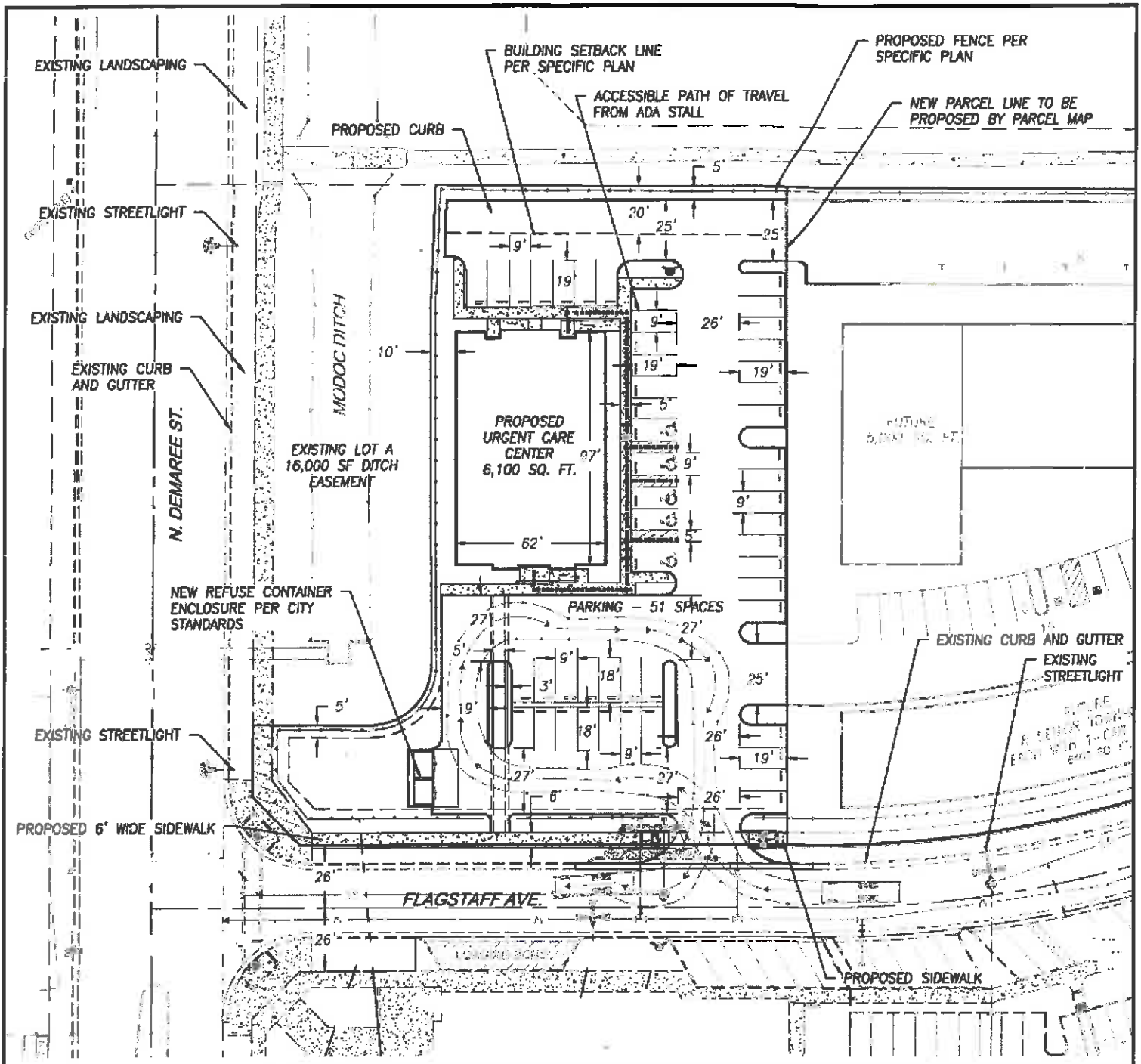


Exhibit - A

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN



Exhibit - B

Revised Village at Willow Creek Specific Plan



Exhibit - C

TENTATIVE PARCEL MAP

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 4649, REC. IN BOOK 49 OF MAPS, AT PAGE 54 T.C.R. IN SECTION 13 OF TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

OWNER: CFS FARMING, LLC
 2100 S. PINE STREET
 VISALIA, CA 93291
 PHONE: (559) 733-1070

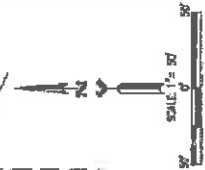
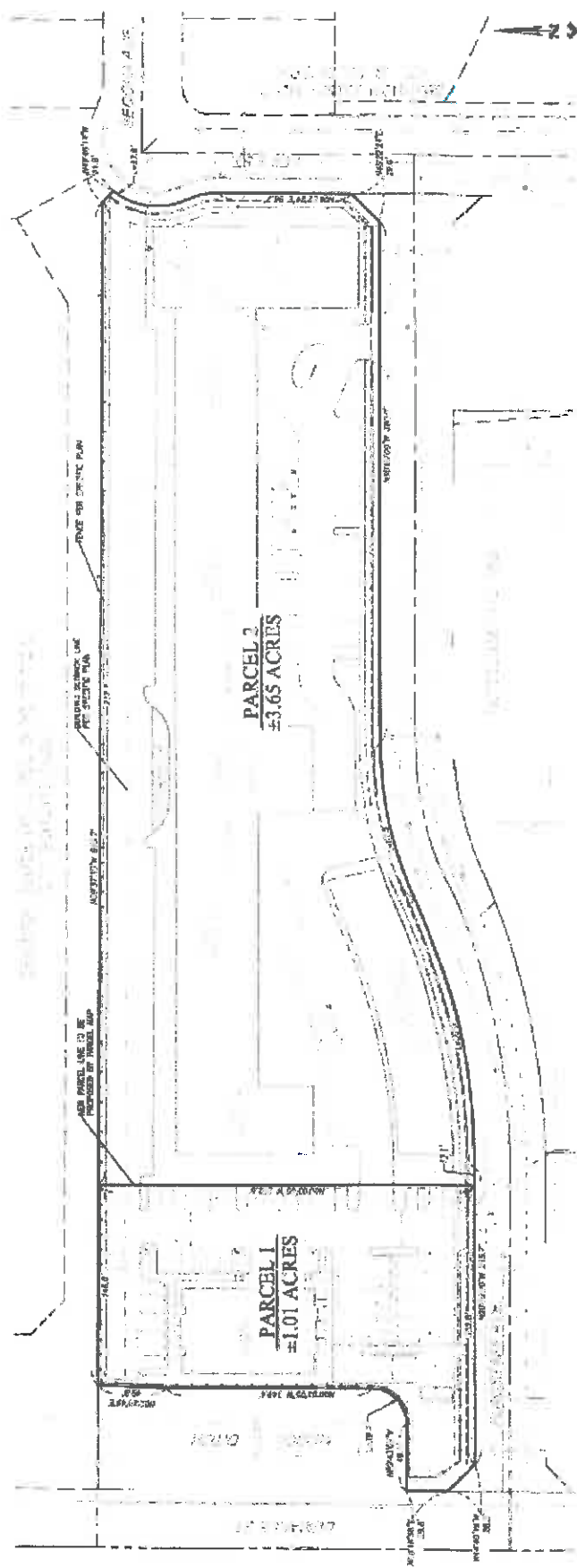
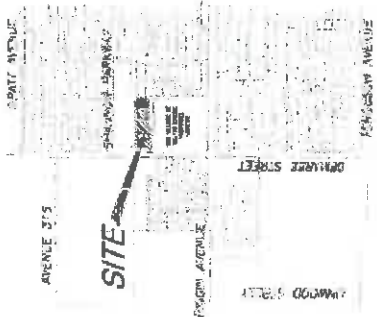


Quad Knopf

101 S. MAIN STREET
 P.O. BOX 5000
 VISALIA, CA 93291
 PHONE: (559) 733-1070
 WEBSITE: www.quadknopf.com

SITE DATA:

- EXISTING ZONING: MULTI-FAMILY (R-M-2)
- EXISTING USE: MULTI-FAMILY (R-M-2)
- PROPOSED USE/ZONING: MULTI-FAMILY (R-M-2)
- USE: RESIDENTIAL, ADMIN/TRAFFIC/OFFICE (R-R)
- OWNER: CFS FARMING, LLC
- OWNER ADDRESS: 2100 S. PINE STREET, VISALIA, CA 93291
- APN: 079-210-001
- TOTAL ACRES: 14.86 ACRES



SHEET 1 OF 1

Exhibit - D

Elevations

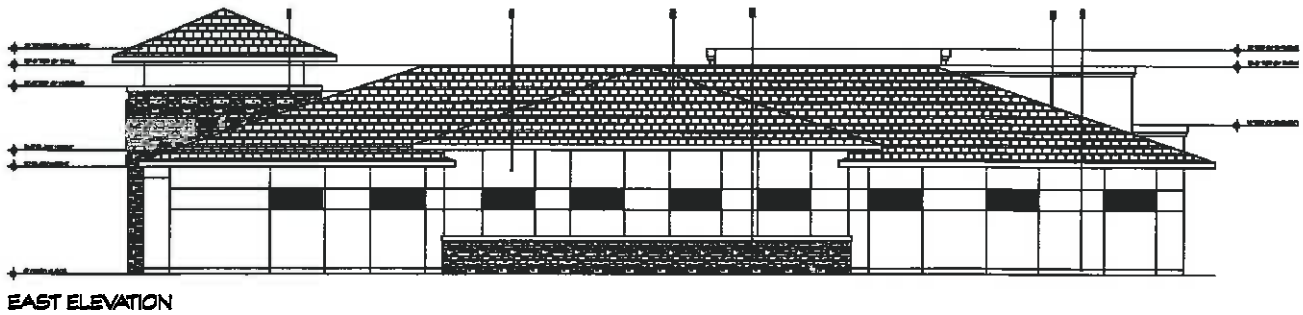
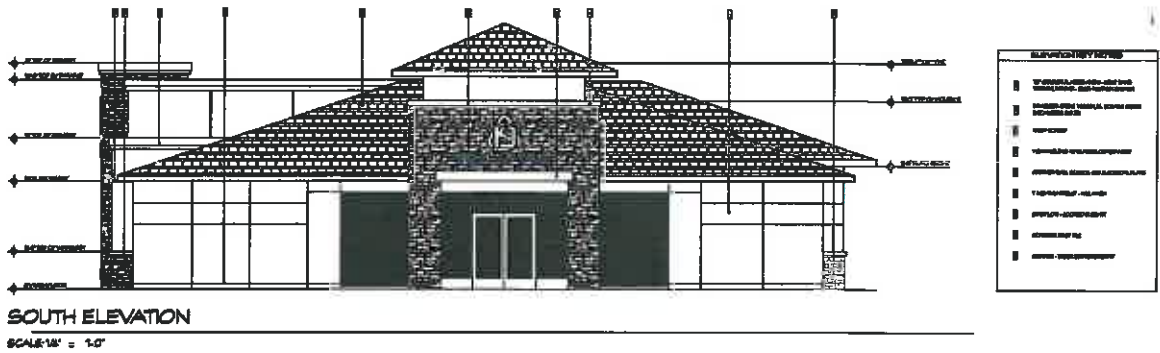
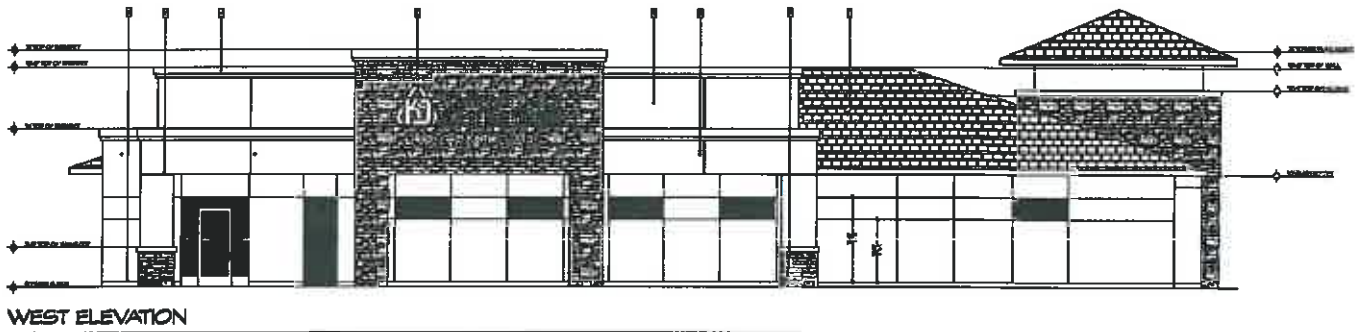
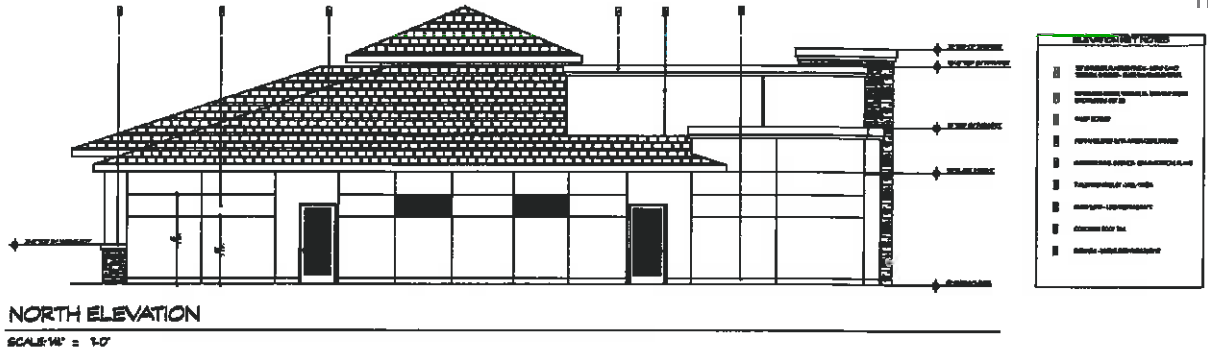


Exhibit "F" – Operational Statement

RE: Northside Urgent Care Center

Operational Statement

Reference: Proposed Urgent Care to be located on the corner of North of Demaree and Rigins

The proposed location will be developed as a walk-in Urgent Care clinic with no appointments necessary. The Urgent Care will operate 7-days per week, 11-hours per day. Our anticipated patient volume will be an average of 75 patients per day. The staffing will consist of 4 personnel, 3 – medical provider (Physician or Nurse Practitioner/Physician Assistant), 2 – Medical Assistant/Nurse Aide, 2 – Licensed Vocational Nurse, 1 Radiology Technician, and 2 – Registrar. This clinic will serve as walk in clinic that will see patients for minor injuries. Will be providing radiology studies with no surgical services.

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

**NOTICE OF A PROPOSED
NEGATIVE DECLARATION**

Project Title: General Plan Amendment No. 2016-02, Change of Zone No. 2016-01, Specific Plan Amendment No. 2016-03, Tentative Parcel Map No. 2016-02, and Conditional Use Permit No. 2016-02

Project Description: The proposed actions are for the establishment of a 6,100 sq. ft. urgent care clinic on a 1.01 acre parcel. The proposed urgent care clinic would be a 6,100 sq. ft. building with 51 parking stalls. One vehicular access point is provided on Flagstaff Avenue. The proposed clinic would operate seven days a week from 9 am to 8 pm. The applicant estimates that there will be 75 patients per day with staffing of 4 to 10 personnel. The clinic is for minor injuries and radiology studies, with no surgical services.

The proposed project requires changing the land use designation and zoning from the existing Medium Density Residential (R-M-2) to Professional Administrative Office (PA), and a parcel map to divide a 4.66 acre parcel into two parcels of 1.01 and 3.65 acres. The subject site is part of the Village at Willow Creek Specific Plan which would be amended to match the proposed land use and zoning for the 1.01 acre medical office use. A conditional use permit is required for clinics in the PA (office) zone. The precise entitlement descriptions are as follows:

General Plan Amendment No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres.

Change of Zone No. 2016-01: A request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres.

Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend the Village at Willow Creek Specific Plan to allow 1.01 acres of Professional Administrative Office.

Tentative Parcel Map No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone.

Conditional Use Permit No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone.

Project Location: The site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021)

Contact Person: Andrew Chamberlain, Senior Planner

Phone: (559) 713-4003

Time and Place of Public Hearing: A public hearing will be held before the Planning Commission on May 23, 2016 at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

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

Reasons for Negative Declaration: Initial Study No. 2016-05 has not identified any significant, adverse environmental impact(s) that may occur because of the project. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Negative Declaration will be accepted from April 29, 2016 to May 18, 2016.

Date: 4-21-16

Signed: 
Josh McDonnell, AICP
Environmental Coordinator
City of Visalia

NEGATIVE DECLARATION

Project Title: General Plan Amendment No. 2016-02, Change of Zone No. 2016-01, Specific Plan Amendment No. 2016-03, Tentative Parcel Map No. 2016-02, and Conditional Use Permit No. 2016-02

Project Description: The proposed actions are for the establishment of a 6,100 sq. ft. urgent care clinic on a 1.01 acre parcel. The proposed urgent care clinic would be a 6,100 sq. ft. building with 51 parking stalls. One vehicular access point is provided on Flagstaff Avenue. The proposed clinic would operate seven days a week from 9 am to 8 pm. The applicant estimates that there will be 75 patients per day with staffing of 4 to 10 personnel. The clinic is for minor injuries and radiology studies, with no surgical services.

The proposed project requires changing the land use designation and zoning from the existing Medium Density Residential (R-M-2) to Professional Administrative Office (PA), and a parcel map to divide a 4.66 acre parcel into two parcels of 1.01 and 3.65 acres. The subject site is part of the Village at Willow Creek Specific Plan which would be amended to match the proposed land use and zoning for the 1.01 acre medical office use. A conditional use permit is required for clinics in the PA (office) zone. The precise entitlement descriptions are as follows:

General Plan Amendment No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres.

Change of Zone No. 2016-01: A request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres.

Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend the Village at Willow Creek Specific Plan to allow 1.01 acres of Professional Administrative Office.

Tentative Parcel Map No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone.

Conditional Use Permit No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone.

Project Location: The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021)

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

Attachments:

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

DECLARATION OF NO SIGNIFICANT EFFECT:

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

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or

endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: *Paul Scheibel*
Date Approved: _____

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Project Description: The proposed actions are for the establishment of a 6,100 sq. ft. urgent care clinic on a 1.01 acre parcel. The proposed urgent care clinic would be a 6,100 sq. ft. building with 51 parking stalls. One vehicular access point is provided on Flagstaff Avenue. The proposed clinic would operate seven days a week from 9 am to 8 pm. The applicant estimates that there will be 75 patients per day with staffing of 4 to 10 personnel. The clinic is for minor injuries and radiology studies, with no surgical services.

The proposed project requires changing the land use designation and zoning from the existing Medium Density Residential (R-M-2) to Professional Administrative Office (PA), and a parcel map to divide a 4.66 acre parcel into two parcels of 1.01 and 3.65 acres. The subject site is part of the Village at Willow Creek Specific Plan which would be amended to match the proposed land use and zoning for the 1.01 acre medical office use. A conditional use permit is required for clinics in the PA (office) zone. The precise entitlement descriptions are as follows:

General Plan Amendment No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres.

Change of Zone No. 2016-01: A request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres.

Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend the Village at Willow Creek Specific Plan to allow 1.01 acres of Professional Administrative Office.

Tentative Parcel Map No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone.

Conditional Use Permit No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone.

Location: The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021)

B. Identification of the Environmental Setting:

The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021). The site is bounded on the west by an arterial roadway (Demaree Street) and Modoc Ditch, and a local street to the south (Flagstaff Avenue). To the north is a storm water basin and pedestrian walkway, and vacant R-M-2 (Medium Density Residential) and existing R-1-6 (Low Density Residential) housing to the east. The subject site is vacant fallow land with little or no vegetation. The area along Modoc Ditch contains no significant plants or trees. Modoc Ditch is an agricultural water conveyance ditch and is subject to low and no water flows throughout the year. It also is a part of the City of Visalia Storm Drainage Master Plan, wherein it may be used to convey peak period storm water flows which are not contained within the City's storm system.

A community-wide biological assessment was done for the 2014 General Plan Land Use Element Update, which included the subject site and adjacent Modoc Ditch. The study found no listed plant or animal species on, or adjacent to, the subject site. Subsequently staff conducted a walking survey of the area in March of 2016, and found no signs of listed plant or animal species, with the site appearing to have been recently disked to reduce the weeds. The project site is currently vacant and has been out of agriculture production for many years.

The subject site has a Land Use designation of Medium Density Residential. The site is zoned R-M-2.

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

	General Plan	Zoning (1993)	Existing uses
North:	Public Institutional	QP	Storm Water Basin
South:	Community Commercial	CCM	Village at Willow Creek Shopping Center
East:	Low Density Residential	R-1-6	Single Family Homes
West:	Low Density Residential	R-1-6	Single Family Homes

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 project site.

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Medium Density Residential. The Zoning Map designates the site as R-M-2 (Medium Density Residential). The proposed project would re-designate 1.01 acres of the 4.66 acre Medium Density Residential area to Professional Administrative Office through a General Plan Amendment, Change of Zone, and a Specific Plan Amendment, along with a tentative parcel map to divide the parcel and a conditional use permit to allow an urgent care clinic, thus achieving consistency with the Land Use Element of the General Plan.

The subject site is part of a larger Community Commercial area which is being developed through a specific plan. The Community Commercial land use designation recognizes multiple family residential and office land uses as appropriate transitional land uses to the commercial components of the specific plan. The proposed medical office project is consistent with the allowable land uses for the specific plan.

II. ENVIRONMENTAL IMPACTS

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

III. MITIGATION MEASURES

There are no mitigation measures for this project. The City of Visalia Zoning Ordinance contains 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 to establish a 6,100 sq. ft. urgent care clinic, as provided in the proposed project entitlements, is compatible with the General Plan as the project relates to surrounding properties. As a part of the Specific Plan for the Community Commercial node to the south, the proposed Office designation is consistent with identified transitional land uses next to Community Commercial Nodes.

V. SUPPORTING DOCUMENTATION

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

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

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

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY

Andrew Chamberlain
Senior Planner



Josh McDonnell, AICP
Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	GPA 2016-02, COZ 2016-02, SPA 2016-03, TPM 2016-02, and CUP 2016-02		
NAME OF PROPONENT:	Kaweah Delta Health Care District	NAME OF AGENT:	Quad/Knopf – Rich Freeman
Address of Proponent:	901 E Main Street Visalia, CA 93292	Address of Agent:	901 E Main Street Visalia, CA 93292
Telephone Number:	(559) 733-0440	Telephone Number:	(559) 733-0440
Date of Review	March 17, 2016	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:

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 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?
- 1 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?
- 1 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?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

- 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:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 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)?
- 1 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The project would re-designate 1.01 acres from multiple family to office, to allow a 6,100 sq. ft. urgent care clinic. The clinic building will not have a substantial adverse effect on scenic vistas in the area.
- b. There are no scenic resources on the site.
- c. The project will not substantially degrade the existing visual character or quality of the site or surroundings.
- d. The project will create a new source of light and glare that is not considered substantial, and will not adversely affect day or nighttime views in the area.

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is not identified as Prime Farmland on maps prepared by the California Department of Conservation, Division of Land Resources, Farmland Mapping and Monitoring Project (2008), and is shown as Urban And Built-Up Land on the Tulare County Important Farmland map. The project will not involve the conversion of prime agricultural land to non-agricultural use.
- b. The project site is zoned multiple family with a change to office. The site is fallow vacant land that has not been in agricultural production in 5 years. There are no known Williamson Act contracts on any areas within the subject property.
- c. There is no forest land or timberland currently located on the site, nor does the site conflict with a zoning for forest land, timberland, or timberland zoned Timberland Production.
- d. There is no forest or timberland currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The subject site is vacant land surrounded by urban uses and has no direct connection to existing tracts of agricultural land. The Visalia General Plan includes an implementation of a three-tier growth boundary system which assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project itself does not disrupt implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.
- b. The development of this property may result in emissions

that will exceed thresholds established by the SJVAPCD for PM10 and PM2, and contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for the development of urban uses consistent with Multiple Family Residential and directly south Commercial Mixed Use and Office designations, which this project represents. Development will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

In addition, development of the project site may be subject to the SJVAPCD Indirect Source Review (Rule 9510)

procedures that became effective on March 1, 2006. The Applicant would be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD, when warranted.

- d. There are no identified "sensitive receptors" which would be significantly impacted by the proposed project.
- e. The proposed project will not involve the generation of objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES

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

Staff conducted an on-site visit in March of 2016 to observe biological conditions and did not observe any evidence or symptoms that would suggest the presence of a sensitive, candidate, or special species.

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

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

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

- c. The project site is located adjacent to Modoc Ditch which is a water conveyance ditch which does not demonstrated wetland characteristics and is not within the boundary or scope of this project. The Modoc Ditch area may still be subject to Section 404 of the Clean Water Act, and any activities which may disturb the ditch are subject to review for a further determination prior to the activity.

City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands

and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple polices, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be less than significant.

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

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

There are no Valley Oak trees onsite.

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

V. CULTURAL RESOURCES

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

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.

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

VII. GREENHOUSE GAS EMISSIONS

- a. The project is expected to generate Greenhouse Gas (GHG) emissions in the short-term.

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. The construction and operation of the project will not result in the creation of a significant hazard to the public or the environment through the release of hazardous materials into the environment.
- c. There are no schools located within one-quarter mile from the project site. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no

restrictions for the proposed project related to Airport Zone requirements.

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

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

IX. HYDROLOGY AND WATER QUALITY

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

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

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. Development of the site will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. As identified in the General Plan, the City of Visalia is undertaking the establishment of community recharge basins through the City. The project would not significantly deplete ground water supplies or interfere with ground water recharge programs which have been established for stormwater runoff programs for recharge basins.
- 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 located within the X flood zone wherein a minimum BFE for construction will be established and

adhered to resulting in no significant impact to the proposed project.

- h. The project area is located within the X flood zone wherein a minimum BFE for construction will be established and adhered to resulting in no significant impact to the proposed project.
- 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 to convert 1.01 acres of multiple family to office use is considered a compatible land use to the Community Commercial Center to the south.

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

- 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.

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

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

XI. MINERAL RESOURCES

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

XII. NOISE

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

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. Short term ground-borne vibration or ground-borne noise levels may occur as part of construction activities, but will have no impact beyond construction. The City of Visalia has construction procedures and standards which apply to the project.
- c. The project will not cause a substantial permanent increase in noise standards.

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

- d. Noise levels will increase during construction activities; however, 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.
- e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

- a. The project will not directly induce substantial population growth that is in excess of that planned in the General Plan.
- b. The project development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site. The site is currently undeveloped land which has been vacant for many years.

XIV. PUBLIC SERVICES

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

xv. RECREATION

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

xvi. TRANSPORTATION AND TRAFFIC

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

xvii. UTILITIES AND SERVICE SYSTEMS

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

facilities, the construction of which could cause significant environmental effects.

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

xviii. MANDATORY FINDINGS OF SIGNIFICANCE

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

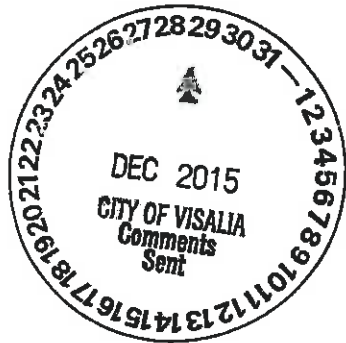
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation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


Josh McDonnell, AICP
Environmental Coordinator

April 21, 2016
Date



Location Map



MEETING DATE December 9, 2015
SITE PLAN NO. 15-180 Resubmittal
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



RECYCLED PAPER

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4

DATE: December 09, 2015

SITE PLAN NO:

SPR15180

PROJECT TITLE:

NORTHSIDE URGENT CARE CENTER

DESCRIPTION:

URGENT CARE CENTER (RM2) (X) (K)

APPLICANT:

KAWEAH DELTA HEALTH CARE DISTRICT

PROP OWNER:

C R S FARMING LLC

LOCATION:

DEMAREE ST AND FLAGSTAFF

APN(S):

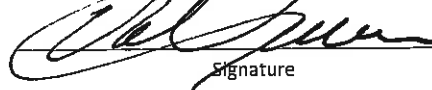
078-210-021

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments:

~~HOSPITAL OUTPATIENT FACILITIES 10% OF
PATIENT AND VISITOR PARKING SPACE
SHALL BE ACCESSIBLE PARKING SPACES.~~


Signature

Date: 12/11/15

NO: 4

DATE: December 09, 2015

SITE PLAN NO: SPR15180
 PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
 DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
 APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
 PROP OWNER: C R S FARMING LLC
 LOCATION: DEMAREE ST AND FLAGSTAFF
 APN(S): 078-210-021

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

Site Plan Review Comments



No Comment at this time.



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



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

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

B WINTER L98



Site Plan Review Comments For:

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

ITEM NO: 4

DATE: December 09, 2015

SITE PLAN NO: SPR15180
PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN(S): 078-210-021

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 1 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
- Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- ☒ A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- ☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- ☐ A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- ☒ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

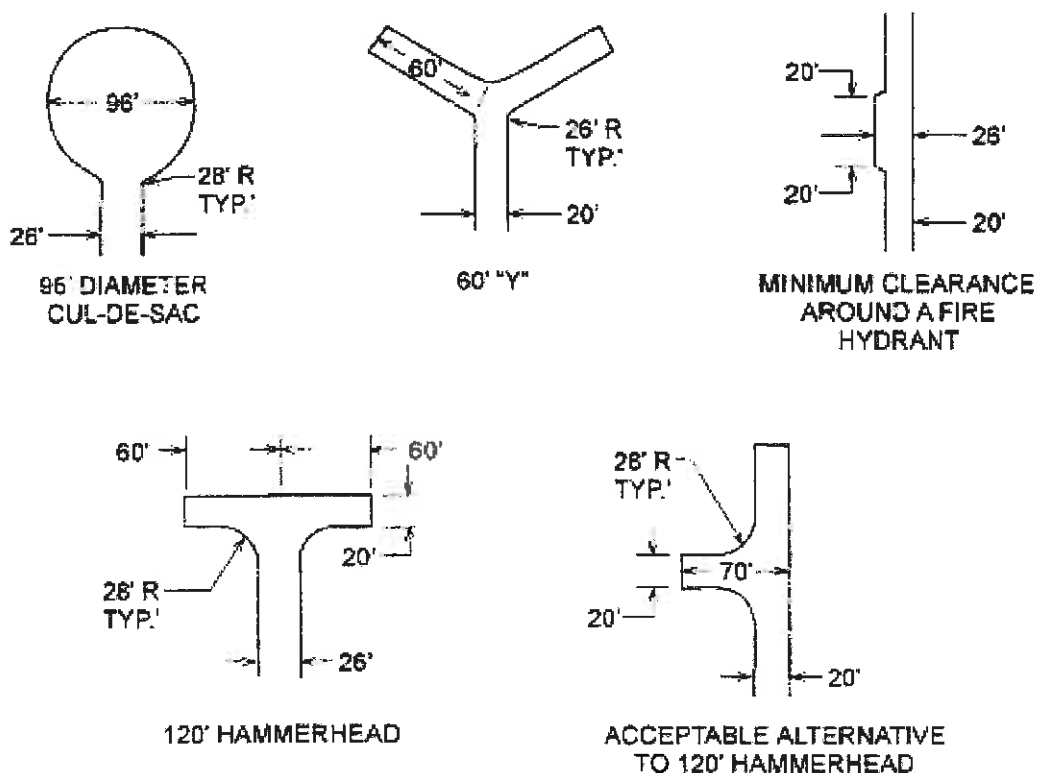


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

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


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

Fire Protection Systems:

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

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

Special Comments:



Maribel Vasquez
Fire Inspector

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 4 DATE: December 09, 2015
SITE PLAN NO: SPR15180
PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN(S): 078-210-021

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

[Handwritten Signature]

AUTHORIZED SIGNATURE

12-4-15

DATE

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: DECEMBER 9, 2015

SITE PLAN NO.: 15-180 RESUBMITTAL
PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN: 078-210-021

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return; **REPLACE IN-KIND**
- Sidewalk: **6'** width; **10'** parkway width at **FLAGSTAFF**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit; **PEDESTRIAN ACCESS EASEMENT**
- City Encroachment Permit Required. ALL WORK IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

Additional Comments:

- 1. Install sidewalk, parkway landscaping, and street trees along Flagstaff.***
- 2. Parking lot design to comply with City standards.***
- 3. Impact fees apply to proposed medical development. Refer to page 3 for fee summary.***
- 4. A Grant of Easement to the City for pedestrian access will be required for sidewalk located within property boundaries. Refer to City website for document format and procedures. Further coordination with the City Engineer is required.***
- 5. An accessible path of travel from the public right-of-way to the building entrance is required. Revise Site Plan accordingly***
- 6. A building permit is required. Standard plan check and inspection fees apply.***
- 7. An additional pavement section will be required at northeast corner of parking lot area to provide for adequate and improved surface for emergency vehicles. Refer to Fire Dept. conditions of approval.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-180 RESUBMITTAL**

Date: **12/9/2015**

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

(Fee Schedule Date:**9/4/2015**)
(Project type for fee rates:**MEDICAL**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,196/per acre
<input checked="" type="checkbox"/> Transportation Impact Fee	\$14,690/1000SF X 6.1 = \$89,609
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$90/1000SF X 6.1 = \$549 TREATMENT PLANT FEE: \$214/1000SF X 6.1 = \$1,305.40
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,263/acre
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,864/acre
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,263/acres
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,754/per Acre
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$626/1000SF X 6.1 = \$3,818.60
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 9, 2015

ITEM NO: 4	RESUBMITL
SITE PLAN NO:	SFR15180
PROJECT TITLE:	NORTHSIDE URGENT CARE CENTER
DESCRIPTION:	URGENT CARE CENTER (RM2) (X)(K)
APPLICANT:	KAWEAH DELTA HEALTH CARE DISTRICT
PROP. OWNER:	C R S FARMING LLC
LOCATION:	DEMAREE ST AND FLAGSTAFF
APN(S):	078-270-021

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

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

Additional Comments:

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Leslie Blair

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

COMMERCIAL BIN SERVICE

ITEM NO: 4 DATE: December 09, 2019
SITE PLAN NO: SPR15180
PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN(S): 078-210-021

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



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

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



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

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES SOLID WASTE WILL NEED TO BE NOTIFIED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 9, 2015

SITE PLAN NO: 2015-180 RESUBMITTAL
PROJECT TITLE: NORTHSIDE URGENT CARE CENTER
DESCRIPTION: URGENT CARE CENTER (RM2) (X) (K)
APPLICANT: KAWEAH DELTA HEALTH CARE DISTRICT
PROP. OWNER: C R S FARMING LLC
LOCATION TITLE: DEMAREE ST AND FLAGSTAFF
APN TITLE: 078-210-021
GENERAL PLAN: Medium Density Residential1
EXISTING ZONING: R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Specific Plan Amendment (Village at Willow Creek)
- Conditional Use Permit
- Tentative Parcel Map
- General Plan Amendment & Change of Zone (MDR to Office) / (R-M-2 to P-A)
- Initial Study / Neg. Dec or Mitigated Neg. Dec.
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 11/25/2015

1. Comply with pervious comments from the November 25, 2015 (see below).
2. The site plan exhibit clearly depicts all improvements as commented by staff during the November 25, 2015 SPR meeting.
3. Comply with Building and Engineering's comments regarding pedestrian path of travel from the building to the public right-of-way.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 11/25/2015

1. A Specific Plan Amendment to the Village at Willow Creek Specific Plan is required due to the proposed change from a multi-family residential development to a medical clinic on a portion of the 4.66-acre site.
2. A General Plan Amendment and Change Of Zone is also required for this project
3. Clearly note all required changes proposed with the project that differ from the Village at Willow Creek Specific Plan.
4. Staff has concerns regarding the northern drive aisle, which appears to be a "service access" driveway for delivery vehicles. This driveway has access to the local street and has the potential to affect the residential homes that are within close proximity to the access drive. Provide detailed delivery traffic information on what types of vehicles would access the site, the number of times this occurs and the hours of delivery. Staff may require additional measures to mitigate any potential conflicts with the surrounding neighborhood.
5. A parcel map is required for any land division proposed with this project.
6. If the project is to be phased, clearly depict the phasing lines for this project.
7. A cross-access agreement is required for the shared access drive between both properties.
8. Architectural compatibility is a requirement of the specific plan. The departure of the multi-family residential development component of the master plan deviltment, and give the nature

of the long-term care facility and medical office buildings, architectural requirements applied to the commercial component of the specific plan would be applicable to the proposed project. Refer to page 3-20 and Figures 3.1-1, 3.1-2, 3.1-3, 3.1-4, 3.3-1 and 3.4-1 of the specific plan document, which outline the architectural requirements that need to be incorporated into these buildings.

9. Note fencing material per the specific plan calls out only three types of fence material. Wrought iron is not fencing material listed in the specific plan document. Call out fencing material to be incorporated with the proposed project.
10. Comply with all other development standards as stated in the Village at Willow Creek Specific Plan.
11. The medical clinic building architectural requirements shall be consistent with the Office Development requirements as provided in the Village at Willow Creek Specific Plan. See attached material.

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: "K" [17.30.270]

The following development standards shall apply to property located in district K.

New development of property within this district shall comply with the conditions of approval of the applicable planned unit development permit. New development of property not situated within a planned unit development shall conform with development standards as determined by the site plan review committee as provided in Section 17.18.020.

3.3 OFFICE

The southwest corner of Leila Street and the proposed extension of Flagstaff Avenue is designated for office uses (approximately 9,500 square feet total). The Office designation allows for small business and professional offices, and may also include medical offices. This location provides access and visibility from Leila Street.

Office development in the Plan Area should not detract from the adjoining residential area. The general architectural design and features of the office buildings should be compatible with the overall architectural theme of the Plan Area.

Table 3.3-1 lists the development standards for the Office land use designation within the Plan Area. Figures 3.3-1 and 3.3-2 illustrate the office uses along Leila Street and the views of the grocery store and home improvement center from the rear.

Office Policies and Standards

- A. The design of commercial and office buildings shall promote and enhance a pedestrian-oriented atmosphere and shall be adaptable to accommodate a variety of changing uses.
- B. Encourage high quality architecture that reflects style and image common to the surrounding residential neighborhood.
- C. Office uses shall be buffered from adjacent residential areas by a combined use of landscaping, setbacks, and streets. Boundaries of individual development areas shall be emphasized through the use of open space, landscape corridors and internal circulation and parking needs.
- D. Loading and servicing facilities shall not be visible from public streets and shall be integrated into the building architecture. All loading and servicing facilities shall be visually buffered from adjacent residential areas and shall include roll-up doors.

- E. Refuse collection areas must be visually screened with an 6-foot high maximum enclosure with construction of sufficient durability to withstand the level of activity created by the refuse collection process. Refuse collection areas shall be designed per City trash enclosure design and size standards.
- F. Rooftop, mechanical equipment, vents and ducts are to be ground mounted and screened from off-site view. Screens may consist of suitable materials chosen for conformance with overall building design. Architectural integration of mechanical equipment is required.
- G. Utility (e.g., natural, water) lines and meters shall be concealed and not be visible from any public street, pedestrian trail network, or principal building entry.
- H. Off-street parking shall be internalized (behind buildings), compartmentalized, and be shielded from residential and open space corridors.
- I. The development standards in Table 3.3-1 shall be used for the development of the office area within the Plan Area.

**Table 3.3-1
Office Development Standards**

Category	Regulation
LAND USE	
Applicable Zoning District	C-CM
Floor Area Ratio (maximum)	0.35
Permitted Uses	Reference Visalia Municipal Code Section 17.18.050 (office buildings with lease space up to 6,000 sf are permitted)
Conditional Uses	Reference Visalia Municipal Code Section 17.18.050
SETBACKS	
Front Yard	15
Side Yards	15 feet
Rear Yard	0 feet
Corner Lot side Yard	15 feet minimum
Distance Between Buildings	15 feet minimum
BUILDING MASSING	
Building Height	30 feet maximum
Landscaping	
Front Yard	15 feet (Leila Street)
Side Yard	15 feet
Rear Yard	15 feet
Corner Lot Side Yard	15 feet
Parking Requirements	1 space/250 square feet of floor area for general office uses 1 space/200 square feet of floor area for medical offices
FENCING AND WALLS	Reference Section 3.5
SIGNAGE	Reference Section 3.6

4.3.1 OFF STREET PARKING PER SPECIFIC PLAN

Commercial Parking Requirements

Section 17.34.020 of the City Zoning Code offers two options for calculating the project's off-street parking requirements.

Option #1: Under Zoning Code Sections 17.34.020.F. 3, 4, 10, 12, and 13, parking requirements are calculated by specific use. For example, office uses are required to provide 1 space for every 250 stalls with a total of 9,500 square feet of office use provided in the Plan, thus creating a requirement of 38 stalls for office uses. Applying this methodology to each use in the commercial portion of the project area results in a total requirement of 815 stalls.

Option #2: Zoning Code Section 17.34.020.F.14 offers an alternative methodology by allowing a single parking ratio of one stall for every 225 square feet of floor area in the entire shopping center. The Plan provides for 271,069 square feet of commercial floor area, thus resulting in a requirement of 1,205 parking stalls if this methodology were to be utilized.

A third factor to consider is the parking requirements of the center's major tenants. Lowe's requires a field of 500 parking stalls to be located in front of its facility while a grocery store typically requires a minimum of three stalls for every 1,000 square feet of floor area (52,000 square feet), or 156 stalls to be located in front of its facility.

Based on these factors, the shopping center provides 907 parking stalls for customer and employee parking, located throughout the site. The table below provides the parking breakdown for each structure.

Residential Parking Requirements

Section 17.34.020.A.2 requires that multifamily developments provide 1.5 parking spaces per dwelling unit, with an additional .25 spaces required within developments which include more than fifty percent of the units as three or four bedroom units. The total unit count of the multifamily residential development will be determined via a subsequent permit. However, the parking requirement shall be no less than 1.5 parking spaces per unit.

**Table 4.3-1
Parking Analysis**

Commercial Use						
	Option #1: Parking by Individual Use			Option #2: Parking by Single Ratio		
Location	Square Footage	Parking Ratio	Stalls Required	Parking Ratio	Stalls Required	Stalls Provided
Major 1 (Lowe's)	139,410	300	465	225	620	503
Garden Center	31,659	1500	21	225	141	23
Major 2 (Grocery)	52,000	500	104	225	231	207
Pad 1 (Retail)	14,500	300	48	225	64	59
Pad 2 (Fast Food)	3,500	100	35	225	16	18
Shops 1 (Retail)	3,600	300	12	225	16	12
Shops 1 (Rest)	3,000	100	30	225	13	13
Shops 2 (Retail)	3,000	300	10	225	13	8

Shops 2 (Rest)	2,400	100	24	225	11	9
Shops 3 (Retail)	8,500	300	28	225	38	17
Office 1	6,000	250	24	225	27	24
Office 2	3,500	250	14	225	16	14
Total	271,069		815		1,205	907
Residential Use						
Unit Type	TotalUnits	ParkingRatio	StallsRequired	StallsProvided		
Multifamily	TBD byseparateper mit	1.5 per unit	116	TBD by separate permit		

3.5 FENCING AND WALLS

Walls and fences are necessary elements for the Plan Area, providing safety, security, privacy, property definition, and noise attenuation. Walls and fences can also be included in gateway features and can provide separation between residential areas and more intensive uses. Poorly designed walls and fences can become a noticeable feature that detracts from the quality and character of a neighborhood. Therefore, all wall and fence design within the Plan Area shall be tightly regulated. A creative and controlled approach to walls and fences shall be established to maintain an overall design consistency with the rest of Shannon Ranch. Fencing throughout the Plan Area shall be coordinated under a single fencing system that identifies the type, appearance, and placement. Figure 3.5-1 illustrates the two types of fencing to be used for the Plan Area. Figure 3.5-2 shows the location of each type of fencing within the Plan Area: the split rail fence and the 7' high split faced concrete masonry wall with cultural stone pilasters.

Wall and Fence Policies and Standards

- A. A 7-foot high decorative masonry wall shall be provided along Leila Street behind the proposed Lowe's building. A 6-foot high decorative masonry wall shall be provided at the rear of office buildings 1 and 2.
- B. All decorative masonry walls shall be installed and coordinated with appropriate landscaping consistent with the design guidelines/standards contained in the Chapter.
- C. The loading and unloading activities behind Buildings 1 and 2 shall be conducted in an enclosed loading dock with a positive seal between the loading dock and trucks. For building 1, the loading dock will include a wall of sufficient height (not to exceed 7'), and appearance as the remainder of the building, to minimize sound from trucks.

3.8 LANDSCAPE PALETTE

A landscape palette has been established for the Plan Area to ensure the consistent and proper use of plant materials, trees and shrubs that have been designed to landscape the streetscape, entryways, and other different design elements programmed throughout the project. These materials are presented in a matrix that outlines the landscape design intent, by defining their most appropriate applications throughout the site (see Landscape Palette Table 3.8-1). Final landscaping details will be provided with Improvement Plans. All pedestrian paths, trellis, and landscaping will be completed with Phase One of the project. Building pads not developed in Phase One will be planted with seed grass.

Landscaping Policies and Standards

- A. The landscaping specifications in Table 3.8-1 shall apply to all landscaped areas within the Plan Area.
- B. For the multifamily portion of the Plan Area, street trees are to be planted between streets and sidewalks at 30 feet on center.)

Theme Landscaping Specifications

	Demaree Bl.	Riggin Ave.	Latta Bl.	Flagstaff Ave.	Commercial Entries	Commercial Parking	Walking Paths	Medium Density Residential Entries	Medium Density Residential
A. Street Trees - 15 Gallon, @ 20' O.C., 30% of Deciduous to be 24" Box									
ACER rubrum 'OCTOBER GLORY', Red Maple		X	X	X			X		
CERCIS canadensis 'OKLAHOMA' Eastern Redbud	X	X	X		X		X	X	X
LAGERSTROEMIA indica 'Cherokee' - Grape Myrtle					X		X	X	X
LAURUS nobilis 'SARATOGA', Laurel		X							X
MAGNOLIA grandiflora 'LITTLE GEM'				X			X		
PISTACIA chinensis - Chinese Pistache					X	X		X	
PLANTANUS x acerifolia 'COLUMBIA', Hybrid Plane Tree	X						X		X
QUERCUS rubra, Red Oak		X							X
QUERCUS virginiana, Southern Live Oak			X	X	X				
ZELKOVA serrata 'VILLAGE GREEN' Zelkova						X	X		
B. Intersection Trees - 15 Gallon, 30% of Deciduous to be 24" Box									
ACER rubrum 'OCTOBER GLORY', Red Maple				X					
CERCIS canadensis 'OKLAHOMA' Eastern Redbud	X	X	X		X			X	
LAGERSTROEMIA indica 'Cherokee' - Grape Myrtle	X	X			X		X	X	
PISTACIA chinensis - Chinese Pistache									
ZELKOVA serrata 'VILLAGE GREEN' Zelkova									
C. Shrubs - 5 Gallon									
CISTUS latifolius, Crimson-Petal Rockrose	X								
MAHONIA aquifolium, Mahonia			X					X	X
NANDINA domestica			X	X				X	
PITOSPORUM tobira 'CREAM DE MINT'		X	X						X
RHAPHIOLEPSIS indica 'Jack Evans'		X	X	X					X
SPIRAEA nipponica toseansis 'SNOWMOUND'	X	X						X	X
VIBURNUM tinus	X	X	X	X				X	X
D. Shrubs/Groundcover - 1 Gallon									
Flower Carpet Rose - Red			X	X	X	X	X		X
BERBERIS thunbergii 'CRIMSON PIGMY', Barberry	X				X				
DIETES bicolor, African Iris		X			X	X	X		X
NANDINA domestica 'HARBOUR DWARF'		X	X	X	X	X			
RHAPHIOLEPSIS indica 'Enchantress'	X	X	X	X		X	X		X
Turf	X	X	X	X		X	X		
E. Vine at Wall - 1 Gallon @ 20' O.C.									
PARTHENOCESSUS tricuspidata - Boston Ivy	X	X	X	X			X	X	X

Notes: 1. Cluster in minimum of 3 like kinds. 2. X = Available for use

3.7 STREETScape AND LIGHTING

An attractive streetscape can enhance the livability and desirability of the Plan Area. Features such as street trees, lighting, landscaping, sidewalks, street widths, housing setbacks, and fencing are just a few factors that contribute to an attractive streetscape. An emphasis on streetscape design is necessary to create areas that encourage pedestrian circulation and interaction, while reducing auto dependency.

An overall lighting plan can contribute to the community identity of the Plan Area. Ornamental lighting will be applied to prominent and unique public places, and the Plan Area's internal streets and pedestrian corridors. Standard "cobra-head" streetlights may be applied along the street corridors. Street lighting shall be appropriately spaced to provide sufficient lighting for vehicles, pedestrians, and cyclists. It is also important that lighting does not negatively interfere with Plan Area residents or surrounding areas.

Lighting Policies and Standards

- A. Lighting shall be provided to ensure a safe environment, but should not cause areas of intense light or glare.
- B. Lighting should be sensitive to adjacent land uses and viewsheds. Architectural features or lighting fixtures that provide down-lighting and lighting that is shielded from adjacent uses shall be implemented.
- C. Street lighting standards shall be spaced dependent upon City requirements.
- D. Ornamental lighting styles shall reflect the overall Shannon Ranch image and shall be installed throughout the Plan Area with the exception of the following street corridors:
 - Demaree Street
 - Riggin Avenue

Standard "Cobra head" street lighting shall be provided along the street corridors listed above.

- E. Plan Area theme lighting specifications are as follows:
 - Perimeter Lights along Demaree and Riggin: SCE Cobra head drop glass on 30' high pole. Use 70w high pressure sodium @ 300' o.c. and 150w high pressure sodium at intersections.
 - Street lights along Leila and Flagstaff: Shannon Ranch, Sun Valley CS-3774 REV.1 (20' pole).
 - Interior parking area lights: Visionaire Lighting, American Type V, 400w MH Pulse Start, 25' height, spaced 100' x 100' on center (Square or Polera Fixture).
 - Pedestrian Walkway Lighting: Shannon Ranch, Sun Valley CS-3774 (12' pole) or CS-3781 (12' pole double-mounted).

3.10.4 ARCHITECTURE

The overall architectural theme of the Plan Area shall be consistent with the architectural style found in Figures 3.1-1, 3.1-2, 3.1-3, 3.1-4, 3.3-1 and 3.4-1.

- A. Heights of structures shall relate to the adjacent open spaces to allow maximum sunlight penetration and ventilation.
- B. The height and scale shall be compatible with that of surrounding development.
- C. Large structures (50,000 square feet and larger and along Leila Street) shall have varied wall and roof planes on the building frontage. The side and rear elevations shall have some combination of architectural treatment(s) including but not limited to, false windows, accent bands, stone/CMU veneer columns or undulating facades. The height of such commercial areas should be varied so that it appears to be divided into distinct massing elements. Color arrangement of facades and materials may also be used to decrease the

bulkiness of a building. Blank walls are not permitted, and all sides of a community commercial building shall be architecturally treated.

- D. The use of standardized, corporate architectural styles associated with chain-type restaurants should be modified to fit the intended theme.
- E. Large areas of intense lighter, white colors should be avoided. While subdued colors usually work best as a dominant color, a bright trim color may be appropriate. The color palette chosen for a Community Commercial center should be compatible with the overall theme. Wherever possible, the number of colors should be minimized on the structures exterior. Small commercial structures should use no more than 3 colors. Primary colors should only be used as accent elements such as door, window frames and architectural details.
- F. The roofline at the top of the structure on building frontages should not run in a continuous plane for more than 50 feet without an offset.
- G. Mechanical equipment on commercial buildings may be roof mounted but shall be screened from public view through using the structures basic materials. Mechanical equipment shall be located below the highest vertical element of the building.
- H. Awnings may be used, and must have eight vertical feet of clearance to the sidewalk. Signs on awnings should be painted on, and be limited to the awning valence or end panels. Plexiglas, and glossy vinyl awnings are prohibited. Canvas, fabric and some standing seam metal roof awnings consistent with the architectural theme may be appropriate. Internally lit awnings are not permitted.
- I. Lighting in Community Commercial centers shall be used to provide security and safety for all areas such as parking, loading, shipping, receiving, pathways and working areas. All building entrances shall be well lit and have architectural lighting treatment.

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

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

Signature





MEETING DATE November 25, 2015
SITE PLAN NO. 15-181
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: November 25, 2015

SITE PLAN NO: 2015-181
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRE PARCEL INTO TWO PARCELS (RM2) (X) (K)
APPLICANT: QUAD KNOFF
PROP. OWNER: C R S FARMING LLC
LOCATION TITLE: DEMAREE ST AND FLAGSTAFF
APN TITLE: 078-210-021
GENERAL PLAN: Medium Density Residential1
EXISTING ZONING: R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 11/25/2015

1. A Tentative Parcel map is required for the parcel split.
2. SRP Comments related to development requirements are found with the comments for SPR No. 2015-180.
3. Cross-access easement will be required.

- Staff believes that the proposed site plan IS CONSISTENT with the City General Plan.
- 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.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.

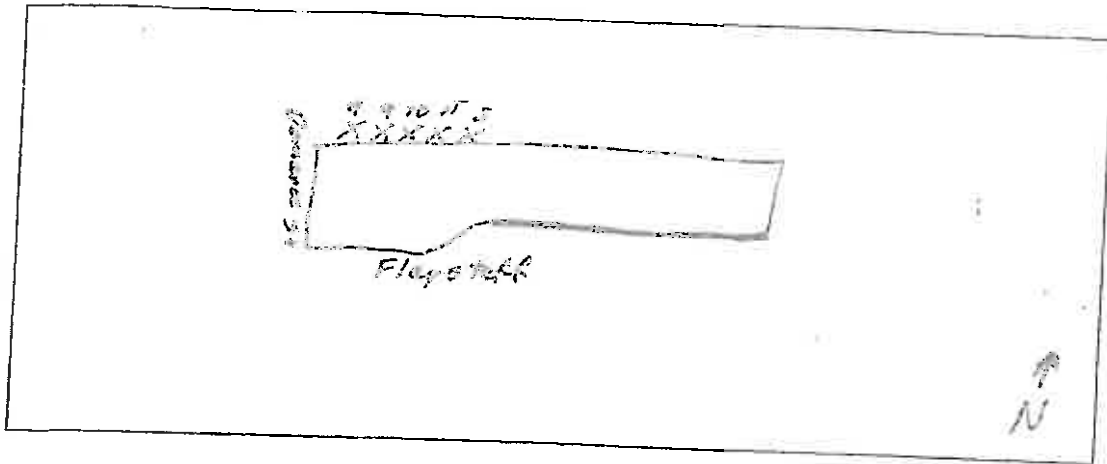
➤ See Zoning Ordinance Section 17.16 for complete standards and requirements.

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

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be "Jan [unclear]".

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments:

Five Oak trees on the property to be
plotted.

- Need to protect them and contact Urban Forestry
for installing fences or other structures

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

Email: jhooyer@ci.visalia.ca.us

**City of Visalia
Police Department**

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

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 25, 2015

ITEM NO: 4	
SITE PLAN NO:	SPR15151
PROJECT TITLE:	
DESCRIPTION:	TENTATIVE PARCEL MAP, DIVIDE 4.95 ACRE PARCEL INTO TWO PARCELS (RM2) DO (1)
APPLICANT:	QUAD KNIFE
PROP. OWNER:	C R S FARMING LLC
LOCATION:	DEMAREE ST AND FLAGSTAFF
APN(S):	078-210-021

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

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

Additional Comments:

•



Leslie Blair



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

ITEM NO: 4

DF November 25, 2015

SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:
APPLICANT:
PROP OWNER:
LOCATION:
APN(S):

SPR15181

TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRE
PARCEL INTO TWO PARCELS (RM2) (X) (K)
QUAD KNOPF
C R S FARMING LLC
DEMAREE ST AND FLAGSTAFF
078-210-021

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

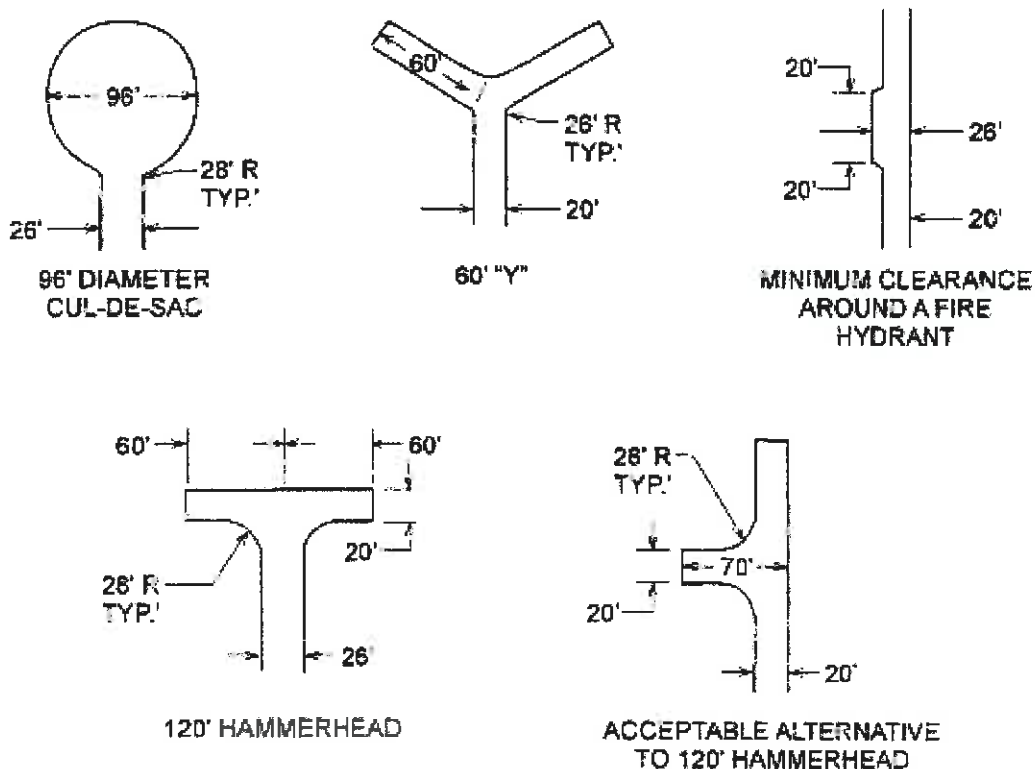
Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



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

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless or the number of units, street width shall be a minimum of 36 feet form curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:



Maribel Vasquez
Fire Inspector


City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4 DATE: November 25, 2015
SITE PLAN NO: St...5181
PROJECT TITLE:
DESCRIPTION: TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRE
PARCEL INTO TWO PARCELS (RM2) (X) (K)
QUAD KNOPF
APPLICANT:
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN(S): 078-210-021

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____


Signature Date: 11/25/15

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 4 DATE: November 25, 2015
SITE PLAN NO: SPR15181
PROJECT TITLE:
DESCRIPTION: TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRE
 PARCEL INTO TWO PARCELS (RM2) (X) (K)
APPLICANT: QUAD KNOFF
PROP OWNER: C R S FARMING LLC
LOCATION: DEMAREE ST AND FLAGSTAFF
APN(S): 078-210-021


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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

11-20-15

DATE

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 4 DATE: NOVEMBER 25, 2015

SITE PLAN NO.: 15-181
PROJECT TITLE:
DESCRIPTION: TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRES
PARCEL INTO TWO PARCELS (RM2) (X) (K)
QUAD KNOPF
APPLICANT: C R S FARMING LLC
PROP. OWNER: DEMAREE ST AND FLAGSTAFF
LOCATION: 078-210-021
APN:

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (Indicated by checked boxes)

- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed

PEDESTRIAN ACCESS EASEMENTS

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

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

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: each at
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: ft. wide, with ft. wide parkway on
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. Improvements and impact fees will be deferred until time of development of either parcel.

2. Applicant may elect to establish and record the necessary pedestrian access easements on the map.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-181
Date: 11/25/2015

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

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

(Fee Schedule Date:9/4/2015)
(Project type for fee rates:PARCEL MAP)


Existing uses may qualify for credits on Development Impact Fees.

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

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

City Reimbursement:

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



Jason Huckleberry

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

COMMERCIAL BIN SERVICE

ITEM NO: 4 DATE: November 25, 2015
 SITE PLAN NO: SPR15181
 PROJECT TITLE:
 DESCRIPTION: TENTATIVE PARCEL MAP, DIVIDE 4.66 ACRE
 PARCEL INTO TWO PARCELS (RM2) (X) (K)
 QUAD KNOFF
 APPLICANT:
 PROP OWNER: C R S FARMING LLC
 LOCATION: DEMAREE ST AND FLAGSTAFF
 APN(S): 078-210-021

No comments.

Same comments as as

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

Resubmittal required. See comments below.

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

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

**Area not adequate for allowing refuse truck turning radius of :
 Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.**

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

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

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

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

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

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

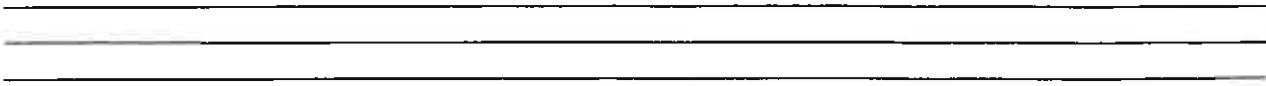


The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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



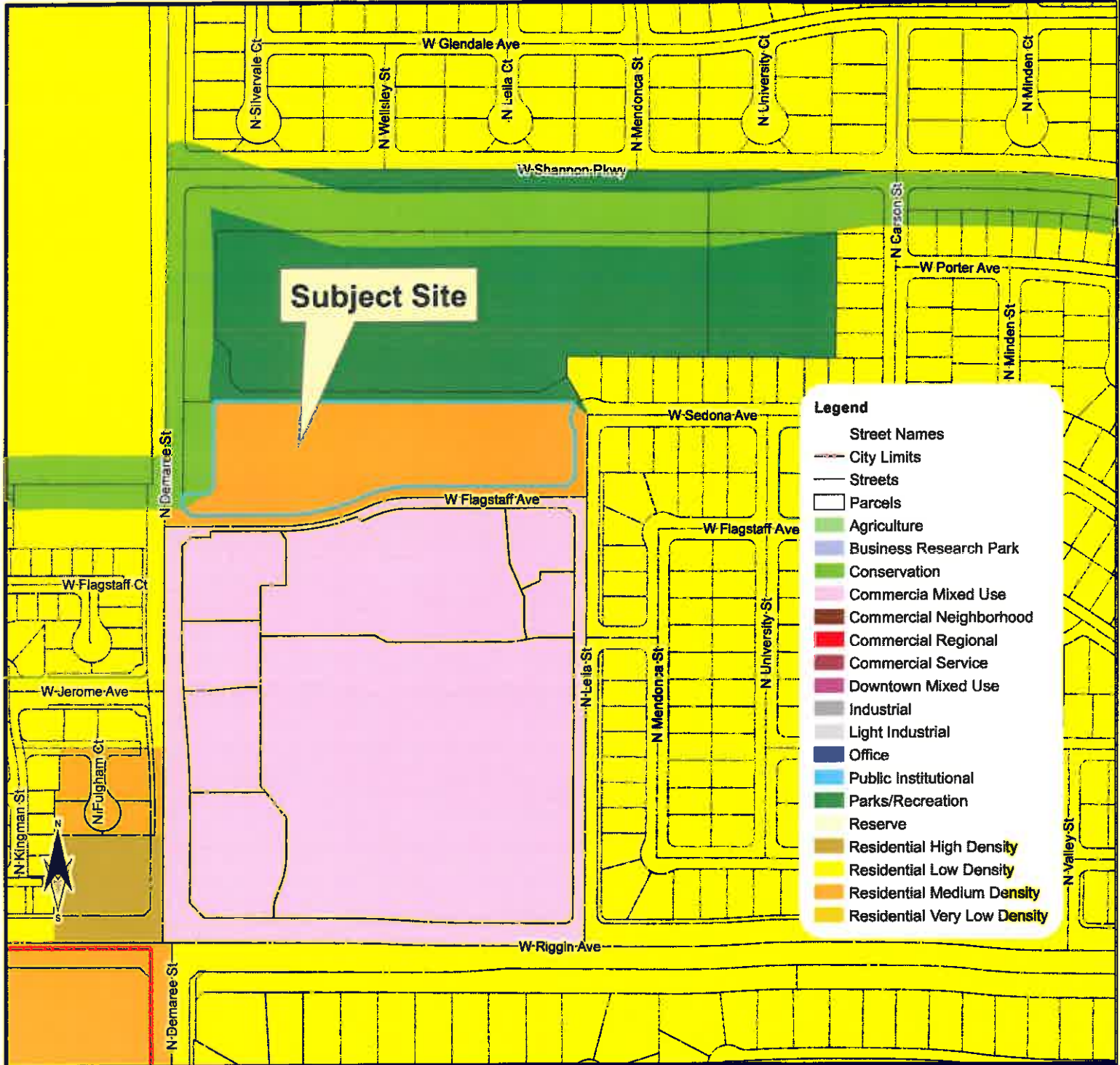
Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions



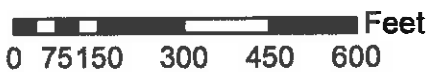
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



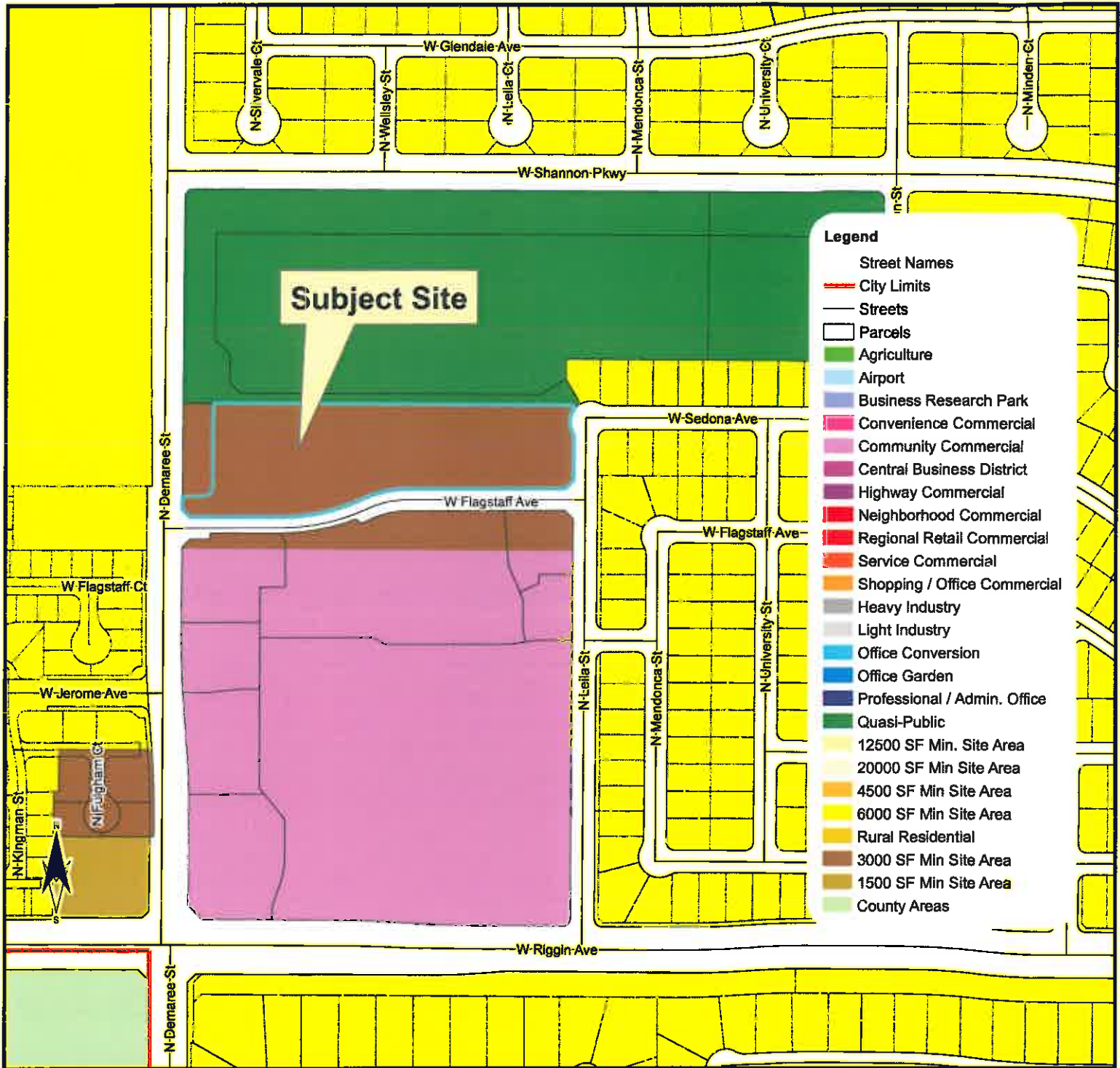
City of Visalia



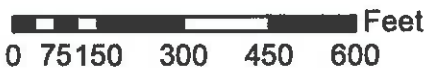
Land Use Designations



City of Visalia



Zoning Designations



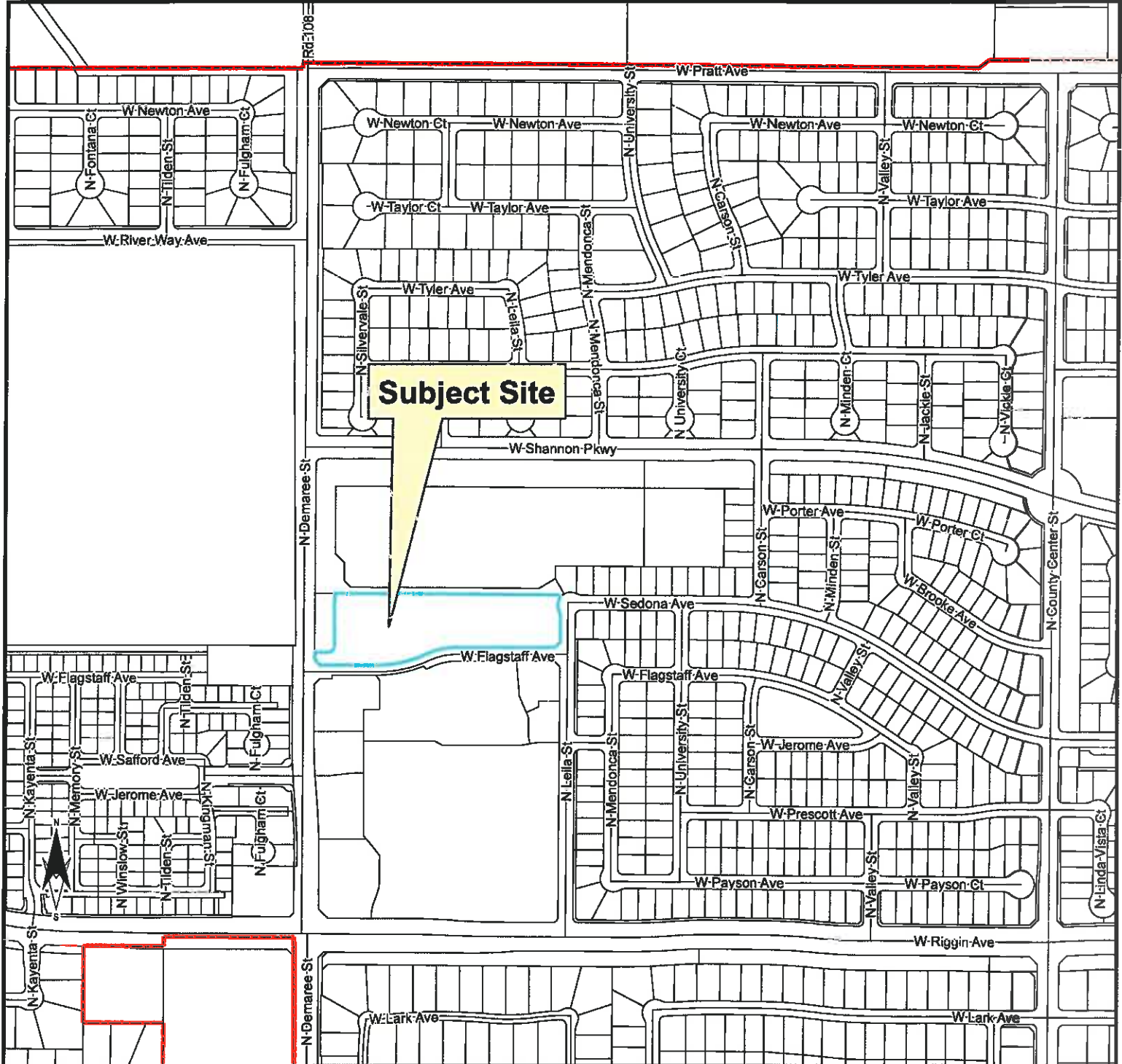
City of Visalia



Aerial Photo

0 50 100 200 300 400 Feet

City of Visalia



Location Map

