



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 23, 2016

PROJECT PLANNER: Brandon Smith, AICP, Senior Planner (phone: 713-4636)

SUBJECT: Conditional Use Permit No. 2016-06: A request by Visalia Unified School District to allow construction of a new elementary school on 12.96 acres in the R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) Zone. The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-06 based on the findings in Resolution No. 2016-16.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-06 based on the findings in Resolution No. 2016-16.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-06 is a request by Visalia Unified School District (VUSD) to construct a Kindergarten to 6th grade elementary school on a 12.96 acre site at the northwest corner of Giddings Street and Shannon Parkway (see Exhibit "A"). The school is designed accommodate 750 students in 28 classrooms including four kindergarten rooms. The total square footage of new buildings associated with the school will be 48,770 square feet. In addition to the classroom buildings, other on-site buildings will include an administrative office, multi-use building with warming center. Outdoor facilities will include an outdoor amphitheater and lawn located in the center courtyard, playground, hard-surface courts, and a baseball and softball field.

The elementary school's entrance and parking lot will be accessed from the north property line along Glendale Street, and a dedicated bus loading and unloading land will be located on the east side along Giddings Street. The parking lot has a capacity of 131 vehicles.

The operation statement provided by the applicant (see Exhibit "D") states that the school's ballfields will be accessible to the public after school hours without having to schedule reservations through VUSD. The statement further explains that the school will also be able to incorporate solar panels on the interior courtyard and walkway canopy covers that are shown on the site plan.

At this time the site is vacant and Giddings Street on the school's east side is the only existing street improvement. The City has a Capital Improvement Project for construction of a 54" storm drain pipeline and half-street along the Shannon Parkway alignment. Design of the public improvements is slated for 90% completion in May 2016 and construction is expected to begin in November 2016. Visalia Unified School District desires to immediately commence construction of the property and open the school in July 2017 for the 2017/18 academic year.

BACKGROUND INFORMATION

General Plan Land Use:	Residential Low Density
Zoning:	R-1-6 (Single-family Residential, 6,000 sq. ft. min. lot size)
Surrounding Land Use and Zoning:	North: R-1-6 (Residential Low-Density) / Walnut orchard, approved tentative subdivision map for Shannon Ranch 3 South: R-1-6 (Residential Low-Density) / Walnut orchard, approved tentative subdivision map for Shannon Ranch 3 East: QP (Quasi-Public) / Storm drain basin, future Phase 5 (softball fields) of Riverway Sports Park West: R-1-6 (Residential Low-Density) / Walnut orchard, approved tentative subdivision map for Shannon Ranch 3
Environmental Review:	Mitigated Negative Declaration adopted by VUSD Board of Education (VUSD acting as Lead Agency)
Special Districts / Designations:	None
Site Plan:	Site Plan Review No. 2014-192

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The project site was a portion of the Shannon Ranch No. 3 Tentative Subdivision Map approved in 2009 and originally was planned for development of residences under the approved map.

On March 14, 2016, the Planning Commission approved a Finding of Consistency for a reconfiguration in the Tentative Subdivision Map to create a 12.5 acre site for the establishment of an elementary school. The reconfiguration resulted in a 53 lot reduction and established a lot and circulation pattern around the new school site. The reconfigured tentative subdivision map is attached as Exhibit "B".

Also on March 14, 2016, the Planning Commission made a finding of General Plan consistency of the proposed school being cited in the Residential Low Density land use designation and a finding that the proposed location of the new elementary school site is consistent with Public Resources Code Section 21151.2 and Government Code Section 65402.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. Staff finds that the project, as conditioned, is consistent in nature and character with the planned uses the R-1-6 zone.

Land Use Compatibility

The General Plan and Zoning Ordinance allow elementary schools in the R-1-6 (Single-family Residential) Zone, subject to the granting of a conditional use permit. The surrounding neighborhood is made up mostly of single-family dwellings of various lot sizes, in addition to the

City's sports park directly to the east. An elementary school at this location would be compatible with the surrounding land uses.

The schools map in the General Plan did not show a new elementary school in the vicinity north of Riggan Avenue and east of Mooney Boulevard, however the General Plan does acknowledge that "specific locations [of schools] may change depending on a variety of factors, including land availability, infrastructure needs, and financing." (Page 5-19)

Development & Improvements to Surrounding Area

The Riverway Sports Park is located east of the elementary school across from Giddings Street. The last undeveloped portion of the park (i.e. Phase V) is currently improved with a temporary storm drain basin but is planned for a four field softball complex. This basin will be backfilled upon the installation of a 54" storm drain pipeline along the Shannon Parkway alignment between Fairway and Giddings. The storm water pipeline will serve the elementary school site as well as present and future development in the area. Infrastructure plans for the 54" storm drain pipeline will be completed in May with construction expected to begin in November 2016. City staff will manage the construction of the storm pipeline. Upon the backfilling of the basin, the softball fields will be constructed. The City Council will be reviewing a request to approve an agreement for design of the softball fields in May 2016.

Properties to the north, west, and south are all future units of the Shannon Ranch 3 Tentative Subdivision Map. To date, one final map consisting of Unit Nos. 1, 2, 3, 4, and 6 has been recorded on the east side of Mooney Boulevard. (Unit numbers are depicted on the Revised Tentative Subdivision Map attached as Exhibit "E".) Only the west property line of the school will direct abut residences; the other sides will abut public streets.

Staff recommends a condition of approval that the development of the elementary school include the construction of a standard City block wall along the west property line abutting the future single-family homes. This condition is based on the Planning Division comments to the Site Plan Review item.

Recreation Fields

Staff recommends a condition of approval that the school facilitate the public use of the recreational fields when the school is not in session. This condition is based on the Planning Division comments to the Site Plan Review item and based on General Plan support toward the maximum utilization of school facilities for public use (see Related Plans and Policies).

Environmental Review

The Visalia Unified School District is the Lead Agency for the purpose of compliance with the California Environmental Quality Act (CEQA) and as such, prepared an Initial Study for the project. Based on the Initial Study, the District determined that environmental impacts would not be significant with the incorporation of suggested mitigation measures and prepared a Draft Mitigated Negative Declaration in February 2015. In compliance with CEQA, the Mitigated Negative Declaration was circulated for a 30-day public review period from February 23 to March 24, 2016, and a Final Mitigated Negative Declaration was subsequently completed (the Draft and Final document are attached herein). The VUSD Board of Education adopted the Mitigated Negative Declaration included the Mitigations and Mitigation Monitoring Plan through Resolution No. 15-16-34 on March 29, 2016.

Staff recommends that the Mitigated Negative Declaration adopted by the VUSD Board of Education be accepted for this project.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a) 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.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the Mitigated Negative Declaration for the New School Site at Glendale and Giddings (March 2016, Visalia Unified School District acting as lead agency), adopted by the Visalia Unified School District Board of Supervisors and incorporated herein by reference, is hereby accepted for this project for purposes of complying with the California Environmental Quality Act.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-192, incorporated herein by reference.
2. That the site be developed and maintained in substantial compliance with the site plan attached herein as Exhibit "A", the floor plan attached herein as Exhibit "B" and the elevation plans attached herein as Exhibit "C".
3. That the development of the elementary school include the construction of a standard City block wall along the west property line abutting the future single-family homes.
4. That the school allow for the public use of the recreational fields when the school is not in session.
5. That all other Federal, State, Regional District, County, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-06.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2016-16
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plans
- Exhibit "C" – Elevation Plans
- Exhibit "D" – Operation Statement
- Exhibit "E" – Revised Tentative Subdivision Map
- Exhibit "F" – VUSD Board of Education Resolution No. 15-16-34
- Mitigated Negative Declaration, prepared by VUSD as lead agency (Final MND Appendix C Final Traffic Study and Draft MND Appendices are omitted)
- Site Plan Review No. 2014-192 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

General Plan Parks, Schools, Community Facilities & Utilities Objectives & Policies

PSCU-O-7 Support efforts to provide superior educational opportunities for all members of the community.

PSCU-O-8 Place elementary schools at the core of neighborhoods and co-locate schools with parks and neighborhood commercial areas.

PSCU-P-38 Continue to encourage school multi-purpose facilities and open space for community uses to maximize their utilization.

Zoning Ordinance Conditional Use Permits

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2016-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-06: A REQUEST BY VISALIA UNIFIED SCHOOL DISTRICT TO ALLOW CONSTRUCTION OF A NEW ELEMENTARY SCHOOL ON 12.96 ACRES IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQUARE FOOT MINIMUM LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF GIDDINGS STREET AND SHANNON PARKWAY. (APN: 078-120-038)

WHEREAS, Conditional Use Permit No. 2016-06 is a request by Visalia Unified School District to allow construction of a new elementary school on 12.96 acres in the R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) Zone. The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038); 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 Conditional Use Permit No. 2016-06, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Mitigated Negative Declaration for the New School Site at Glendale and Giddings (March 2016, Visalia Unified School District acting as lead agency), adopted by the Board of Education, was prepared consistent with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the Mitigated Negative Declaration for the New School Site at Glendale and Giddings (March 2016, Visalia Unified School District acting as lead agency) is hereby accepted by the Planning Commission for this Conditional Use Permit.

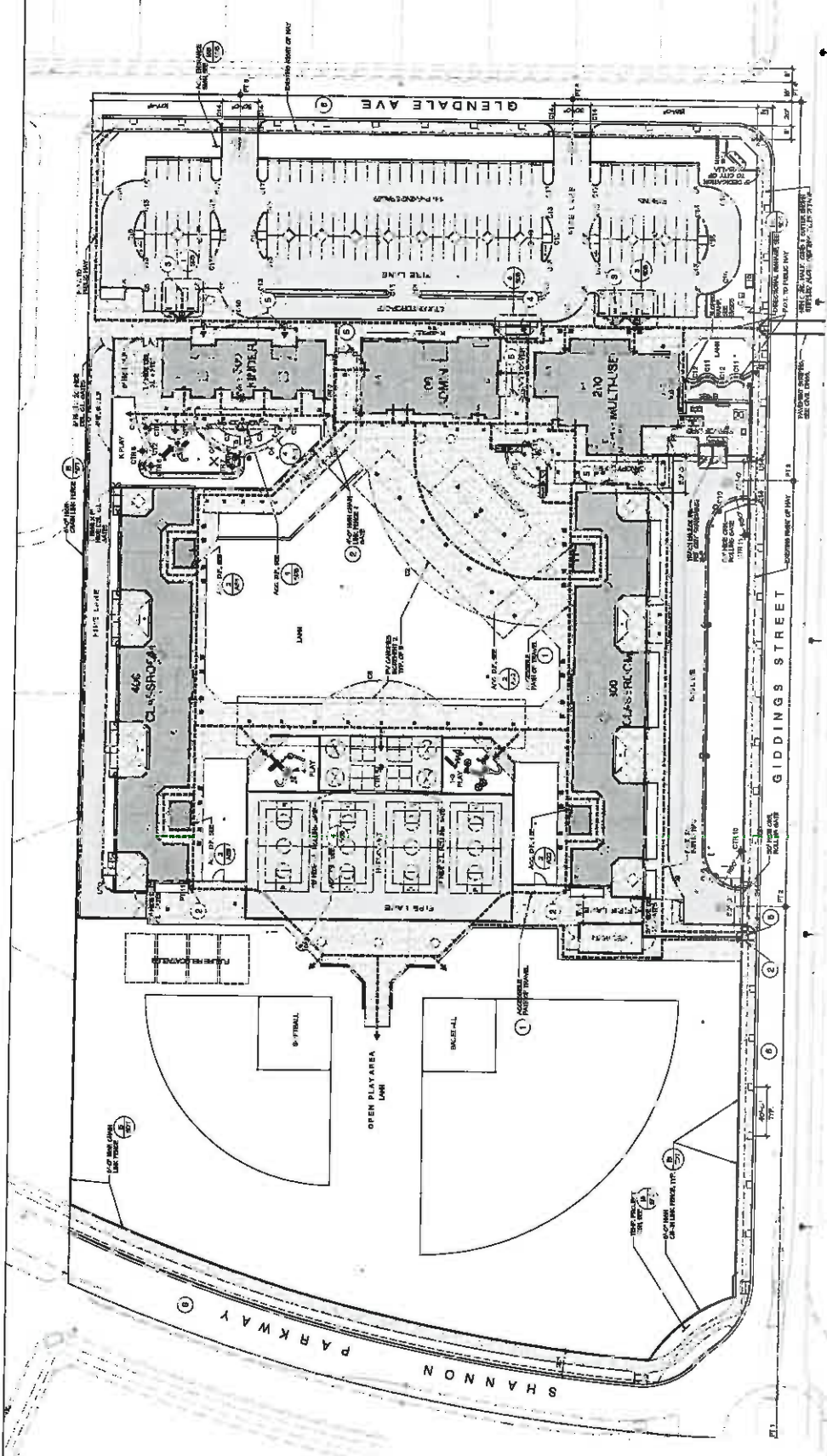
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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

3. That the Mitigated Negative Declaration for the New School Site at Glendale and Giddings (March 2016, Visalia Unified School District acting as lead agency), adopted by the Visalia Unified School District Board of Supervisors and incorporated herein by reference, is hereby accepted for this project for purposes of complying with the California Environmental Quality Act.

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2014-192, incorporated herein by reference.
2. That the site be developed and maintained in substantial compliance with the site plan attached herein as Exhibit "A", the floor plan attached herein as Exhibit "B" and the elevation plans attached herein as Exhibit "C".
3. That the development of the elementary school include the construction of a standard City block wall along the west property line abutting the future single-family homes.
4. That the school allow for the public use of the recreational fields when the school is not in session.
5. That all other Federal, State, Regional District, County, and City codes and ordinances be met.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-06.



NOTES AND LEGEND:

1. THE BUILDING FOOTPRINT IS SHOWN IN BOLD LINES.
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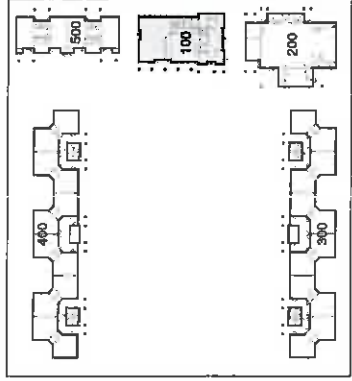
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OVERALL SITE PLAN

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 BY: [Signature]
 TITLE: [Title]

Exhibit "A"

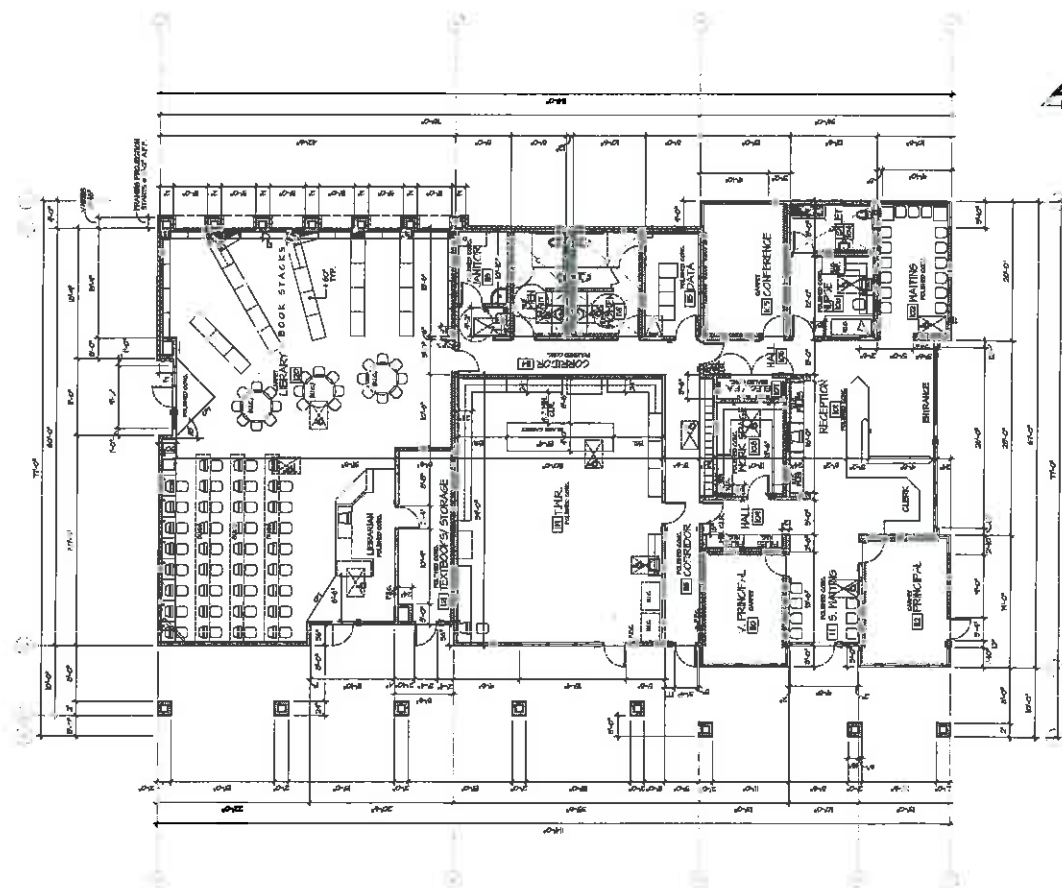


FLOOR PLAN NOTES

- 30' AL HEIGHTS IN SHED HALLS ARE SET AT 7'6"
- FRESH AIR INTAKE - 1" AIR SPACES OVER EXTERIOR WALLS
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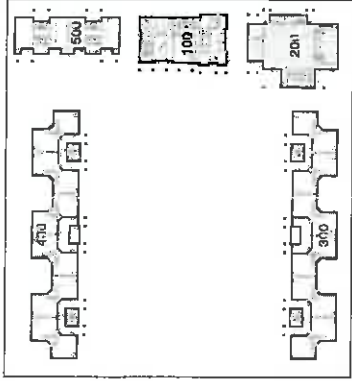
FLOOR LEGEND

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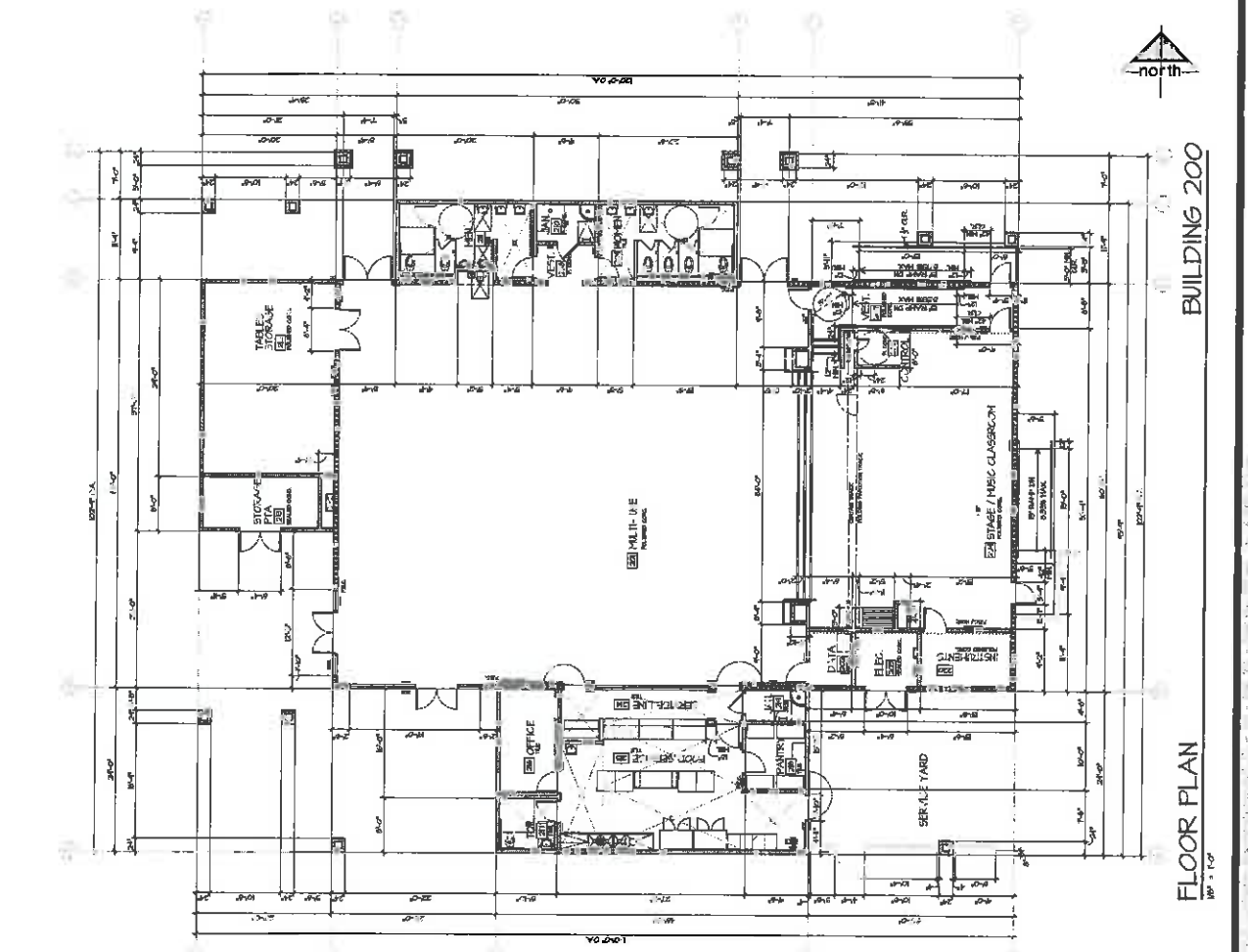


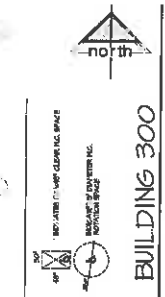
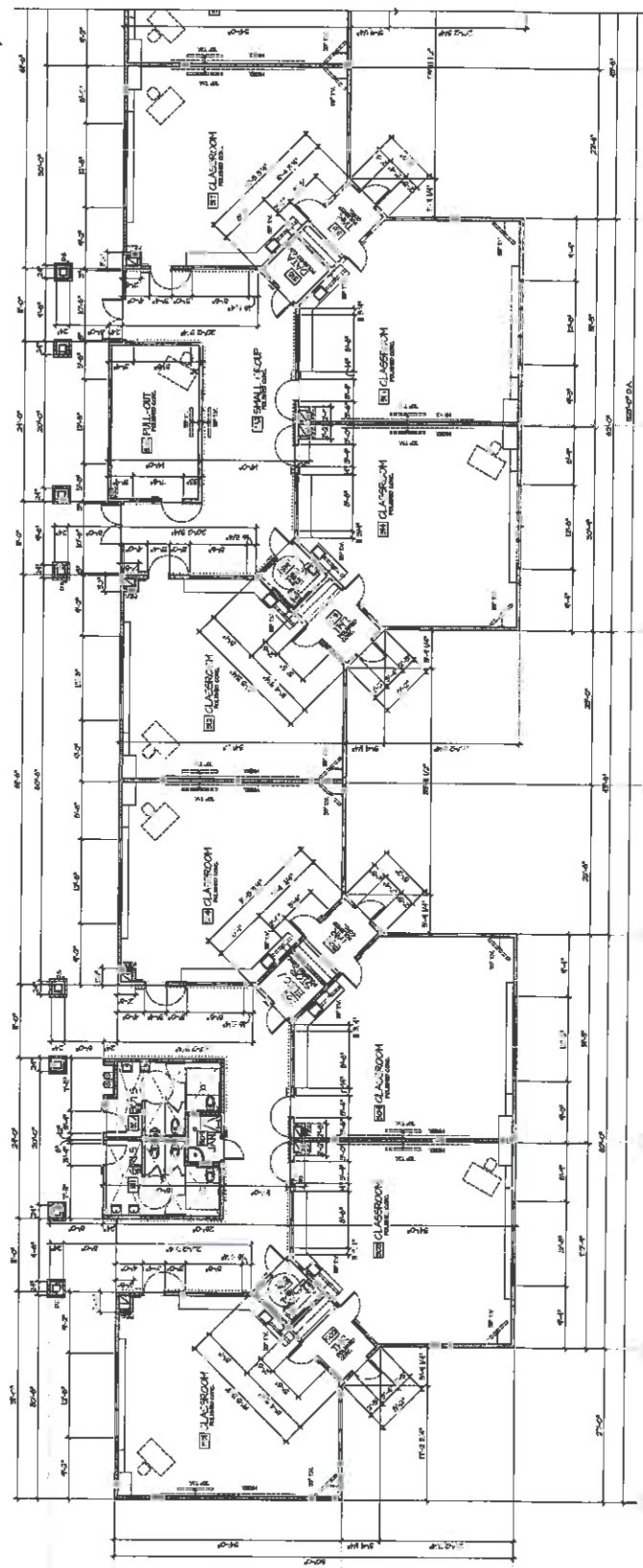
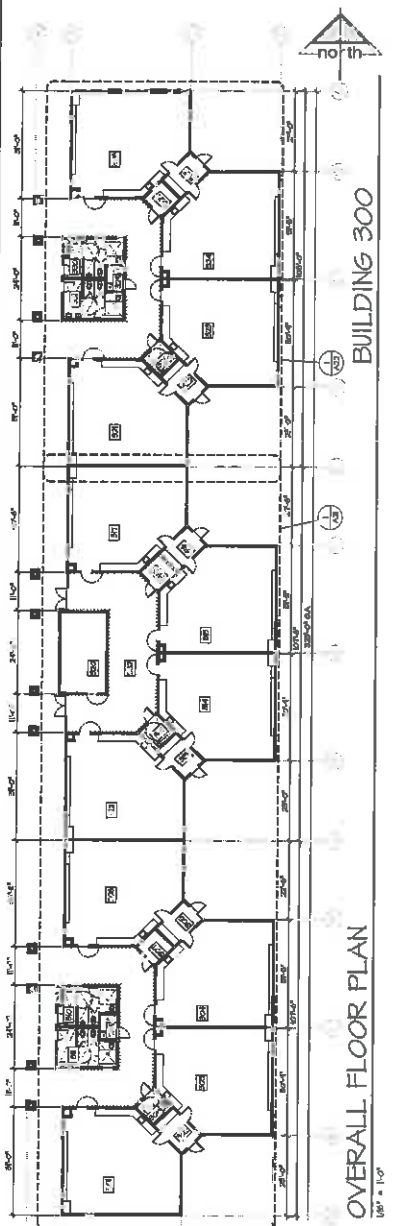
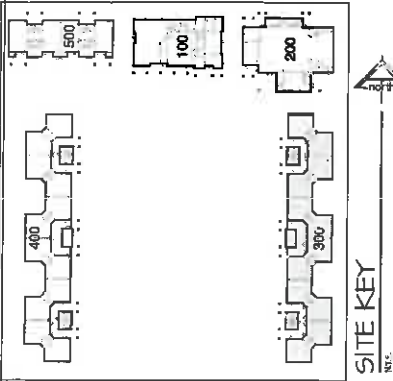
BUILDING 100
 FLOOR PLAN
 ENLARGED PLANS

Exhibit "B"



- FLOOR PLAN NOTES**
1. SEAL PENETRATORS IN BAYED WALLS FOR CEILING.
 2. FRESH AIR - 100% RECYCLED FIBER BOARD FOR CEILING.
 3. 2" X 4" STUDS @ 16" O.C.
 4. 1/2" GYPSUM BOARD @ 16" O.C.
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 96. 1/2" GYPSUM BOARD @ 16" O.C.
 97. 1/2" GYPSUM BOARD @ 16" O.C.
 98. 1/2" GYPSUM BOARD @ 16" O.C.
 99. 1/2" GYPSUM BOARD @ 16" O.C.
 100. 1/2" GYPSUM BOARD @ 16" O.C.





FLOOR LEGEND
 1. 200' WIDE (10' WIDE) CLASS. I.C. SPACE
 2. 200' WIDE (10' WIDE) CLASS. I.C. SPACE
 3. 200' WIDE (10' WIDE) CLASS. I.C. SPACE
 4. 200' WIDE (10' WIDE) CLASS. I.C. SPACE

FLOOR PLAN NOTES
 1. 200' WIDE (10' WIDE) CLASS. I.C. SPACE
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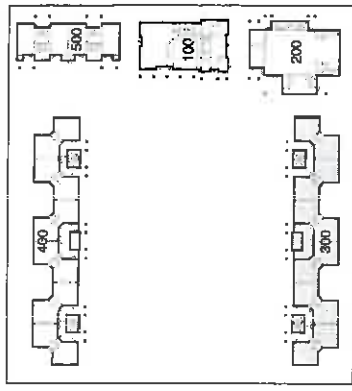
BUILDING 300

FLOOR PLAN

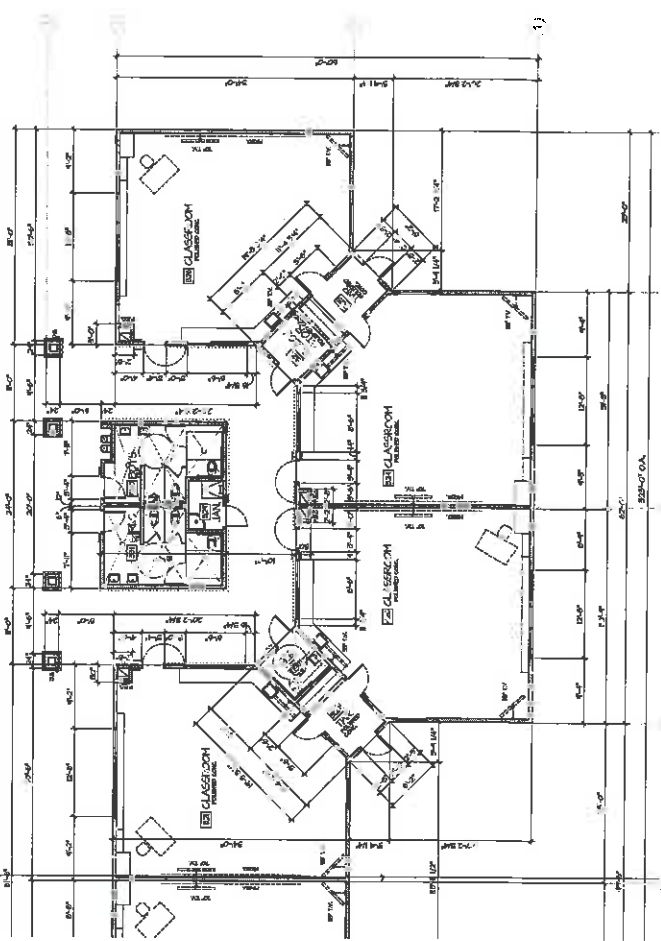
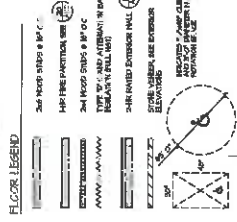
NEW ELEMENTARY SCHOOL
 GRAND AVE. & GIDDINGS STREET
 MSVALA UNIFIED SCHOOL DISTRICT
 MSVALA, CALIFORNIA

APPROVALS
 DATE: 08/20/01
 PROJECT #1
 DATE: 08/20/01

1011
 TITLE: BUILDING 300 FLOOR PLAN
 PROJECT: 01-001
 A22
 PROJECT: 1454



- FLOOR PLAN NOTES**
1. SEAL INTERIORS TO MATCH WALLS PER DET.
 2. FINISH ALL OPENINGS AND DOORS PER DET.
 3. COMPLETE BASES AND DAMAGED WALLS PER DET.
 4. VERIFY ALL FINISHES, ALL DET. QUALITY.
 5. VERIFY ALL FINISHES AND DET. QUALITY.
 6. VERIFY ALL FINISHES AND DET. QUALITY.



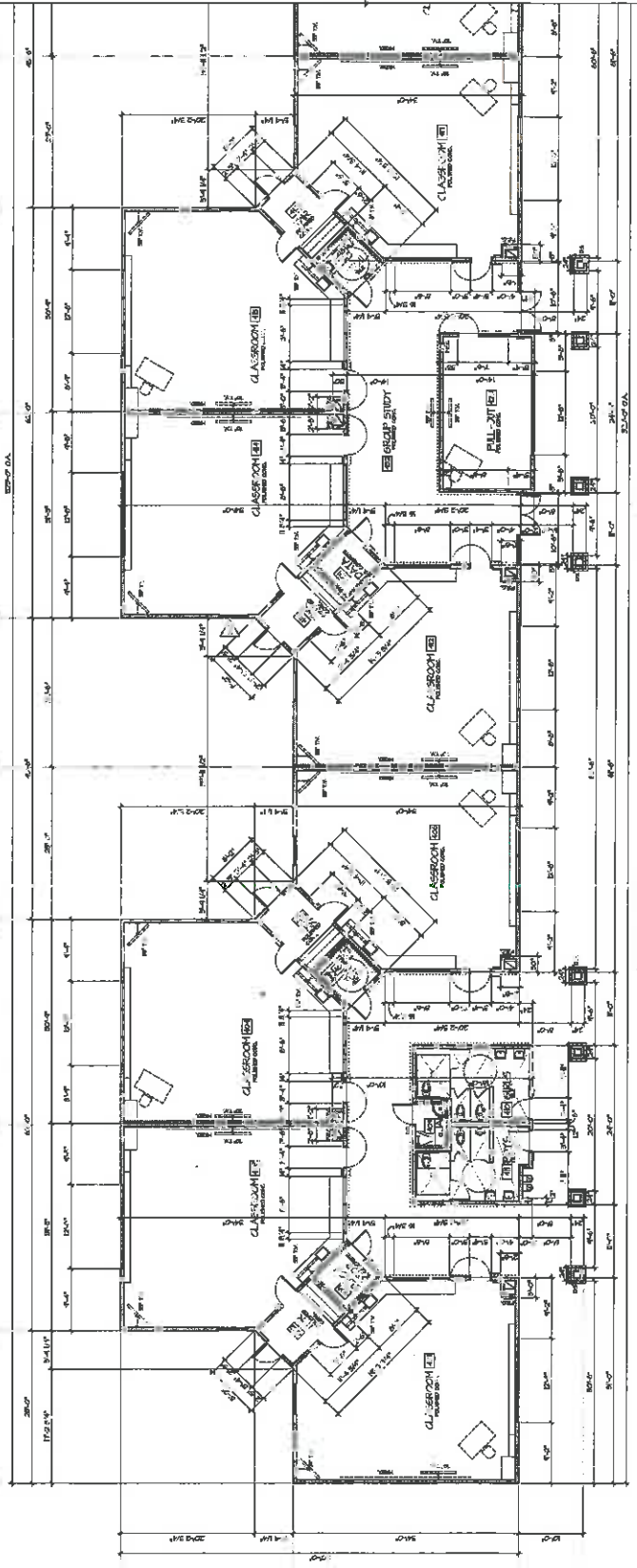
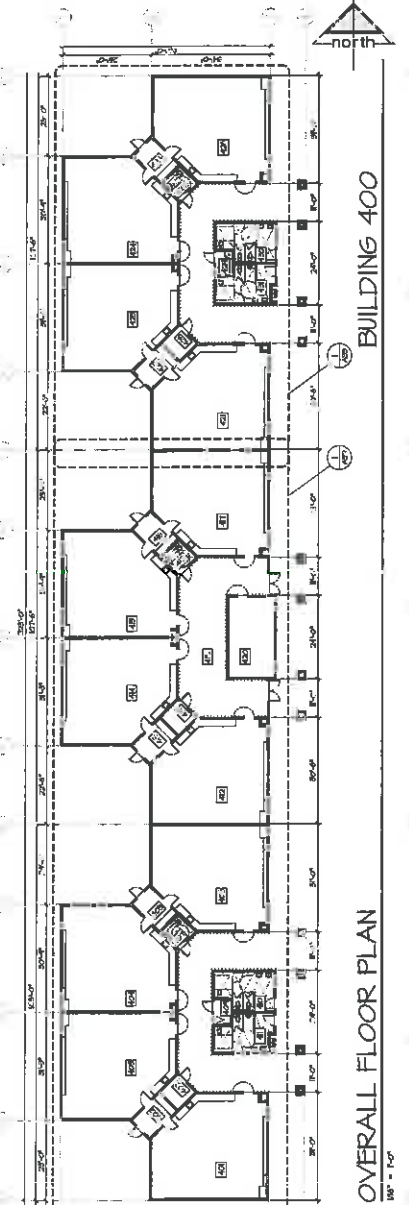
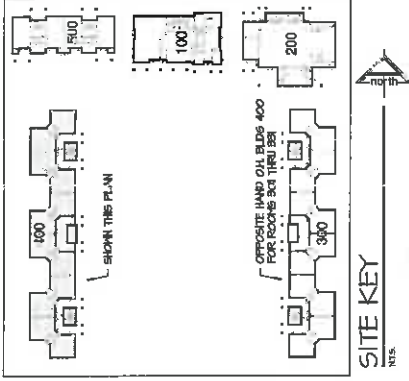
BUILDING 300

1 FLOOR PLAN
 1011 - 101

Walla Walla
 NEW ELEMENTARY SCHOOL
 GLENDALE AVE & GIDDINGS STREET
 VISALIA UNIFIED SCHOOL DISTRICT
 VISALIA, CALIFORNIA

APPROVALS
 DATE: DECEMBER 17, 2011
 PROJECT: VISALIA UNIFIED SCHOOL DISTRICT
 SHEET: 400-1-000
 DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: [Signature]

WTL
 BUILDING 400
 FLOOR PLAN
 ROOMS 401-403
 A32
 PROJECT: 10024



FLOOR PLAN NOTES

1. WALL INTERSECTIONS IN UNFINISHED WALLS PER 2011 IBC
2. FINISH ALL EXTERIOR BOARD BOUND PER 2011 IBC
3. CORNER RATED W/ 2" RATED INSULATION
4. CORRECT DETAILS OF SHEET AS SHOWN

FLOOR LEGEND

- 201 FLOOR AREA 4 1/2" x 10"
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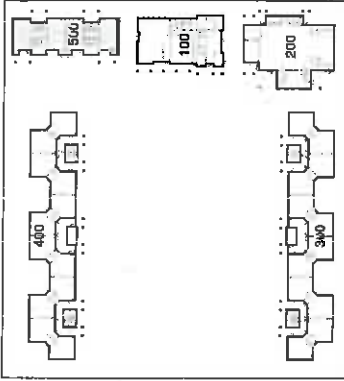
① FLOOR PLAN
 1/8" = 1'-0"

Walla Walla
NEW ELEMENTARY SCHOOL
 GLENDALE AVE. & GIDDINGS STREET
 VISALIA DISTRICT
 VISALIA CALIFORNIA

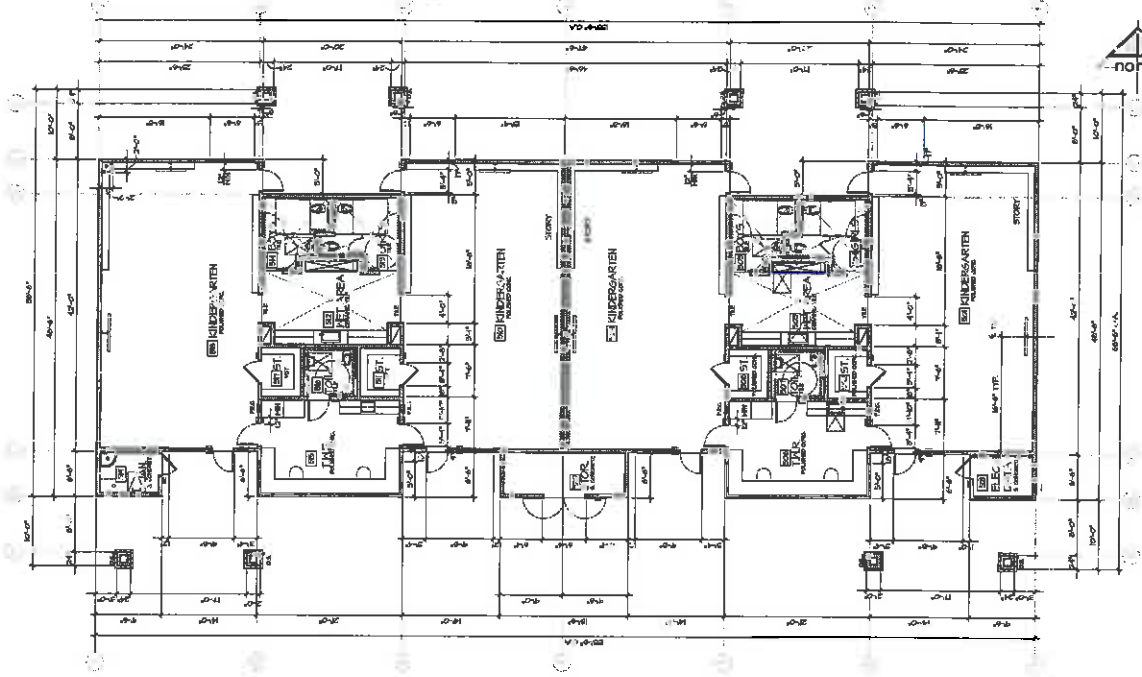
APPROVALS
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 APPR: [Signature]
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 DATE: 04-17-13
 DATE: 04-17-13

TITLE
 BUILDING 500
 FLOOR PLAN
 ENCLD. TOILET PLAN

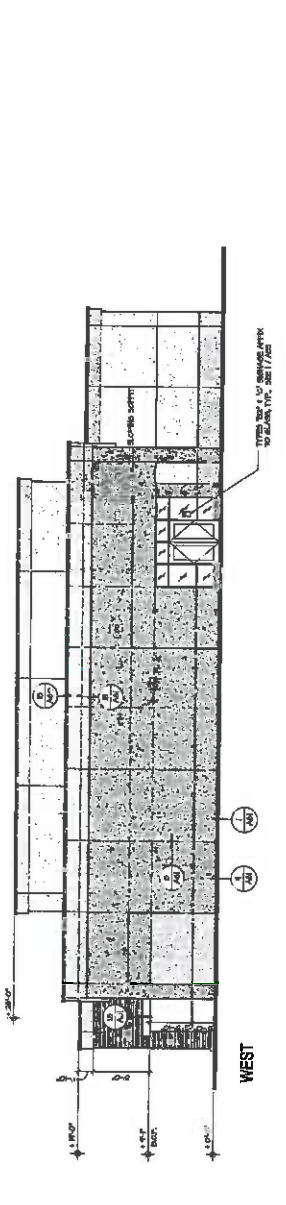
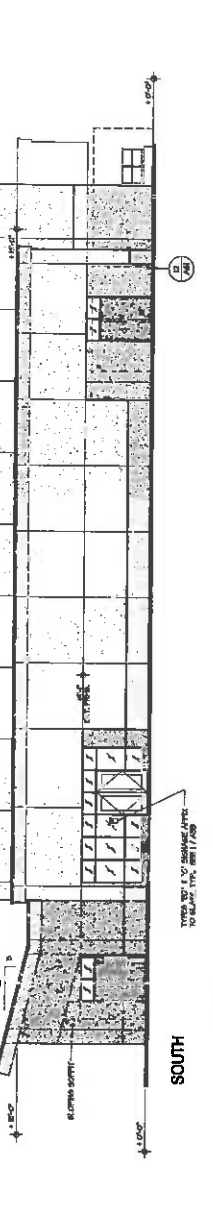
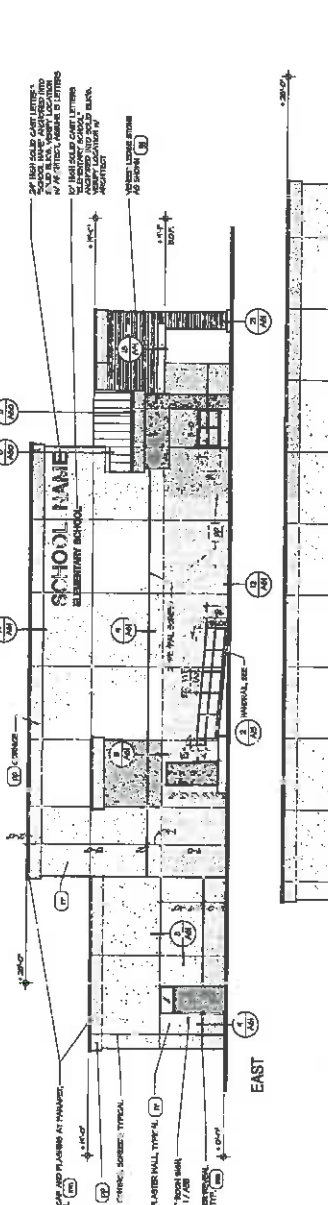
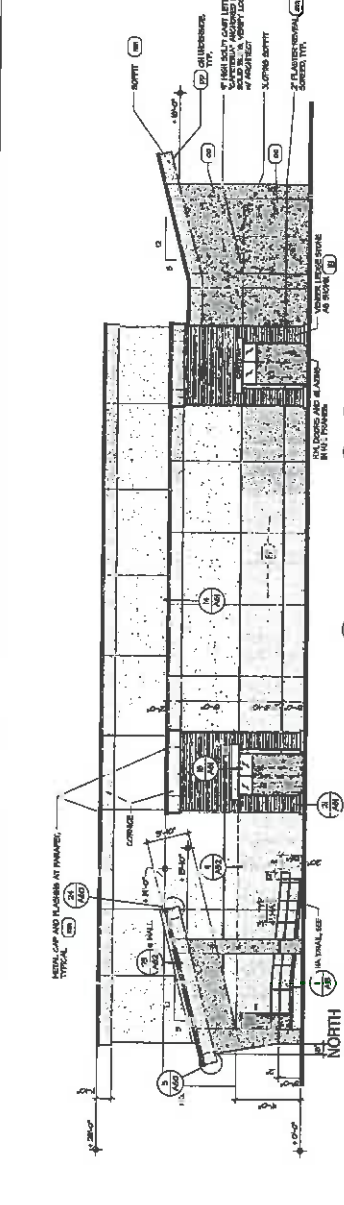
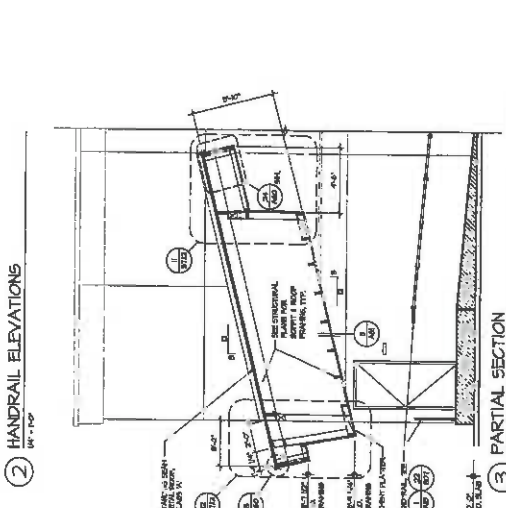
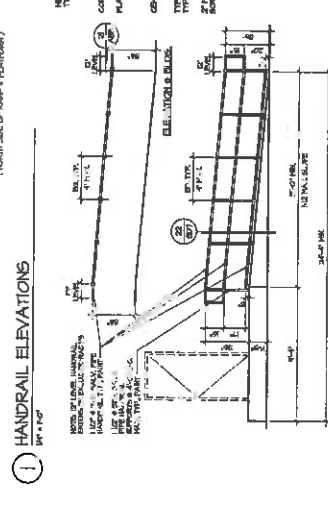
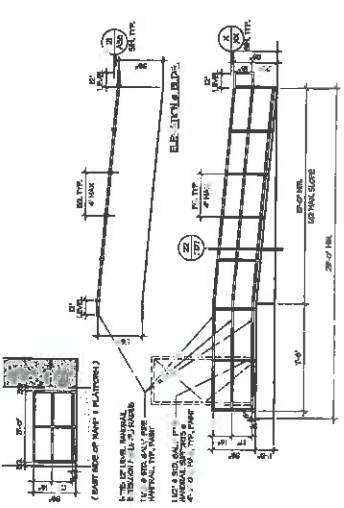
A42
 PROJECT: 54884



- FLOOR PLAN NOTES**
1. SHALL PREPARE AND SUBMIT PERMITTED PERMIT.
 2. FROM ALL OTHER BOUNDARIES PERMITTED PERMIT.
 3. CONSIDER KITCHEN AND BATH AND HALLS PERMITTED PERMIT.
 4. ASSEMBLY ROOM, OR SECT. 10.
 5. ACCORDING TO THE PERMITTED PERMIT AND PERMITTED PERMIT.
 6. PERMITTED PERMIT AND PERMITTED PERMIT.
 7. PERMITTED PERMIT AND PERMITTED PERMIT.
 8. PERMITTED PERMIT AND PERMITTED PERMIT.
- FLOOR LEGEND**
- 3/8" THICK CONCRETE
 - 1/2" THICK CONCRETE
 - 4" THICK CONCRETE
 - 6" THICK CONCRETE
 - 8" THICK CONCRETE
 - 10" THICK CONCRETE
 - 12" THICK CONCRETE
 - 14" THICK CONCRETE
 - 16" THICK CONCRETE
 - 18" THICK CONCRETE
 - 20" THICK CONCRETE
 - 24" THICK CONCRETE
 - 28" THICK CONCRETE
 - 32" THICK CONCRETE
 - 36" THICK CONCRETE
 - 40" THICK CONCRETE
 - 44" THICK CONCRETE
 - 48" THICK CONCRETE
 - 52" THICK CONCRETE
 - 56" THICK CONCRETE
 - 60" THICK CONCRETE



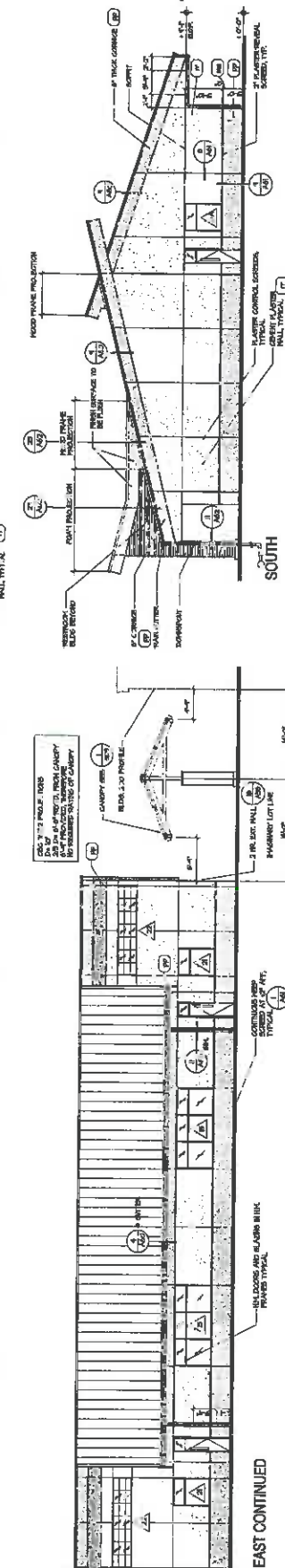
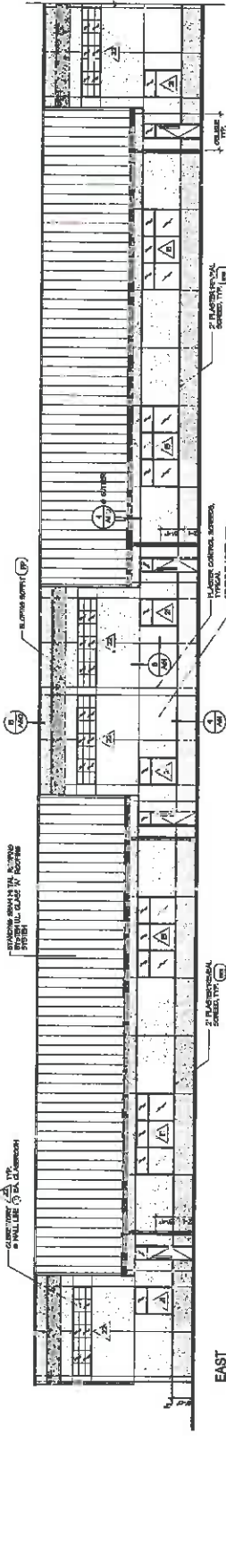
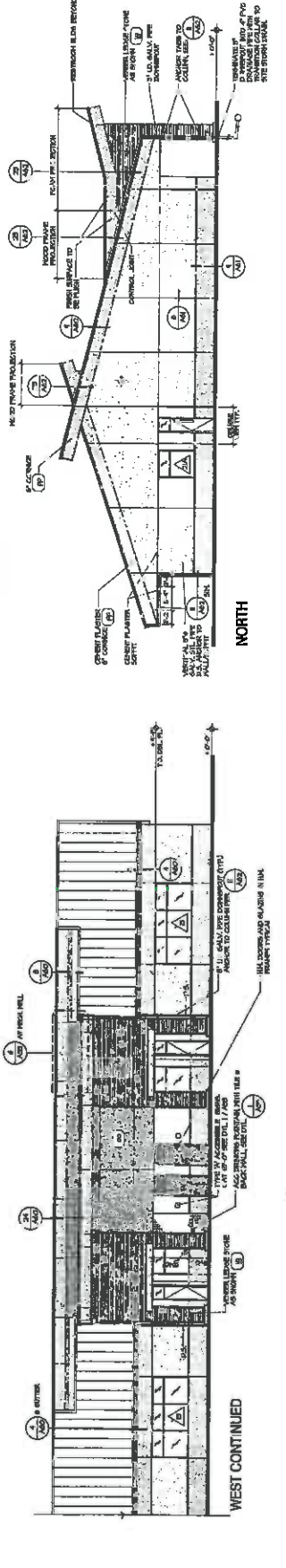
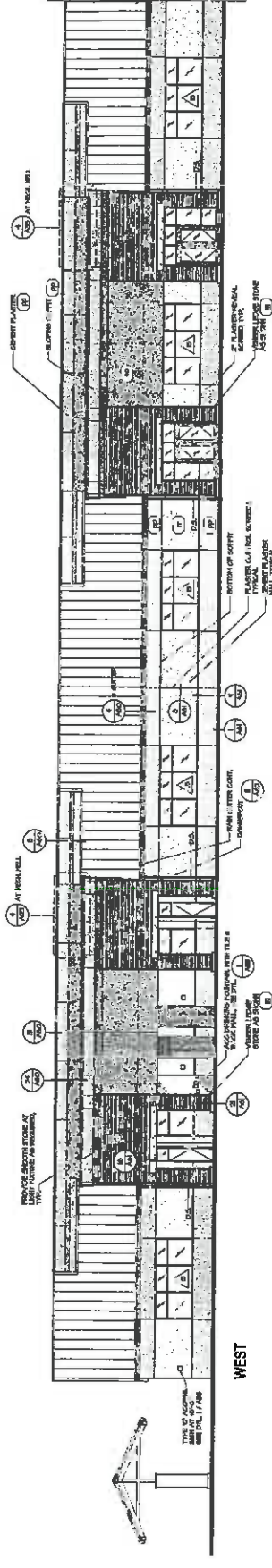
FLOOR PLAN
 BUILDING 500



EXTERIOR ELEVATIONS

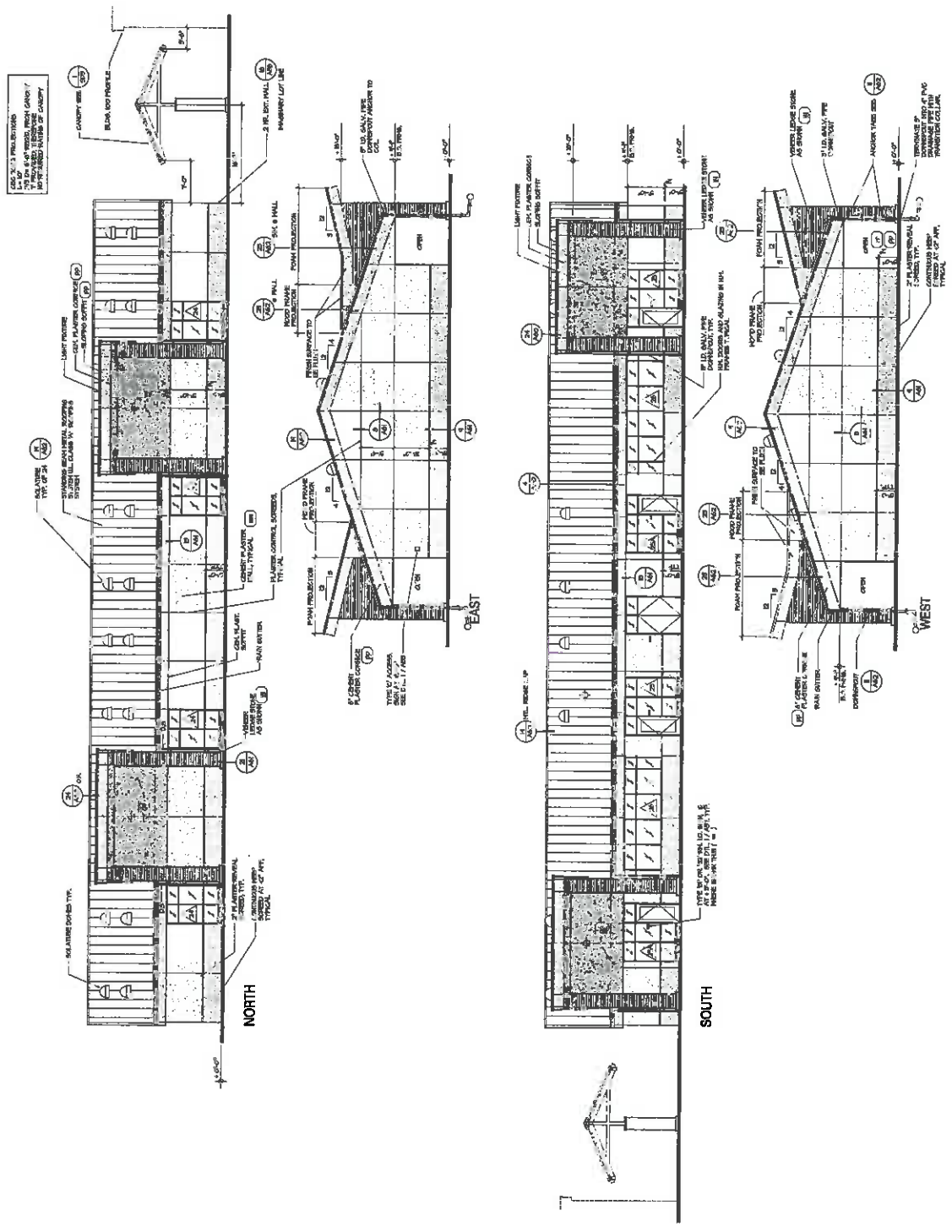
BUILDING 200

11/11/16



BUILDING 300
 EXTERIOR ELEVATIONS
 1/8" = 1'-0"

DATE: 11/20/12



EXTERIOR ELEVATIONS
 10" = 1'-0"

FOR PROJECT INFORMATION, CONTACT: [Contact Information]

Visalia

UNIFIED SCHOOL DISTRICT

Board of Education

Jim L. Qualls
John Crabtree
William A. Fulmer
Donna Martin
Charles Ulmschneider
Lucia Vazquez
Juan Guerrero

Todd Oto, Ed.D.
Superintendent

Robert Gröeber
Assistant Superintendent
Administrative Services

Jeff Ramsay
Director of Facilities

May 9, 2016

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

Re: New Elementary School at Glendale & Giddings

This letter serves as an Operational Statement as required by the CUP application submitted for the Glendale & Giddings Elementary School. Below is a summary of the information that was asked for:

Student Count:	Designed for 750 students
Teacher Count:	28
Bus Trips:	When initially opened 4 When neighborhood is built out 1
Afterschool Activities:	Elementary school field space is open to the public after school hours. Any organization can use the fields without having to schedule with VUSD.
Solar:	Solar was included on the original site plan and is located on the interior of the campus (courtyard and walkway).

A letter was sent to the Planning Commission in February regarding the school site and a notice was posted in the Visalia Times Delta regarding the review of the MND. The VUSD Board passed a resolution to adopt the MND and a Notice of Determination was filed with the County of Tulare.

Thanks and let me know if you have any questions.

Sincerely,



Jeff Ramsay
Director of Facilities
Visalia Unified School District

SHANNON RANCH 3 REVISED TENTATIVE SUBDIVISION MAP

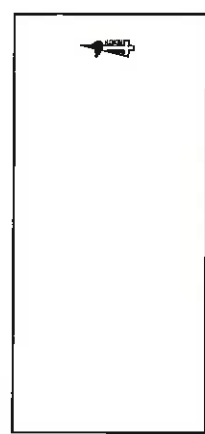
BEING PARCELS 6, 7, 8, AND 9 OF PARCEL MAP NO. 448 AND PARCEL 4 OF SHANNON RANCH CENTRAL
SUBDIVISION MAP IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

JUNE 2014

LOT TYPE BREAKDOWN	
1/4 ACRE LOTS	16 LOTS
1/2 ACRE LOTS	11 LOTS
1 ACRE LOTS	47 LOTS
TOTAL	74 LOTS
DENSITY	
NEW GROSS DENSITY	471 LOTS / 120.9 ACRES = 3.91 LOTS/ACRE
OLD GROSS DENSITY	430 LOTS / 107.87 ACRES = 3.98 LOTS/ACRE

NEW NET DENSITY	
471 LOTS / 81.35 ACRES = 5.81 LOTS/ACRE	
430 LOTS / 81.35 ACRES = 4.71 LOTS/ACRE	

PHASE BREAKDOWN	
PHASE 1	14 LOTS
PHASE 2	32 LOTS
PHASE 3	31 LOTS
PHASE 4	27 LOTS
PHASE 5	17 LOTS
PHASE 6	41(20) LOTS
PHASE 7	34 LOTS
PHASE 8	32 LOTS
TOTAL	268(269) LOTS



SITE DATA:

- Existing Zoning: R1-6
- Proposed Zoning: R1-6
- Existing Use: Agricultural
- Proposed Use: Single Family Residential
- Swamp Disposal: City of Visalia
- Domestic Water: City of Visalia
- Reliance Deposit: City of Visalia
- Electric Power: SCE
- Gas: So. Cal Gas Co.
- Telephone: AT&T
- Cable: Comcast
- Flood Zone: Zone AE & X
- APN: 078-12-12, 078-12-18, 078-12-19, 078-12-22
- Total Acres: 120.87

PREPARED BY
BERNARD TE VELDE
13886 4TH AVE.
HANFORD, CA 93230
(559) 264-3780



DATE: 06/11/14
SCALE: AS SHOWN
FILE NO. 14-000000000000
PREPARED BY: [Signature]

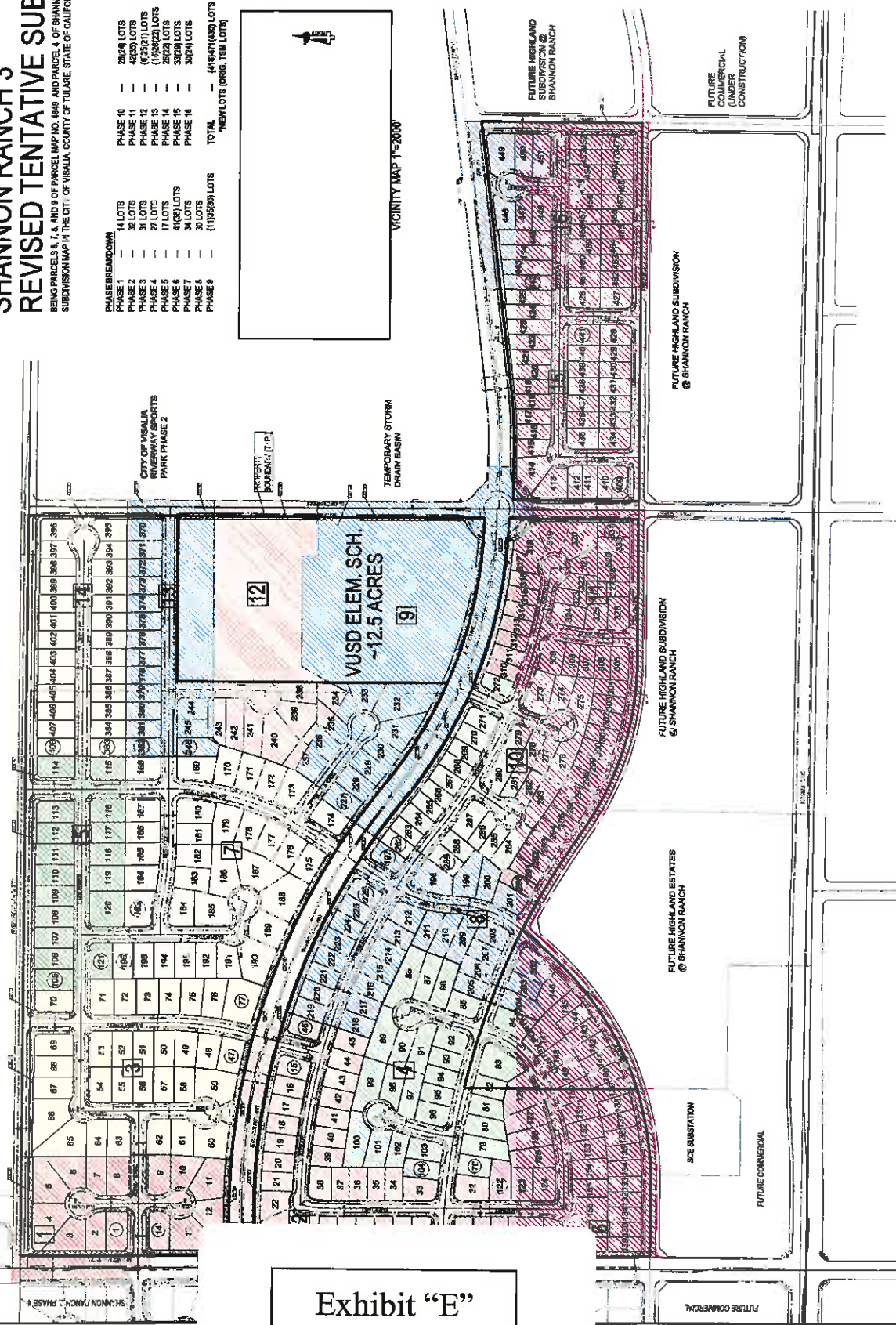


Exhibit "E"

BEFORE THE BOARD OF EDUCATION OF THE
VISALIA UNIFIED SCHOOL DISTRICT
TULARE, COUNTY, CALIFORNIA
RESOLUTION NO. 15-16-39

RESOLUTION TO APPROVE THE GLENDALE AND GIDDINGS ELEMENTARY SCHOOL PROJECT; AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPT MITIGATIONS AND THE MITIGATION MONITORING AND REPORTING PROGRAM; AND MAKE CERTAIN WRITTEN DETERMINATIONS AND FINDINGS; AND AUTHORIZING THE FILING OF A NOTICE OF DETERMINATION.

Whereas, the Visalia Unified School District (District) has determined a need for a new elementary school to serve the current and future students of the District, and the District plans to construct, operate, and maintain the new Glendale and Giddings Elementary School for the benefit of the District and the public which it serves; and prior to constructing the new school, the District must comply with the California Environmental Quality Act (CEQA,) *Public Resources Code*, Division 13, Sections 21000-21177; and

Whereas, the District, acting as the Lead Agency, as defined in *Public Resources Code*, Section 21067, has provided for the preparation of an Initial Study in accordance with CEQA for the Project, the construction of a K-6th grade elementary school on a 14.16-acre site, APNs 078-120-012, 078-120-013, 078-120-018, 078-120-019, 078-120-022, located south of Glendale Avenue, west of N. Giddings Street, and north of W. Riggan Avenue in the City of Visalia, Tulare County, California; and, the Initial Study determined that a Mitigated Negative Declaration (MND) should be prepared; and

Whereas, the District submitted a Notice of Completion to the Governor's Office of Planning and Research, State Clearinghouse on February 23, 2016, and the State Clearinghouse assigned the number SCH# 2016021091 to the Project; and the District completed and circulated a Draft Mitigated Negative Declaration for the Project, which was circulated for public review between February 24, 2016 through March 24, 2016; and

Whereas, comments were received concerning the Draft MND and the comments have been considered, and the District has prepared a Final MND for the Project; and

Whereas, per *Education Code* Section 17211, the District conducted a public hearing to evaluate the Project on March 29, 2016, and has considered all public comments received in regard to the Project; and

Whereas, the District has completely evaluated the Project Site pursuant to all applicable statutory requirements, including school site selection standards found in *California Code of Regulations* (CCR), Title 5, Section 14010, et seq.; and

Whereas, the MND has identified mitigation measures to reduce potentially significant impacts to less than significant levels; and Exhibit A contains the February 2016 Mitigated Negative Declaration, including Mitigation Measures and Exhibit B contains Mitigation Monitoring Program prepared for the Project in conjunction with the Final MND; and

Whereas, the February 2016 MND was presented to the Board of Trustees of the Visalia Unified School District, and the Board reviewed and considered the information in the MND prior to approving the project; and the MND reflects the District's independent judgement and analysis; and the MND has been completed in compliance with CEQA and CEQA Guidelines; and

Whereas, the District is required to make certain written findings per *Education Code* Section 17213(a) and/or *Public Resources Code* Section 21151.8(a)(1).

Therefore, per *Education Code* Section 17213(a) and/or *Public Resources Code* Section 21151.8(a)(1), and based upon information included in the February 2016 MND for the Project, the Board of Trustees of the Visalia Unified School District hereby determines that the school site:

- a. Is not the site of a current or former hazardous waste disposal or solid waste disposal site, and
- b. Is not a hazardous substance release site identified by the Department of Toxic Substances Control in a current list adopted pursuant to Section 25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the *Health and Safety Code*, and
- c. Is not a site that contains one or more pipelines, situated underground or aboveground, that carries hazardous substances, acutely hazardous materials, or

- hazardous wastes, unless the pipeline is a natural gas line which is used only to supply natural gas to that school or neighborhood or other nearby schools, and
- d. Is not within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor as defined in *Education Code* Section 17213(d)(9) and *Public Resources Code* 21151.8(c)(9).

In addition, per *Education Code* Section 17213(b), (c), and (d) and/or *Public Resources Code* Section 21151.8(a)(2) and (3), the San Joaquin Valley Air Pollution Control District (SJVAPCD) was consulted by Technicon Engineering Services, Inc., consultants to the District, with regard to identifying both permitted and non-permitted facilities within one quarter mile of the proposed site which might be reasonably anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; and the SJVAPCD consultation identified no such facilities with the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials.

Therefore, Board of Trustees of the Visalia Unified School District hereby finds that, the above-mentioned consultation did not identify any such facility, as specified in *Education Code* Section 17213 and *Public Resources Code* Section 21151.8, within one quarter mile of the proposed school site.

Now, be it therefore resolved that the Board of Trustees of the Visalia Unified School District (Board) makes the following findings and determinations:

1. The Board approves the Project.
2. The Board adopts the February 2016 Mitigated Negative Declaration, including Mitigations and Mitigation Monitoring Plan.
3. The Board has made the required determinations regarding certain written findings, per *Education Code* Section 17213(a) and/or *Public Resources Code* Section 21151.8(a)(1);
4. The Board directs the District to comply with all adopted Mitigation Measures contained in the Final MND; and Mitigation Monitoring Plan.
5. The Board authorizes the Superintendent or the Superintendent's designee to prepare a Notice of Determination to be filed with the Tulare County Clerk and the Governor's Office of Planning and Research, State Clearinghouse, and to take other action necessary to effect the purpose of this Resolution.


PASSED AND ADOPTED by the Board of Trustees of the Visalia Unified School District at its meeting held on March 29, 2016, as follows:

AYES: CRABTREE, FULMER, MARTIN, QUALIS, ULMSCHNEIDER, VAZQUEZ

NOES: NONE

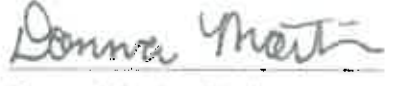
ABSENT: NONE

ABSTAIN: GUERRERO



John L. Crabtree, President
Board of Education
Visalia Unified School District

I, the Clerk of the Board of Education of the Visalia Unified School District, do hereby certify that the foregoing Resolution was regularly introduced, passed, and adopted by the Board of Education at its meeting held on March 29, 2016.



Donna Martin, Clerk
Board of Education
Visalia Unified School District

- Exhibit A: February 2016 Mitigated Negative Declaration
- Exhibit B: Mitigation Monitoring Plan



Mitigated Negative Declaration
New School Site at Glendale and
Giddings

Lead Agency:
Visalia Unified School District
5000 W. Cypress Avenue
Visalia California 93277

March 2016



School Site Solutions, Inc.

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- A Mitigation Monitoring Reporting Program
- B State Clearinghouse Letter
- C Final Traffic Study
- D February 2016 Draft IS/MND

1 Introduction

Pursuant to the California Environmental Quality Act (CEQA; *Public Resources Code* Section 21000, et seq. and CEQA Guidelines), the Visalia School District (VUSD) prepared an Initial Study (IS) to evaluate potential environmental impacts associated with the New School Site at Glendale and Giddings construction project of approximately 12.5 acres of land ("the Site"). The Site is located at west of N. Giddings Street, north of W. Riggins Avenue, South of Riverway Drive, Visalia, California, Assessor's Parcel Numbers (APNs) 078-120-012, 078-120-013, 078-120-018, 078-120-019, 078-120-022, Tulare County, California.

The February 2016 IS determined that the project could have a significant impact on the environment unless mitigated; therefore, VUSD prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND). Six mitigation measures were identified in the Draft IS/MND. A copy of the Mitigation Monitoring Plan for the project is provided in **Appendix A** of the Draft IS/MND.

On February 23, 2016, to initiate public review of the Draft IS/MND, VUSD filed a Notice of Completion (NOC) for the project with the Governor's Office of Planning and Research (State Clearinghouse). The State Clearinghouse identified the project with SCH #2016021091. The State and local agency public review period was established between February 23, 2016 and March 24, 2016, with copies of the Draft IS/MND available for review at the VUSD District Office, 5000 W. Cypress Avenue, Visalia, CA 93277; and the Visalia Branch Library, 200 W. Oak Avenue, Visalia, CA 93291. The *Visalia Times-Delta* published the Notice of Intent (NOI) to adopt a Mitigated Negative Declaration on March 29, 2016. Comments and responses to comments received during the public review period may be found in **Section 2** of this Final MND.

This Final MND was prepared according to CEQA Guidelines and incorporates all comments received by the State Clearinghouse and VUSD during the public review period. The purpose of this document is to clarify facts set forth in the Draft IS/MND, as necessary, to ensure accuracy.

This Final MND contains the following sections:

Section 2 Comments and Responses to Comments

Section 3 Revisions to the Draft IS/MND

Section 4 Supporting Information Sources

A complete copy of the February 2016 Draft IS/MND is provided as **Appendix D**.



2 Comments and Responses to Comments

During the 30-day public review period (February 23, 2014 – March 24, 2014), VUSD received no agency comments on the Draft Mitigated Negative Declaration. VUSD received notice from the State Clearinghouse indicating no comments received during the State agency public review period. (**Appendix B**).

VUSD received no comments on the Draft MND.



3 Revisions to the Draft IS/MND

The Following are revisions to the February 2016 Draft IS/MND. Text deletions are show as strikethrough text, while text additions are shown as italicized text.

No Revisions to the Draft MND



4 Supporting Information Sources

4 Creeks Inc. (March 2016). Traffic Impact Study. Visalia Unified School District, New Glendale and Giddings Elementary School.

Appendix A
Mitigation Monitoring Reporting Program

**Visalia Unified School District (VUSD)
Mitigation Monitoring Reporting Program (MMRP)**

Mitigation Measure	Responsible Party	Timeline for Implementation
<p>MM-1: Prior to undertaking the project, VUSD will consult with the SJVAPCD to identify all District Rules applicable to the proposed school project, including but not limited to District Rule 9510. VUSD will comply with all identified SJVAPCD requirements. Final discretionary approval of the proposed project shall be reserved pending completion of the AIA and compliance with other SJVAPCD rules.</p>	<p>District Superintendent</p>	<p>In accordance with SJVAPCD Fee Schedule; payment needed</p>
<p>MM-2: If cultural resources are encountered during Site grading or other construction activities, all work shall be halted within 50 feet of the discovery and VUSD shall engage a qualified archaeologist to assess and protect the discovery as appropriate. No further soil disturbance shall occur within the 50-foot buffer until the preceding assessment has been completed.</p>	<p>Construction Superintendent</p>	<p>Throughout site work</p>
<p>MM-3: VUSD will complete an Air Impact Assessment for the San Joaquin Valley Air Pollution Control District to determine if the project will have and impact on the air quality of the region.</p>	<p>District Superintendent</p>	<p>In accordance with SJVAPCD Fee Schedule</p>

MM-4: VUSD and the appointed contractor will initiate the following mitigations when feasible.

1. Limit traffic speeds on unpaved roads to 15 mph; and
2. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
3. Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
4. Install wind breaks at windward side(s) of construction areas;
5. Suspend excavation and grading activity when winds exceed 20 mph; and*
6. Limit area subject to excavation, grading, and other construction activity at any one time.
7. Regardless of windspeed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.
8. Use of alternative fueled or catalyst equipped diesel construction equipment
9. Minimize idling time (e.g., 10 minute maximum)
10. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use
11. Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
12. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways

District Superintendent

Prior to site approval

<p>13. Implement activity management (e.g. rescheduling activities to reduce short-term impacts)</p>		
<p>MM-5: The contractor shall employ appropriate noise suppression attachments (e.g., mufflers, etc.) on all equipment. Equipment idling shall be kept to a minimum and equipment turned off when not in use.</p>	<p>Project Superintendent</p>	<p>Throughout construction</p>
<p>MM-6: VUSD will pay the pro rata share associated with the City of Visalia Transportation Impact Fee.</p>	<p>District Superintendent</p>	<p>In accordance with City Standards</p>

Appendix B
State Clearinghouse Letter



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

March 25, 2016

Robert Groeber
Visalia Unified School District
5000 W. Cypress Avenue
Visalia, CA 93277

Subject: New School Site at Glendale and Giddings
SCH#: 2016021091

Dear Robert Groeber:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on March 24, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016021091
Project Title New School Site at Glendale and Giddings
Lead Agency Visalia Unified School District

Type MND Mitigated Negative Declaration
Description The Visalia Unified School District (VUSD) plans to acquire 14.16 acres of land for construction of a new K-6 Elementary School. The Site is currently cultivated agriculture land. The Site is bordered by Glendale Avenue to the north; Giddings Street to the east; Shannon Parkway to the south; and residential development to the west. The future Master Plan Capacity will be 850 K-6 students. The project will include a total of 28 classrooms; 4 kindergarten and 24 1st-5th grades. The total square footage of new construction buildings will be 48,770 sf. An administration office and multi-purpose room are also planned for the new project. Outdoor recreation area will include hard courts, 2 ball fields, and a courtyard. A 115 stall parking lot will be located on the north border along Glendale Avenue with two driveways. Bus drop off will be located along Giddings Street.

Lead Agency Contact

Name Robert Grosber
Agency Visalia Unified School District
Phone 559-730-7529 **Fax**
email
Address 5000 W. Cypress Avenue
City Visalia **State** CA **Zip** 93277

Project Location

County Tulare
City Visalia
Region
Lat / Long 36° N / 119° W
Cross Streets Glendale St and Ferguson Ave
Parcel No. 078-120-012, 078-120-013. various
Township 18S **Range** 25E **Section** 18 **Base**

Proximity to:

Highways 198
Airports
Railways
Waterways
Schools numerous
Land Use Agriculture Use/3000/6000 SF Min Site Area/Residential Medium Density

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Central Valley Flood Protection Board; Department of Water Resources; California Highway Patrol; Caltrans, District 6; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 02/23/2016 **Start of Review** 02/24/2016 **End of Review** 03/24/2016

Appendix D
February 2016 Draft IS/MND

DRAFT
Initial Study /
Mitigated Negative Declaration
New School Site at Glendale and
Giddings

Lead Agency:
Visalia Unified School District
5000 W. Cypress Avenue
Visalia California 93277

February 2016



School Site Solutions, Inc.

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B Proposed Site Plan

C Phase 1 Environmental Site Assessment

D DTSC No Further Action Letter

E Geotechnical Investigation and Geologic and Seismic Hazards Evaluation Report

F Traffic Impact Study

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1 Introduction

The Visalia Unified School District (VUSD) is proposing to construct a new elementary school on 12.5 acres west of N. Giddings Street, north of W. Riggins Avenue, South of Riverway Drive in Visalia, Tulare County, California. Pursuant to the California Environmental Quality Act (CEQA; *Public Resources Code* Section 21000, et seq. and CEQA Guidelines), VUSD has prepared this Initial Study (IS) to consider the potential environmental impacts that might result from the implementation of the proposed elementary school project.

VUSD is the Lead Agency for CEQA compliance on this project. Based on the results of the IS, VUSD has determined that although the project could have a significant impact on the environment, mitigation measures will be employed to ensure all impacts remain less than significant. As a result, a Mitigated Negative Declaration (MND) is the appropriate CEQA compliance document for this project.

This Draft IS/MND contains the following sections:

- Section 2** Initial Study Findings
- Section 3** Initial Study Checklist
- Section 4** Supporting Information Sources



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2 Initial Study Findings

1. **Project title:**
New School Site at Glendale and Giddings
2. **Lead Agency name and address:**
Visalia Unified School District
5000 West Cypress Avenue
Visalia, CA 93277
3. **Contact person and phone number:**
Jeff Ramsay: (559) 730-7350
4. **Project location:**
The District proposes to develop 14.16 Gross acres and 12.5 net acres of land located at the southeast corner of Mooney Boulevard and Avenue 316 (Riverway Drive) in Visalia, California ("the Site"). The Site is further identified by Township 18 South, Range 25 East, Section 18, at APNs 078-120-012, 078-120-013, 078-120-018, 078-120-019, 078-120-022, as shown in **Figures 1 through 3** and **Appendix A**.
5. **Project sponsor's name and address:**
Same as Lead Agency
6. **General Plan designation:**
Low/Medium Residential Development
7. **Zoning:**
6000 SF Min Site Area
8. **Description of project:**
The Visalia Unified School District (VUSD) plans to acquire 14.16 acres and a net development of 12.5 acres of land for construction of a new K-6 Elementary School. The Site is currently cultivated agriculture land. The Site is bordered by Glendale Avenue to the north; Giddings Street to the east; Shannon Parkway to the south; and residential development to the west. The future Master Plan Capacity will be 850 K-6 students. The project will include a total of 28 classrooms; 4 kindergarten and 24 1st-6th grades. The total square footage of new construction buildings will be 48,770 sq ft. An administration office and multi-purpose room are also planned for the new project. Outdoor recreation area will include hard courts, 2 ball fields, and a courtyard. A 115 stall parking lot will be located on the north border along Glendale Avenue with two driveways. Bus drop off will be located on the east border of the site along Giddings Street.
9. **Surrounding land uses and setting:**
The Site is bordered to the north by Glendale Avenue, beyond which is planned residential development; to the east the site is bordered by N. Giddings Street, beyond which is residential properties; to the south by Shannon Parkway, beyond which is planned residential development, and to the west by planned residential development.



10. Other public agencies whose approval is required:

As a condition for receiving State matching funds for acquisition and construction of the new school, VUSD will obtain approval from the California Department of Education (CDE), including clearance from the Department of Toxic Substances Control (DTSC), and the Division of the State Architect (DSA). VUSD would comply with applicable local, state and federal regulations as related to the permits needed for project construction and implementation.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-Project Site as well as on-Project Site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address Project Site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist



that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3 Initial Study Checklist

I. AESTHETICS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the Project Site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Environmental Setting

The Site and surrounding topography are shown on **Figure 1**. The approximately 12.5 acre Site and immediate vicinity are relatively flat and generally used for agricultural purposes. The elevation of the Site is about 330 feet above mean sea level (msl). Project Site is currently used for walnut orchards. Photos of the Site are provided in **Appendix A**.

a) *Would the project have a substantial adverse effect on a scenic vista?*

No Impact. The Site and surrounding vicinity are currently developed with agricultural and planned residential uses; the vicinity does not provide a view that would be characterized as a scenic vista.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. The Site is not located near any designated or eligible State Scenic Highways. There are no designated state scenic highways in Tulare County. There are no rock outcroppings of significance within the proposed Site boundaries. There are no historic buildings on-site or in the surrounding vicinity.

c) *Would the project substantially degrade the existing visual character or quality of the Project Site and its surroundings?*

Less Than Significant Impact. The Site is currently used for agriculture purposes; the surrounding land to the north, west, and south is planned for residential development. The project will not degrade the visual character of the site.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. It is expected that the new school buildings will have some associated nighttime lighting for security purposes; however, fixtures will be designed and placed to minimize light or glare (e.g., shielded, directed downward). No substantial difference than the current light source on the campus. No lighted athletic facilities are planned as a part of this project.

II. AGRICULTURE AND FOREST RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X



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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Environmental Setting

The project site is currently and historically been used for agriculture cultivation. Due to past agriculture use the District completed a Preliminary Environmental Assessment (PEA) for toxic substances under the oversight of the Department of Toxic Substances Control (DTSC). The PEA was completed and a No Further Action (**Appendix D**) letter was distributed by the DTSC. As described in **Section 2**, the Site is located within the incorporated City of Visalia and surrounding properties are proposed for residential development.

a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Less than Significant Impact. The Site is designated as prime farmland by the Department of Conservation. The project will convert a small portion of land, 14.16 acres, into an education facility. Given the small portion of land and the location of the land the District considers this to be a less than significant impact.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. According to the Department of Conservation's map for Tulare County Williamson Act Lands 2012 (the most recent year for which data is available), no properties within or adjacent to the City of Visalia are subject to a Williamson Act contract. Currently the land is zoned for residential development.

- 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))?*

No Impact. The Site is not located on or near forest lands or timberland of any kind.

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. See response to c) above.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

Less Than Significant Impact. The project will change the existing environmental of agriculture land to an education facility. This plot of land is located within a planned subdivision. The land has a general plan designation as residential land.

III. AIR QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		



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

Environmental Setting

The project site is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) and the San Joaquin Valley Air Basin. According to SJVAPCD, there are no permits issued or pending for any sources of hazardous air contaminants within a 1/4-mile radius of the Project Site.

The primary emissions associated with the development of the Site would be from indirect sources (e.g., motor vehicle trips) and equipment operation (including dust generation) during the construction phase. The operation of the elementary school will not have a significant effect on the local air quality, nor will it conflict with any SJVAPCD adopted plans or thresholds.

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact. The project does not conflict with or obstruct the region's adopted air quality plans.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant with Mitigation Incorporation. Project construction activities would create short-term increases in emissions of particulate matter (PM₁₀) and ozone precursors (NO_x); however, the limited nature of ground disturbance indicates any air quality impact would be less than significant. The project qualifies for the SJVAPCD's Small Project Analysis Level (<1875 Elementary School students), which by definition has no possibility of exceeding emissions

thresholds. Standard best practices such as periodic wetting of the site to reduce dust will help to mitigate construction impacts to air quality.

The proposed project would be subject to SJVAPCD District Rule 9510 (Indirect Source Review), and may be subject to other District rules, including but not limited to Rule VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

Mitigation Measure

Implementation of the following mitigation measure will ensure that the impact to air quality remains less than significant.

MM-1: Prior to undertaking the project, VUSD will consult with the SJVAPCD to identify all District Rules applicable to the proposed school project, including but not limited to District Rule 9510. VUSD will comply with all identified SJVAPCD requirements. Final discretionary approval of the proposed project shall be reserved pending completion of the AIA and compliance with other SJVAPCD rules.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Less Than Significant Impact. The size and nature of the project will not cause considerable effect on air quality. Given the nature of construction activities impacts to air quality will incremental increase do to vehicle travel and construction machinery, this will be temporary increases. Operational activities associated with the project would be less than significant.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. Project construction will necessarily occur in proximity to existing nearby residences; however, construction activities will be timed to minimize exposure, to the greatest extent that this is feasible. Given nature of construction, use of heavy machinery will be limited. There are no hazardous air emitters in a ¼ mile radius, there will not be exposure to substantial pollutant concentrations.

- e) *Would the project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. The operation of the proposed Site as an elementary school site is not expected to create any objectionable odors. Odors that may be created during construction (e.g., exhaust) will be temporary, and therefore less than significant.



IV. BIOLOGICAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?		X		
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 US Fish and Wildlife Service?				X
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?				X



IV. BIOLOGICAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Project Sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Environmental Setting

The California Natural Diversity Database (CNDDB) identifies several special status species potentially occurring in the Visalia Quad. Given the developed nature of the site as agriculture land and the planned development of the surrounding area as residential housing the majority of sensitive species have no likelihood of occurrence based on a lack of suitable habitat. No wetland features or migratory corridors are observed on the Site.

- a) *Would the project 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?*

Less Than Significant Impact. The site is located within a planned residential area of Visalia. Upon completion of the Shannon Ranch 3 Development project the future

campus will be bordered by single family dwellings to the north, west and south. Currently the project land and surrounding area is used for agriculture purposes. The developed nature of the surrounding properties doesn't provide for habitat of special status species.

b) *Would the project 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 US Fish and Wildlife Service?*

No Impact. There is no identified riparian habitat or significant natural communities within the project area; no wetlands or waters of the U.S. were observed within the Site.

c) *Would the project 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?*

No Impact. There are no federally protected wetlands identified or observed within the Site.

d) *Would the project 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 Project Sites?*

No Impact. The Site does not support a wildlife corridor or wildlife nursery site.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The project does not conflict with any local policies or ordinances protecting biological resources.

f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less Than Significant Impact. The Site is in the Tulare Basin Regional Conservation Plan; the project will not conflict with the goals set forth in the Conservation Plan.

V. CULTURAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in				X



15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or Project Site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Environmental Setting

Evidence of human settlement of the San Joaquin Valley dates back more than 10,000 years. Particularly significant are the Native American settlements that occurred mostly along the local waterways. Historically, Penutian-speaking Northern Valley Yokuts lived throughout Tulare County and the Central Valley generally.

Nathaniel Vise was an early settler of Visalia, his last name providing the basis for the town name. By 1855 gold was found in south Tulare County which brought settlers there to stay. The fertile soils and water sources provided for crop growth and the expansion of the County.

The disturbed nature of Site, which has historically been used for agricultural activities, indicates it is unlikely there would be any significant impact to an unidentified cultural resource. A sacred lands file check request was submitted on November 4, 2015, NAHC has yet to respond.

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?*

No Impact. There is no historical buildings on site.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?*

Less Than Significant with Mitigation Incorporated. Although no resources are expected within the Site, unidentified archaeological resources could be uncovered during construction. If cultural resources were encountered during site grading or other construction activities all work would be halted.



Mitigation Measure

Implementation of the following mitigation measure will ensure that the impact to archaeological resources remains less than significant.

MM-2: If cultural resources are encountered during Site grading or other construction activities, all work shall be halted within 50 feet of the discovery and VUSD shall engage a qualified archaeologist to assess and protect the discovery as appropriate. No further soil disturbance shall occur within the 50-foot buffer until the preceding assessment has been completed.

c) *Would the project directly or indirectly destroy a unique paleontological resource or Project Site or unique geologic feature?*

No Impact. There are no paleontological resources or unique geologic features identified or observed within the Site.

d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant with Mitigation Incorporated. The Site has not been identified as a burial location for human remains; however, should human remains be unexpectedly encountered, VUSD will follow the requirements of California *Health and Safety Code* and *Public Resources Code*, as applicable. If human remains were determined to be Native American in origin, VUSD would contact the NAHC to determine the most likely descendants and **MM-2** would be practiced.

VI. GEOLOGY AND SOILS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	



VI. GEOLOGY AND SOILS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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-Project Site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
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?			X	
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?				X

Environmental Setting

A Geotechnical investigation and geologic and seismic hazards evaluation report was completed on the site by Technicon Engineering Services in December 2014. The City of Visalia is located in the Great Valley geomorphic province; the area consists of low fluviateile plain drained by the San Joaquin River. The Great Valley geologically consists of a trough containing sediments deposited continuously since the Jurassic period. The project site is located approximately 325 feet above mean sea level. The U.S. Department of Agriculture has mapped the soils on the Site as Grangeville Sandy Loam. The Site is relatively flat and approximately relative elevation of Giddings Street. Groundwater on site is expected at approximately 70 feet bgs. Groundwater is not expected to be impacted by construction activities. The site is not located in an Alquist-Priolo Earthquake Fault Zone

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- 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?*

No Impact. No known active or potentially active faults traverse the Site or vicinity, which are not located in an Alquist-Priolo Fault-Rupture Hazard Zone. Ground rupture from faulting is considered very low.

- ii) *Strong seismic ground shaking?*

Less Than Significant Impact. The Geotechnical report did not identify mitigations for seismic ground shaking. Calculations indicate that seismically dry sand settlement is less than 0.25-inch.

- iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact. The potential for liquefaction is considered low due to the granular and fine grained sediments at the site.

- iv) *Landslides?*

No Impact. The project area is relatively flat and not located near any creek banks or steep slopes. The potential for landslides or slope failures are considered unlikely.

- b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact. Some grading will occur as part of the construction project. It is expected that Best Management Practices (BMPs) typically applied to grading activities will be specified by the contractor in order to minimize erosion during construction.

- c) *Would the project 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-Project Site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less Than Significant Impact. As discussed above, the potential for landslide or liquefaction events on the Site is considered unlikely. Lurching and lateral spreading are also anticipated to be unlikely or insignificant.

- d) *Would the project 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?*

Less Than Significant Impact. Expansive soils were encountered within the borings drilled during the Geotechnical study at depth exceeding 6 feet. Expansive soils are not anticipated within the influence of foundation systems. There is no need for special grading or special footing.

- e) *Would the project 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?*

No Impact. The project will connect to City infrastructure and would not utilize a septic system.

VII. GREENHOUSE GAS EMISSIONS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Environmental Setting

The most common greenhouse gases are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC) and sulfur hexafluoride (SF₆). Of these, fossil fuel combustion is by far the dominant source of CO₂; greenhouse gas emissions of all types are commonly analyzed in terms of equivalent emissions of carbon dioxide (CO_{2e}). A CalEEMod Emissions estimator will be included in the Final MND, the SJVAPCD is completing an Indirect Source Review on the Site. The District intends to pay any fees identified due to the emissions expected throughout the construction and operation of the site.

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

Less Than Significant With Mitigation Incorporated. The scope of construction activities outlined in **Section 2** creates capacity for up to 850 K-6 graders. While the project would generate some greenhouse gas emissions it is expected that emissions will be under the significance thresholds of 10-15 tons per year established by the SJVAPCD for CO₂, ROG, NO_x, and PM₁₀. The project is not expected to cause or contribute significantly to the violation of an applicable ambient air quality standard. To reduce potential climate change impacts, VUSD would employ greenhouse gas reduction measures when practicable, including but not limited to student bussing and an energy-conscious building design. The proposed school expansion would not conflict with any of the SJVAPCD's adopted plans to improve air quality, including the 2007 Ozone Plan. The size of this project will trigger the SJVAPCD Indirect Source Review. The District will complete the following Mitigation to ensure the project is in compliance.

Mitigation Measure

Implementation of the following mitigation measure will ensure that the potential impact from hazardous materials remains less than significant.

MM-3: VUSD will complete an Air Impact Assessment for the San Joaquin Valley Air Pollution Control District to determine if the project will have and impact on the air quality of the region.

MM-4: VUSD and the appointed contractor will initiate the following mitigations when feasible.

1. Limit traffic speeds on unpaved roads to 15 mph; and
2. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
3. Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
4. Install wind breaks at windward side(s) of construction areas;
5. Suspend excavation and grading activity when winds exceed 20 mph; and*
6. Limit area subject to excavation, grading, and other construction activity at any one time.
7. Regardless of windspeed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.
8. Use of alternative fueled or catalyst equipped diesel construction equipment
9. Minimize idling time (e.g., 10 minute maximum)
10. Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use
11. Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
12. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways
13. Implement activity management (e.g. rescheduling activities to reduce short-term impacts)



VIII. HAZARDS AND HAZARDOUS MATERIALS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a Project Site which is included on a list of hazardous materials Project 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?			X	

VIII. HAZARDS AND HAZARDOUS MATERIALS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X
i) Be located within 1,500 feet of a high-pressure pipeline that can pose a safety hazard?				X

Environmental Setting

VUSD was granted a Targeted Site Investigation Grant through the Department of Toxic Substances Control (DTSC) for approval of a Preliminary Environmental Assessment (PEA). The site is currently and was historically used for agricultural purposes, thus triggering the need for a PEA. Soil samples were collected on site and tested for Organochlorine Pesticides (OCPs), CAM 17 metals, and Asbestos. The sampling results for arsenic, thallium, CAM metals, asbestos, and OCPs all were all below screening criteria set by the DTSC. As a result to the conclusions of the PEA a No Further Action letter from the DTSC was recommended. The DTSC delivered a No Further Action letter dated May 6, 2015 to the District **Appendix D**.

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
No Impact. The proposed use of the Site as a school for elementary level students indicates it would not be routinely associated with hazardous materials.
- b) *Would the project 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?*
Less Than Significant With Mitigation Incorporation. The proposed use of the Site as a school for elementary level students indicates it would be unlikely for hazardous materials to be released into the environment. The size of the project will trigger the SJVAPCD Indirect Source Review, **MM-3** will be completed by the District to ensure impacts are less than significant.
- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*
Less Than Significant With Mitigation Incorporation. The project itself will not emit hazardous air emissions or handle hazardous materials, substances or waste. The San Joaquin Valley Air Pollution Control District (SJVAPCD) was consulted and no permitted hazardous air emitters located within a ¼ mile. The size of the project will trigger the SJVAPCD Indirect Source Review, **MM-3** will be completed by the District to ensure impacts are less than significant.
- d) *Would the project be located on a Project Site which is included on a list of hazardous materials Project 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?*
Less Than Significant Impact. Given the current and historical use as agriculture land the District has completed a Preliminary Environmental Assessment (PEA) is being prepared for the site. The DTSC determined the site did not exceed any thresholds and a No Further Action letter was presented to the District.
- 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?*

Less Than Significant Impact. The Site is not located within two miles of any airport. Visalia Municipal Airport is well over 2 nautical miles southwest of the site.

- 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?*

No Impact. No private air strips are observed in the vicinity.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project would not adversely affect any adopted emergency response plan or emergency evacuation plan.

- h) *Would the project 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?*

No Impact. The Site is not located in or near wildlands.

- i) *Would the project be located within 1,500 feet of a high-pressure pipeline that can pose a safety hazard?*

No Impact. There are no potentially hazardous pipelines within 1,500 feet of the Site. The National Pipeline mapping Service indicates the nearest pipeline so be 1,970 feet south of the site along West Houston Avenue.

IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
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			X	



IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
granted)?				
c) Substantially alter the existing drainage pattern of the Project 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-Project Site?			X	
d) Substantially alter the existing drainage pattern of the Project 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-Project Site?			X	



IX. HYDROLOGY AND WATER QUALITY— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
f) Otherwise substantially degrade water quality?				X
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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Environmental Setting

The Site is situated approximately 325 feet above mean sea level (msl) and is relatively flat. According to the Geologic Hazards Report (2013), the Site is not located within the dam inundation area for the Terminus Dam and Lake Success Dam. The Site is located in the San Joaquin Valley Groundwater Basin-Kaweah Subbasin. Groundwater at the Site is inferred to exist at a depth of 78 feet below ground surface (bgs). All storm drain systems associated with the scope of work will also connect to City storm drain system. The site has a water retention basin on site.

- a) *Would the project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact. The project would be subject to the requirements of the *Clean Water Act*, including the National Pollutant Discharge Elimination System (NPDES) permit. Best Management Practices (BMPs) will be employed to minimize water quality impacts during the construction of the project; it is not expected that the operation of the Site as a school would impact water quality. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) would also serve to ensure water quality standards and waste discharge requirements are not violated.

- b) *Would the project 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)?*

Less Than Significant Impact. Water will be conveyed to the Site by City water main; the project is not expected to have a significant effect on the underlying aquifer.

- c) *Would the project substantially alter the existing drainage pattern of the Project 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-Project Site?*

Less Than Significant Impact. Currently the site is agriculture land. Drainage on site will be designed by a qualified engineer to ensure that any erosion will be less than significant. The project site will not affect any stream or river.

- d) *Would the project substantially alter the existing drainage pattern of the Project 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-Project Site?*

Less Than Significant Impact. As discussed above, the drainage design and implementation of BMPs will reduce the potential for flooding on- or off-Site.

- e) *Would the project 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?*

No Impact. Storm water will be connected to City infrastructure; the project will not create any more runoff than the site current produces.

- f) *Would the project otherwise substantially degrade water quality?*

No Impact. The project is not expected to substantially degrade water quality.

- g) *Would the project 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?*

No Impact. The project does not include housing as one of its components.

- h) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. According to the Geologic Hazards Report, FEMA Flood Insurance Rate Map depicted the majority of the site within Zone X. Zone X includes areas with 0.2% annual chance flood, areas of a 1% annual chance flood.

- i) *Would the project 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?*

Less Than Significant Impact. Two major dams could cause substantial flooding in Tulare County, Terminus and Lake Success Dams. The project site is not located within areas of potential flooding due to dam failure.

- j) *Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?*

No Impact. Given the location of the Site away from the ocean and other significant water bodies, the potential for impact from a seiche, tsunami or mudflow is considered very low.

X. LAND USE AND PLANNING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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				X



X: LAND USE AND PLANNING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Environmental Setting

The Tulare County General Plan maps the Site within the City of Visalia Planning Area (Residential Low Density). The City's General Plan Land Use Map designates the Site for 6000 SF Min Site Area; public schools are a permitted use within this zoning.

a) *Would the project physically divide an established community?*

No Impact. The project would not physically divide an established community. The Site will be surrounded by residential development upon build out of the housing subdivisions.

b) *Would the project 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?*

No Impact. The project is consistent with the Tulare County Land Use Plan and City of Visalia General Plan; school construction is permitted within the zoning designation on site.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*



No Impact. The Site is located within the Tulare Basin Regional Conservation Plan. VUSD will not conflict with any goals or standards associated with the conservation plan.

XI. MINERAL RESOURCES— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
b) Result in the loss of availability of a locally-important mineral resource recovery Project Site delineated on a local general plan, specific plan or other land use plan?				X

Environmental Setting

According to the Tulare county Planning Branch, the County's mineral resources are mainly comprised of sand, gravel, and crushed stone. The major sources of aggregate are alluvial deposits from river beds, floodplains, and hard rock quarries. There are no known mineral resources identified in proximity to the Site.

a) *Would the project 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?*

No Impact. The site does not have any known mineral deposits; the project would not result in the loss of availability of a known mineral resource.

b) *Would the project result in the loss of availability of a locally-important mineral resource recovery Project Site delineated on a local general plan, specific plan or other land use plan?*

No Impact. No locally-important mineral recovery sites would be impacted by the project.



XII. NOISE— Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) 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?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
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?				X

XII. NOISE— Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X

Environmental Setting

Existing noise sources at the property include traffic on adjacent streets, neighborhood activities (Riverway Sports Park) from adjacent residents, and agricultural uses. The primary noise sources associated with the project include increase traffic noise as well as noise due to outdoor activities. Construction related noise will take place during regular business hours and will be temporary. Nearby residences are considered sensitive receptors for the purpose of assessing noise impacts during the construction phase of the project. The operation of the School will not create a significant increase in noise impacts; these measures would also mitigate noise from other nearby sources.

- a) *Would the project result in 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?*

Less Than Significant with Mitigation Incorporation. Although school operational activities are exempt from City of Visalia noise controls per Municipal Code Sec. 8.36.070, the construction of the project may result in a temporary increase in noise levels in the project vicinity. To reduce impacts to adjacent uses, construction would be restricted to regular business hours.

Mitigation Measure

Implementation of the following mitigation measure will ensure that construction-related noise impacts remain less than significant.

MM-5: The contractor shall employ appropriate noise suppression attachments (e.g., mufflers, etc.) on all equipment. Equipment idling shall be kept to a minimum and equipment turned off when not in use.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant with Mitigation Incorporation. During the construction of the project, the Site and immediate vicinity could be subject to groundborne vibration. Given the nature of construction on-site heavy machinery will be used for tree removal and grading purposes. Construction will take place during regular business



hours and will be a temporary impact. **MM-5** will be incorporated to reduce noise levels.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact. The project will increase noise levels currently present at the site. School operational activities are exempt from City of Visalia noise controls per Municipal Code Sec. 8.36.070. The District will limit noise at the site where possible.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact with Mitigation Incorporation. As discussed above, the construction noise levels are expect to impact the noise level on-site temporarily. **MM-5** will be implemented to limit temporary construction noise levels.

- 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?*

No Impact. The Site is not located within 2-nautical miles from Visalia Municipal Airport.

- 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?*

No Impact. No private airstrips are identified in the Site vicinity.

XIII. POPULATION AND HOUSING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?				X

XIII. POPULATION AND HOUSING— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Setting

The proposed school project is in response to planned growth within the project area. Currently land surrounding the proposed site is planned to be developed with residential dwellings.

a) *Would the project 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)?*

No Impact. The proposed school project is in response to growth in the District and planned development within the school area. The school project is not growth-inducing.

b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The Site does not contain any dwellings. A school was planned within the development area.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. See response to b) above.



XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?				X

Environmental Setting

The project would be served by the City of Visalia Police and Fire Departments. The nearest City fire station is Visalia Station #54, located approximately 1.3 miles southeast of the Site at 440 Ferguson Avenue; the Site is within the station's target response time (5-6 minutes).

- 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:*

Fire Protection – Less Than Significant Impact. The project may increase the number of responses for the Fire Department. The nearest Fire Station is 1.3 miles southeast of the Site and will not create a need to increase personnel. For fire protection equipment will be installed in the new school facilities.

Police Protection – Less Than Significant Impact. The project may increase the amount of police responses to the area. The increase is not expected to be significant.

Schools – Less Than Significant Impact. The construction of the school project could have adverse environmental impacts; however, mitigations will minimize environmental damage.

Parks – Less Than Significant Impact. The closest park is the Riverway Sports Park, located adjacent to the Site. Park use may increase with the opening of a new school.

Other Public Facilities – No Impact. The project is not expected to increase demand for other public facilities.

XV. RECREATION—	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
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?				X

Environmental Setting

The proposed project will include recreational areas as apart of new construction. The play fields and out door hard courts will be available to the public outside of school hours. Riverway Sports Park is located east of the site.

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?*

No Impact. Riverway Sports Park is located immediately east of the site. The project is not expected to have an impact on the local parks. The project will include play areas for students and the community.

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?*



No Impact. The project will include recreational play fields and hard courts.

XVI. TRANSPORTATION/ TRAFFIC— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X



XVI. TRANSPORTATION TRAFFIC— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
h) Be located within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor (as defined in Senate Bill 352, Chapter 668, Statutes of 2003)?				X
i) Be located within 1,500 feet of a railroad easement?				X

Environmental Setting

A Traffic Impact Study was completed by 4-Creeks in February 2016 (**Appendix F**). The project site is located on the west side of Giddings Street, between Shannon Parkway and Glendale Avenue in Visalia, CA. Project vehicular access is available via two driveways on Glendale Avenue. A bus-only driveway is located in Giddings Street. The projected enrollment for the school is 850 students which calculates to estimated 903 daily trips to the site. The Traffic study analyzed 13 intersections within the area. The study included existing level of service summary, 2017 plus project conditions summary, and 2017 plus project conditions summary. The intersection of Riggins Avenue and Giddings Street was identified as an intersection that will warrant a signal in 2016 and 2021, it is noted that the presence of the new school project does not affect this need as it is necessary given existing levels of service. The District will construct safe routes to school for students and pedestrians entering the campus. No other off-site mitigation measures will be required based on the results of the study. The District will discuss providing a protected left-turn phasing for Riggins Street approaches, and permitted or split phasing (as appropriate) on Giddings Street approaches.

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

Less Than Significant Impact. Based on the results of the traffic study, the new school will not significantly increase the existing traffic load on the surrounding roads.

The current infrastructure and intersections have to capacity to handle the increased traffic.

- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact with Mitigation Incorporation. The traffic study indicated one intersection that would drop below the City of Visalia Level of Service standard in 2016. This LOS drop is not due to the presence of the new school as it is needed currently with existing traffic flow. VUSD will be responsible for paying the City of Visalia's Transportation Fee to contribute to citywide transportation improvements.

Mitigation Measure

Implementation of the following mitigation measure will ensure that transportation/traffic-related noise impacts remain less than significant.

MM-6: VUSD will pay the associated City of Visalia Transportation Impact Fee.

- c) *Would the project 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?*
- No Impact.** The project would have no impact to air traffic patterns at Visalia Municipal Airport based on the proposed height of facilities.
- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- No Impact.** The project will not be creating any new design features that would increase hazards for drivers or pedestrians.
- e) *Would the project result in inadequate emergency access?*
- No Impact.** The project will be designed to ensure adequate emergency access to all school facilities; the Fire Marshal will give formal approval to the Fire/Life/Safety Plan for the project at the time of Division of the State Architect (DSA) Back Check.
- f) *Would the project result in inadequate parking capacity?*
- No Impact.** The proposed project will provide an adequate number of parking places for number of staff and students that will be on campus, this number will be in accordance with CDE standards.
- g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*
- No Impact.** The project will not conflict with any efforts to encourage alternative transportation. Bike lanes and pedestrian access will be installed for students using alternate modes of transportation. Visalia Transit currently operates Routes 7A and 7B near the project site. VUSD will also operate buses for students based on their identified capture area and transfer needs.

h) *Would the project be located within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor (as defined in Senate Bill 352, Chapter 668, Statutes of 2003)?*

No Impact. The project is not located within 500 feet of a qualified traffic corridor.

i) *Would the project be located within 1,500 feet of a railroad easement?*

No Impact. No railroad easements are located within 1,500 feet of the Site.

XVII. UTILITIES AND SERVICE SYSTEMS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	

XVII. UTILITIES AND SERVICE SYSTEMS— Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental Setting

All utilities will connect to existing City of Visalia infrastructure. Stormwater will be directed to a City of Visalia main line located on Ferguson Avenue. The project will also connect to an existing 8 inch sewer line. All electrical services will be connected to existing City infrastructure.

a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less Than Significant Impact. It is not likely the project would exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.

b) *Would the project 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?*



Less Than Significant Impact. The project will not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

- c) *Would the project 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?*

Less Than Significant Impact. Storm water management will be directed to existing City infrastructure.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. The project would be served by water conveyed from the City of Visalia and is not expected to have a significant impact to the water supply.

- e) *Would the project 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?*

Less Than Significant Impact. The project is not expected to increase the need of the wastewater treatment capacity for the City of Visalia. The expected amount of wastewater from the site is an amount the existing infrastructure can accommodate.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. Solid waste disposal at the Site would be limited to construction debris and typical school-related materials (e.g., papers, school supplies and food waste), which are not expected to have a significant impact on local landfills. Solid waste disposal will occur at permitted landfills in accordance with federal, state and local regulations.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Less Than Significant Impact. The project will comply with all applicable regulations for solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?		X		
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)?less than significant		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

- 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?*

Less Than Significant with Mitigation Incorporation. As discussed in previous sections, the project is not expected to degrade the quality of the environment, substantially reduce or threaten natural habitat or eliminate important examples of the major periods of California history or prehistory. Implementation of **MM-1 through MM-6** will ensure that the project would not result in any significant impacts.

- 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)?*

Less Than Significant with Mitigation Incorporation. All of the potential impacts described in previous sections are considered less than significant or would be mitigated to a level that is less than significant. Implementation of **MM-1 through MM-6** would ensure that the project would not result in any significant impacts. The project could be characterized as having some cumulative impacts; however the mitigation measures for this project reduce the project impact to a level that is less than significant.

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

Less Than Significant with Mitigation Incorporation. The project with mitigation will not cause substantial adverse effects on human beings.

4 Supporting Information Sources

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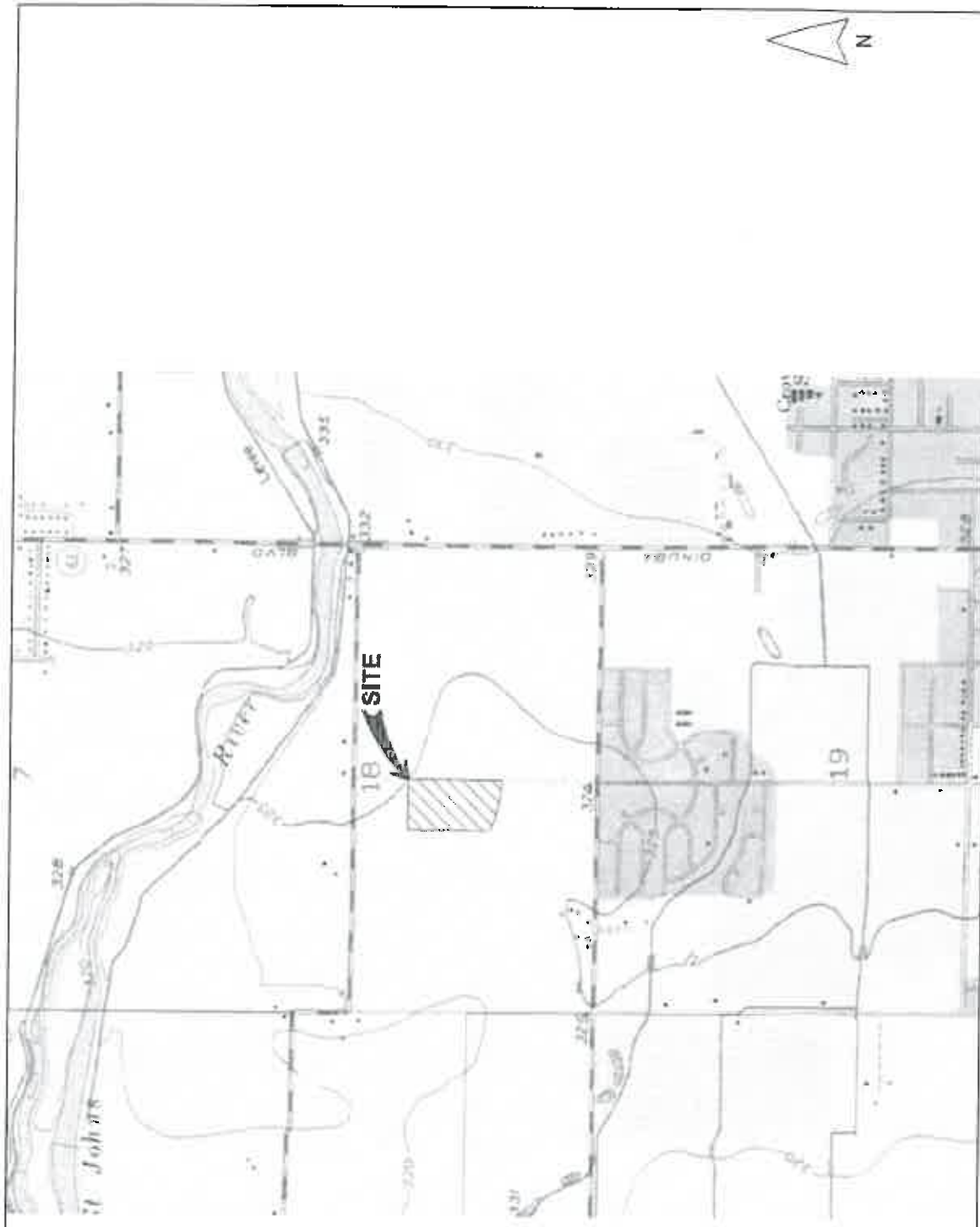
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Figure 1
Project Site Location Map - Topographic



Source: Not to scale.



Site Location Map – Topographic
 Visalia Unified School District
 Giddings and Glendale

Figure
1

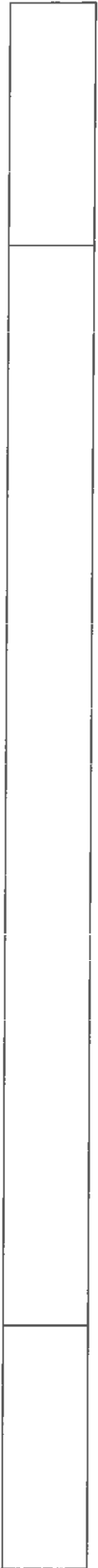


Figure 2
Project Site Location Map - Geographic



Source: Not to scale.



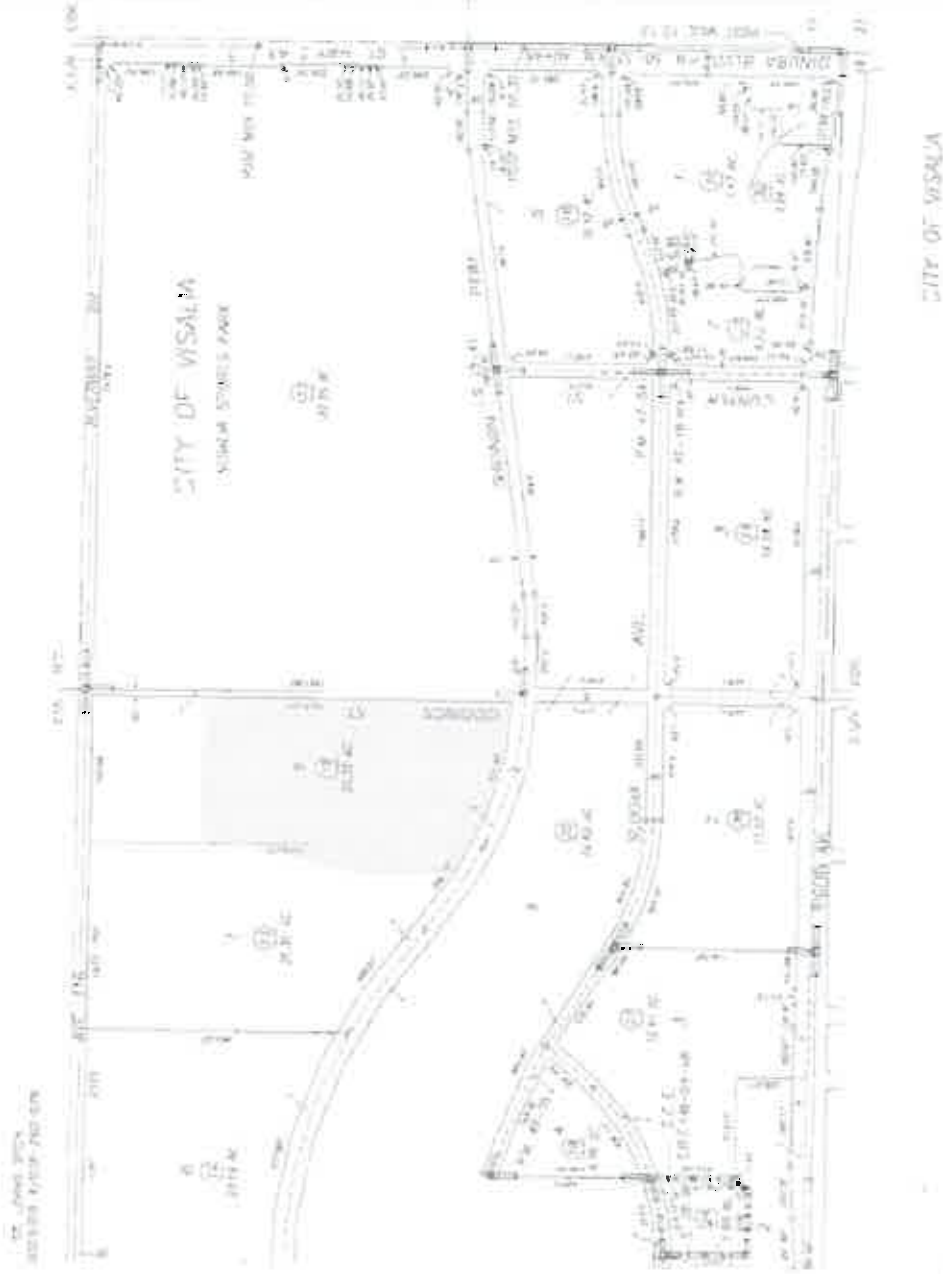
Site Location Map – Geographic
Visalia Unified School District
Giddings and Glendale

Figure 2

Figure 3
Project Site Location Map – Parcel Map

5 1/2 SEC. 18, T. 18S., R. 25E., M.D.B. & M.

076



Source: Not to scale.



Site Location Map – Parcel Map
Visalia Unified School District
Giddings and Glendale

Figure 3



MEETING DATE 12/17/2014
SITE PLAN NO. 14-192
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS This project requires a Conditional Use Permit

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



Site Plan Review Committee

#7

MEETING DATE DECEMBER 17, 2014
SITE PLAN NO. 14-192
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

REVISE AND PROCEED (see below)

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

ADDITIONAL COMMENTS _____

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

Site Plan Review Committee

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **Z** DATE: **December 17, 2014**
SITE PLAN NO: SPR14192
PROJECT TITLE: GLENDALE ELEMENTARY SCHOOL
DESCRIPTION: NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
APPLICANT: VISALIA UNIFIED SCHOOL DISTRICT
PROP OWNER: TE VELDE BERNARD & REBECCA (CO TRS)
LOCATION: NWC GIDDINGS & SHANNON PARKWAY
APN(S): 078-120-019

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial ⁵⁴\$0.47 per square foot. Residential ³²⁶\$2.53 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

JEAN MORENO
Signature



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

ITEM NO: Z

DATE: December 17, 2014

SITE PLAN NO:

SPR14192

PROJECT TITLE:

GLENDALE ELEMENTARY SCHOOL

DESCRIPTION:

NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)

APPLICANT:

VISALIA UNIFIED SCHOOL DISTRICT

PROP OWNER:

TE VELDE BERNARD & REBECCA (CO TRS)

LOCATION:

NWC GIDDINGS & SHANNON PARKWAY

APN(S):

078-120-019

The following comments are applicable when checked:

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

General:

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

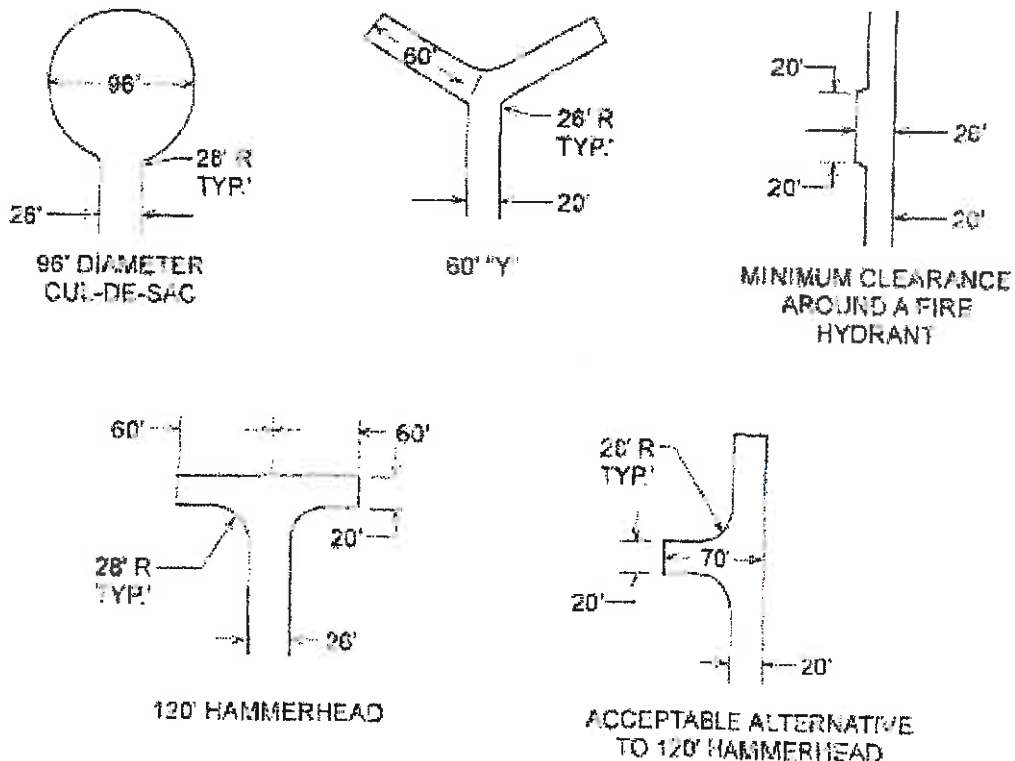
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2013 CFC 304.3.3
- If your business handles hazardous material in amounts that exceed the Maximum 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.)

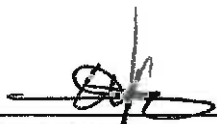
In and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments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

Fire Protection Systems:

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

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

Special Comments:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 17, 2014

ITEM NO.:	7
SITE PLAN NO.:	SPR14192
PROJECT TITLE:	GLENDALE ELEMENTARY SCHOOL
DESCRIPTION:	NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
APPLICANT:	VISALIA UNIFIED SCHOOL DISTRICT
PROP. OWNER:	TE VELDE BERNARD & REBECCA (CO TRS)
LOCATION:	NWC GIDDINGS & SHANNON PARKWAY
APN(S):	075-120-019

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

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

Additional Comments:

- A Traffic Impact Analysis (TIA) is required.
- Giddings Street and Shannon Parkway are classified as collectors. As part of the analysis, the TIA needs to address ingress and egress to the site.



Leslie Blair

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 17, 2014

SITE PLAN NO: 2014-192
PROJECT TITLE: GLENDALE ELEMENTARY SCHOOL
DESCRIPTION: NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
APPLICANT: CORREA GABRIEL
PROP. OWNER: TE VELDE BERNARD & REBECCA (CO TRS)
LOCATION TITLE: NWC GIDDINGS & SHANNON PARKWAY
APN TITLE: 078-120-019
GENERAL PLAN: RLD (Residential Low Density)
EXISTING ZONING: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Traffic Impact Study
- Detailed site plan
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 12/17/2014

1. A CUP is required for the proposed elementary school.
2. Staff will request that the Planning Commission adopt a condition allowing the public use of the recreational fields when the school is not in session.
3. Provide tree wells along the sidewalks per City standards.
4. Provide a pedestrian access gate to the recreational fields.
5. Staff recommends depicting future solar array equipment.
6. Show all walls and fences on the site plan.
7. Staff will condition the project to construct a block wall along the west property line abutting future single-family homes.
8. Provide an Operational Statement with CUP application with information such as expected maximum number of students, teachers, and bus trips, and a description of any after school activities such a little league games that would attract large groups of people.
9. Screen any roof-mounted mechanical equipment from public view.
10. Provide a solid hedge, or berm (minimum height of three feet) along the north property line to obstruct headlights from glaring onto the adjacent residential lots.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

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

Parking:

1. Provide two parking spaces for each classroom (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. It is highly recommended that bicycle rack(s) be provided on site plan.
6. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
7. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
8. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
9. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
10. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
4. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
5. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWEL0) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881

along with the MWELO became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Provide a conceptual landscape plan for resubmittal or planning commission review.
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

Lighting:

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

San Joaquin Valley Air Pollution Control District (SJVAPCD)

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

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, appearing to read "Jan Rom", is written over a horizontal line. The signature is stylized with large, overlapping loops and a long, sweeping tail that extends to the right.

ITEM NO: **Z** DATE: **December 17, 2014**
 SITE PLAN NO: SPR14192
 PROJECT TITLE: GLENDALE ELEMENTARY SCHOOL
 DESCRIPTION: NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
 APPLICANT: VISALIA UNIFIED SCHOOL DISTRICT
 PROP OWNER: TE VELDE BERNARD & REBECCA (CO TRS)
 LOCATION: NWC GIDDINGS & SHANNON PARKWAY
 APN(S): 078-120-019

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

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

COMMERCIAL BIN SERVICE

ITEM NO: 4 DATE: December 17, 2014
SITE PLAN NO: SPR14192
PROJECT TITLE: GLENDALE ELEMENTARY SCHOOL
DESCRIPTION: NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
APPLICANT: VISALIA UNIFIED SCHOOL DISTRICT
PROP OWNER: TE VELDE BERNARD & REBECCA (CO TRS)
LOCATION: NWC GIDDINGS & SHANNON PARKWAY
APN(S): 078-120-019

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

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

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

X

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

TRASH ENCLOSURES ARE GOOD TO GO, WITH NOTIFICATION OF ANY FUTURE CHANGES TO PROJECT.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 7 DATE: DECEMBER 17, 2014

SITE PLAN NO.: 14-192
PROJECT TITLE: GLENDALE ELEMENTARY SCHOOL
DESCRIPTION: NEW ELEMENTARY SCHOOL ON 12.5 ACRES (R16 ZONED) (X/AE)
APPLICANT: VISALIA UNIFIED SCHOOL DISTRICT
PROP OWNER: TE VELDE BERNARD & REBECCA (CO TRS)
LOCATION: NWC GIDDINGS & SHANNON PARKWAY
APN: 078-120-019

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 30' radius; *Giddings & Glendale*
- Install curb; gutter *Giddings, Shannon Pkwy, Glendale*
- Drive approach size: 30' MIN. Use radius return;
- Sidewalk: 6'-10' MIN. width; 10' parkway width at *Giddings & Shannon Pkwy*
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **All work in public right-of-way**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Rafael Magallan, 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards: *Giddings & Shannon Pkwy TI = 8.0*

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **1** each at **300' intervals**
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide 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. Giddings St. is required to be fully widened to City 60' right-of-way standard. The east half was improved as a City Capital Improvement Project (CIP). At a minimum, pending the Traffic Impact Study, the west half of improvements along the school frontage, to centerline, shall be installed with first phase of development.***
- 2. The proposed 10' sidewalk with street tree wells along Giddings St. is adequate. An easement to the City for that portion of sidewalk beyond existing right-of-way is required. Refer to City website or contact City Engineer for proper procedure and document format for Grant of Easement submittal.***
- 3. Street lights shall be installed on Shannon Pkwy and Glendale Ave. per City standards. An electrical design plan is required to be submitted as part of the project improvements.***
- 4. Glendale Ave. shall be fully constructed at 56' right-of-way standard consisting of 36' curb to curb & 10' right-of-way. The future "front-on" lots along north side of Glendale shall have sewer laterals installed (recommend placement to the centerline of future lots). Curb and gutter can be deferred along the north side of Glendale with use of a redwood header, shoulder stabilization, and drainage control or if desired, the curb and gutter can be installed with or without future driveway dub-downs.***
- 5. The curb returns at Glendale & Giddings intersection shall be designed with a 30' radius, refer to City standard details. The northwest corner ramp can be deferred however the curb & gutter with ramp down shall be installed and comply with ADA in accordance with City standard detail.***
- 6. An adequate decel lane and transition for south bound traffic on Giddings entering Glendale shall be installed.***

7. A striping plan is required; to be further coordinated with Traffic Safety Dept. A crosswalk and ADA path of travel shall be installed across Giddings St.

8. A future master planned storm drain trunk line is to be located in Shannon Pkwy, connecting to existing improvements east and west of the project site and eliminating a nearby basin. The City's projected completion date may exceed proposed development timing therefore the installation of the master planned storm drain trunk line is required. Further coordinate with the City Engineer. Costs associated with the installation are reimburseable per the City's Storm Drain Master Plan.

9. Pending the Traffic Impact Study results, at a minimum the Shannon Pkwy street improvements will be required to be completed. Full street improvements shall include the round-a-bout at Giddings & Shannon Pkwy and extend west connecting to the neighboring subdivision. The City possesses the necessary right-of-way for Shannon Pkwy extension. Shannon Pkwy is a 98' funded collector street consisting of 78' curb to curb with dividing median, 8'-10' parkways, and an 8' sidewalk/bike lane. Parkway & median landscape, street trees, and street lights shall be included. Further coordinate with City Engineer. Reimbursement of costs will be per the City's current Transportation Impact Fee program.

10. Refer to further conditions of approval per Planning, Traffic Safety, and Fire Dept.

11. Impact fees apply to the proposed development. Refer to page 4 for fee summary. Fee quantities based on previous elementary school assessment, Shannon Ranch, consisting of 750 students and 49,000 sq.ft. of new buildings. Fees due at time of building and/or encroachment permit approval.

12. Building permit plan check and inspection fees apply. Fees due at time of building and/or encroachment permit approval.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-192
Date: 1/9/2015

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:8/15/2014)
(Project type for fee rates:ELEMENTARY SCHOOL)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,168/AC X 13.77 = \$16,083.36
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,621/1KSF X 49K = \$177,429
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$16/STUDENT X 750 = \$12,000 TREATMENT PLANT FEE: \$27/STUDENT X 750 = \$20,250
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$39/LF X 1100(GIDDINGS)= \$42,900
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$4,406/AC X 13.77 = \$60,670.62
<input checked="" type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,234/AC X 13.77 = \$44,532.18
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$903/AC X 13.77 = \$12,434.31
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,713/AC X 13.77 = \$23,588.01
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$13/STUDENT X 750 = \$9,750
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

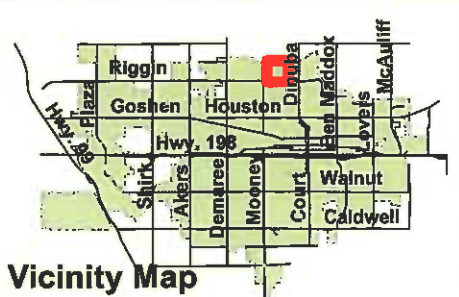
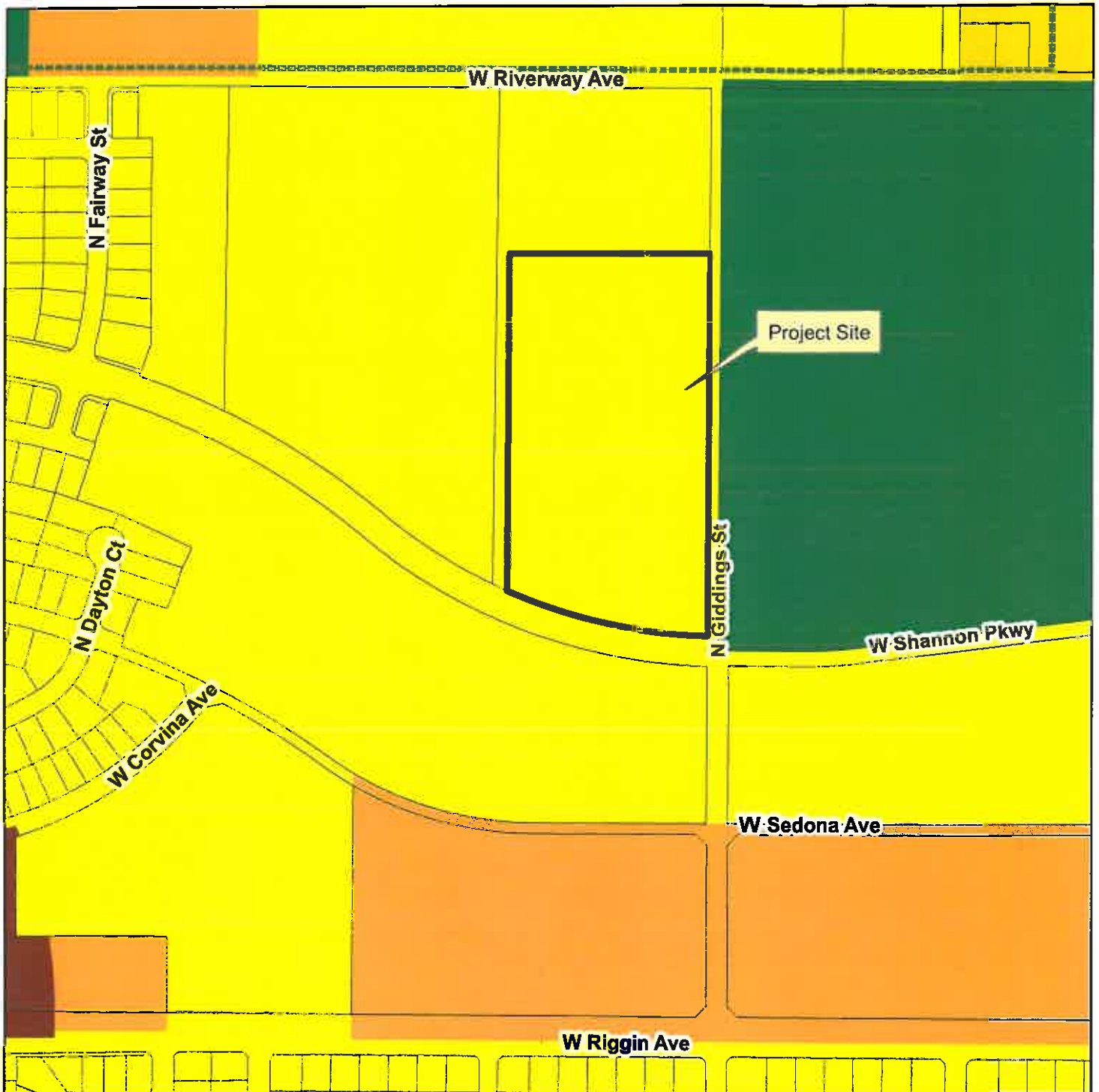
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in 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.



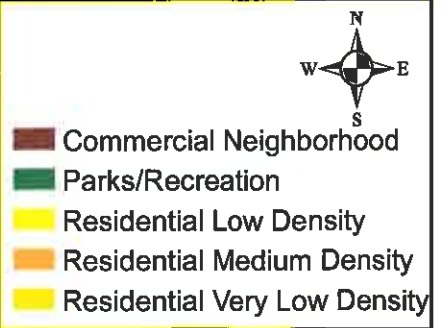
Adrian Rubalcaba

Conditional Use Permit No. 2016-06

The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038)

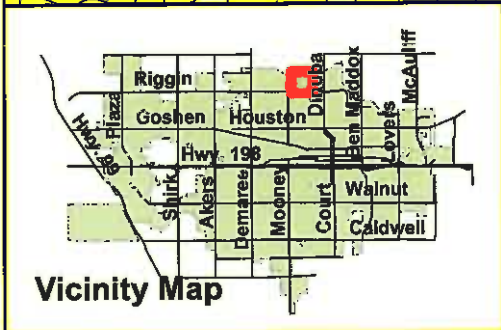
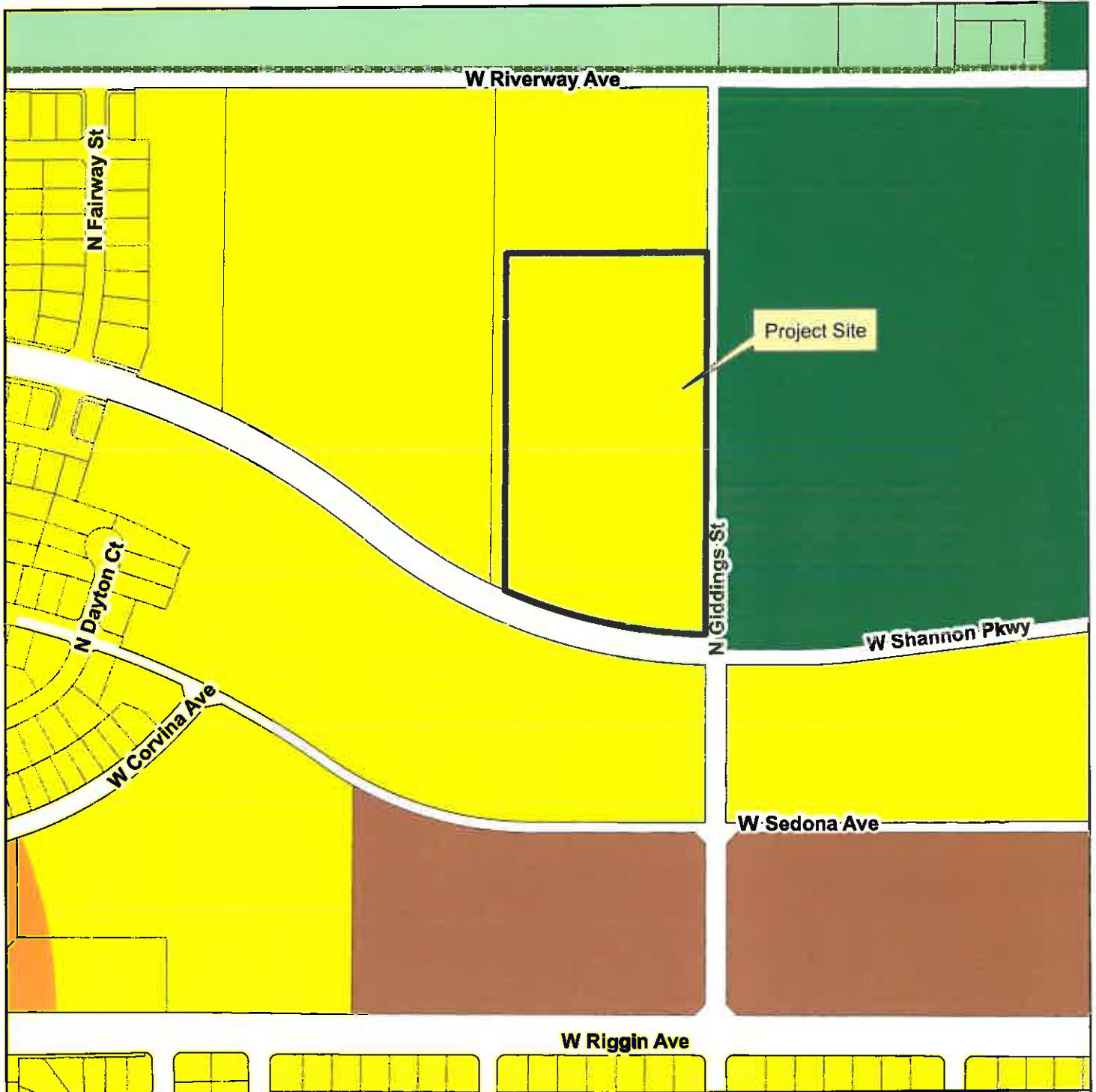


General Plan Land Use Designation



Conditional Use Permit No. 2016-06

The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038)



Zoning Designation



- Shopping / Office Commercial
- Quasi-Public
- Residential Single-family R-1-6
- Residential Multi-family R-M-2
- County Areas

Conditional Use Permit No. 2016-06

The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038)



Aerial Photo

Photo Taken March 2016

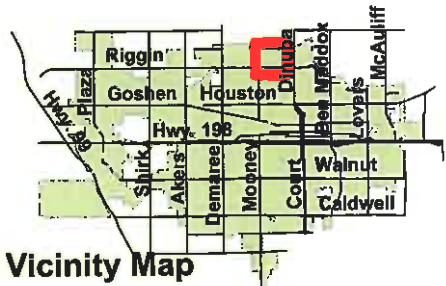


- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS



Conditional Use Permit No. 2016-06

The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038)



Location Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 23, 2016

PREPARED BY: Paul Scheibel, AICP, Principal Planner (phone: 713-4636)

SUBJECT: Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in the City of Visalia Fee Resolution

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the proposed revisions to the Planning Division's fees, and recommend that the City Council amend the Fee Resolution as contained in this report.

RECOMMENDED MOTION

I move to recommend that the City Council amend the Fee Resolution as contained in this report.

BACKGROUND, DISCUSSION AND ANALYSIS

Background: From time to time, the City considers adjusting its processing fees charged for various services. The City last amended the Planning Division fees in 2014. The 2014 fee amendment reflected increases in the Consumer Price Index (CPI), and several new fee categories for services for which the Planning Division was not directly recovering its costs.

Recommended Fee Schedule Revisions: The Planning Division has reviewed the Fee Schedule based on its average processing costs. The costs are directly related to staff processing time and materials. Staff costs were calculated at an average of \$84/hour for all professional Planning staff positions, and \$60.64 for Administrative/Clerical staff. This average hourly rate includes all employee benefits and City facilities overhead costs, which are charged to the Planning Division under the City's accounting methods.

Based on staff's review, the following recommendations are proposed to more closely match fees for the direct City costs of these services. The recommended fee revisions are in addition to an across the board increase in fees of 1.45% City-wide, which reflects the cost of Consumer Price Index (CPI) applicable to Fiscal Year (FY) 2016. Proposed fee increases that exceed 1.45% are due to rounding the new fee to the nearest whole dollar.

A. Proposed New Line Items:

1. Home Occupation Permit-Change of location:

Recommended New Fee: \$16

Justification: Holders of Home Occupation Permits (HOP) periodically change their residence and their HOP to another home unit. Presently the City is not able to recover fees for verifying that all of the conditions of the HOP can be met at the new residence, and for subsequently revising the record information on the HOP. The fee is based on one-fourth the cost of a HOP ($\$64 \times .25 = \16).

2. Building Permit Plan Review

Recommended New Fee: \$15

Justification: This new fee category is to partially recover Planning staff costs for time expended on construction plan reviews for compliance with SPR or CUP conditions applied to the project approval. The fee is based on time accounting for Planning staff members conducted over a several month period.

Next Step: The Planning Commission's actions in this regard are advisory only. The final action to revise the Fee Schedule will be considered by the City Council in June, 2016. The Planning Commission's review and comments will provide the City Council with the benefit of its practical experience in reviewing the project materials, conducting hearings, and by taking testimony from applicants and Community members in the course of its discretionary review process.

<p>Attachment: 1. Proposed Planning Division Fees Resolution also showing CPI increases 2. Time Study for Building Permit Plan Review 3. Resolution Recommending Approval of the Proposed Fee Amendment</p>
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**Community Development
Planning**

<u>FY 15-16</u>	<u>FY 16-17</u>	
Administrative Adjustment 138.00	140.00	Administrative Adjustment
Adult-Oriented Business 201.00 1,332.00 201.00 201.00	204.00 1,352.00 204.00 204.00	Performer Permit Application Fee Regulatory Permit Application Fee Performer Permit - Renewal Fee Regulatory Permit - Renewal Fee
Agricultural Preserve 1,905.00 634.00 127.00 508.00 3,174.00	1,933.00 643.00 129.00 515.00 3,221.00	Disestablishment New Contract Notice of Full Nonrenewal Notice of Partial Nonrenewal Cancellation
Annexation 2,144.00 4,289.00 7,744.00 11,175.00 13,974.00	2,176.00 4,352.00 7,858.00 11,339.00 14,179.00	Amendment to Pre-Annexation Agreement up to 15 acres over 15 acres and up to 50 acres over 50 acres up to 100 acres Over 100 acres plus ... <i>Applicants also pay fees adopted by LAFCO and State</i>
Appeal 476.00	483.00	Appeal of Planning Commission action to City Council
Building Permit Plan Review	15.00	per permit for Residential, Multifamily, Commercial
Certificate of Compliance 483.00	490.00	Certificate of Compliance
Conditional Use Permit 1,250.00 3,875.00 5,812.00 138.00 224.00 414.00	1,268.00 3,932.00 5,897.00 140.00 227.00 420.00	Minor / Amendment to Approved CUP Regular / PUD / PRD Master CUP Temporary – Counter Temporary – Requiring Site Plan Review Temporary – To Planning Commission

Planning (cont.)

<u>FY 15-16</u>		
Development Agreement 4,057.00 1,300.00	4,117.00 1,319.00	Development Agreement Amendment to Development Agreement
Downtown News Rack Permit 31.00	31.00	Newsrack Permit in the Downtown Design District

**Community Development
Planning**

ENVIRONMENTAL APPLICATIONS

Categorical Exemption			
67.00	68.00	Categorical Exemption	
Environmental Impact Report (EIR)			
7 1/2% of Contract	7 1/2% of Contract	Processing fee	
Actual Cost + 10%	Actual Cost + 10%	City Managed Consultant Work	
Environmental Notices			
129.00	131.00	Environmental Notices per year; renewal needed each	
Finding of Consistency			
208.00	211.00	Finding of Consistency	
Initial Study / Negative Declaration or Mitigated Negative Declaration			
207.00	210.00	Review of Technical Study	
681.00	691.00	Simple	
2,597.00	2,635.00	Complex	
NEPA Environmental Review			
691.00	701.00	Simple	
3,459.00	3,510.00	Complex	
General Plan Amendment			
2,213.00	2,246.00	Simple	
9,826.00	9,970.00	Complex	
General Plan Maintenance Fee			
369.00	374.00	per acre for new annexation	
		Paid when LAFCO approves annexation	

Planning (cont.)

FY 15-16

Home Occupation Permit			
64.00	65.00	Home Occupation Permit-new	
-	16.25	Home Occupation Permit-change of location	
Lot Line Adjustment			
\$ 563.00	571.00	Lot Line Adjustment	
138.00	140.00	Legal Description Resubmittal (each)	
Maps			
6,988.00	7,091.00	Tentative Subdivision Map	
6,988.00	7,091.00	Tentative Parcel Map - commercial - over 4 lots	
2,837.00	2,879.00	Tentative Parcel Map - 4 lots or less	
Noise Variance			
138.00	140.00	Administrative	
2,144.00	2,176.00	City Council	
Programmatic Subdivision Sign Permit			
176.00	179.00	Initial	
88.00	89.00	Renewal	

**Community Development
Planning**

Sidewalk Dining Permit			
64.00	65.00	Sidewalk Dining Permit	
Specific Plan			
11,625.00	11,796.00	Commercial / Residential	
Specific Plan Amendment			
4,912.00	4,984.00	Commercial / Residential	
Subdivision Sign Program			
45.00	46.00	Amendment	
Text Amendment			
3,597.00	3,650.00	Text Amendment	
Time Extension			
208.00	211.00	Time Extension	
Variance / Exception			
793.00	805.00	Single Family – No Site Plan	
1,342.00	1,362.00	Single Family	
2,519.00	2,556.00	Other	

Planning (cont.)

FY 15-16

Zone Change			
3,597.00	3,650.00	Change of Zone	
620.00	629.00	Conditional Zone Agreement	
1,797.00	1,823.00	Amendment to Conditional Zone Agreement	

OTHER ADMINISTRATIVE FEES

Census Information			
\$ 3.00	3.00	Per Jurisdiction	
6.00	6.00	Per set	
Copies (per page) - Citywide Fee			
0.20	0.20	Single-sided	
0.25	0.25	Double-sided	
0.25	0.25	Legal	
0.30	0.30	Legal double-sided	
1.00	1.00	Color Letter/Legal Size	
2.00	2.00	Color 11X17	
5.00	5.00	Black and White 24 X 36	
4.00	4.00	Fax - First Page	
2.00	2.00	Fax - Add'l Pages	
1.00	1.00	Micro fiche	
14.00	14.00	Audio Duplication per CD	
Documents			
\$5 to \$100 ea	\$5 to \$100 ea	Documents	
\$24 to \$39	\$24 to \$39	Document Retrieval	
33.00	33.00	Zoning Verification Letters	
66.00	67.00	300' Radius Map and Labels	

GIS Maps

**Community Development
Planning**

**See GIS
See GIS**

See GIS General Plan Land Use Map or Policies
See GIS Zone Map, City Aerial Photo, City with Street Index

Planning (cont.)

Planning Commission

35.00

35.50

Agenda - mailed

35.00

35.50

Action Agenda - mailed

**Special Services Fee/Inspections
Direct Salary Cost**

Special Services Fee/Inspections

PLANNING RESIDENTIAL PLAN REVIEW TRACKING

PLANNING COMMERCIAL PLAN REVIEW TRACKING

	<u>Andy</u>	<u>Brandon</u>	<u>Paul B</u>	<u>Total</u>
02/01/2016				
02/02/2016		12		12
02/03/2016	6			6
02/04/2016	10			10
02/05/2016	13			13
02/06/2016				0
02/07/2016				0
02/08/2016	7			7
02/09/2016	25	5		30
02/10/2016			10	10
02/11/2016	13	10		23
02/12/2016	23			23
02/13/2016				0
02/14/2016				0
02/15/2016				0
02/16/2016	10			10
02/17/2016				0
02/18/2016				0
02/19/2016				0
02/20/2016				0
02/21/2016				0
02/22/2016				0
02/23/2016		10		10
02/24/2016	8	9		17
02/25/2016	20			20
02/26/2016	12			12
02/27/2016				0
02/28/2016				0
02/29/2016			5	5
03/01/2016				0
03/02/2016	16			16
03/03/2016	8			8
03/04/2016				0
03/05/2016				0
03/06/2016				0
03/07/2016	28			28
03/08/2016				0
03/09/2016				0
03/10/2016	16	5		21
03/11/2016				0
03/12/2016				0
03/13/2016				0
03/14/2016				0
03/15/2016		5		5
03/16/2016	14			14
03/17/2016				0
03/18/2016				0
03/19/2016				0
03/20/2016				0
03/21/2016		4		4
03/22/2016		3		3

	<u>Andy</u>	<u>Brandon</u>	<u>Paul B</u>	<u>Total</u>
02/01/2016				0
02/02/2016				0
02/03/2016	13			13
02/04/2016	16			16
02/05/2016	13			13
02/06/2016				0
02/07/2016				0
02/08/2016	8	10		18
02/09/2016		15	8	23
02/10/2016	22			22
02/11/2016	19			19
02/12/2016	18			18
02/13/2016				0
02/14/2016				0
02/15/2016		15		15
02/16/2016	20			20
02/17/2016				0
02/18/2016	25			25
02/19/2016				0
02/20/2016				0
02/21/2016				0
02/22/2016	20			20
02/23/2016		10		10
02/24/2016	10	5		15
02/25/2016	21	5		26
02/26/2016	17	13		29
02/27/2016				0
02/28/2016				0
02/29/2016			5	5
03/01/2016	10			10
03/02/2016	13			13
03/03/2016	10			10
03/04/2016				0
03/05/2016				0
03/06/2016				0
03/07/2016		10		10
03/08/2016		20		20
03/09/2016				0
03/10/2016	13			13
03/11/2016				0
03/12/2016				0
03/13/2016				0
03/14/2016	15			15
03/15/2016	15			15
03/16/2016	12			12
03/17/2016				0
03/18/2016			35	35
03/19/2016				0
03/20/2016				0
03/21/2016		8		8
03/22/2016		3		3

ATTACHMENT 2

03/23/2016	20			20
03/24/2016	9			9
03/25/2016		3		3
03/26/2016				0
03/27/2016				0
03/28/2016	13			13
03/29/2016				0
03/30/2016	15			15
03/31/2016	30			30

03/23/2016	15		20	35
03/24/2016	5			5
03/25/2016				0
03/26/2016				0
03/27/2016				0
03/28/2016	9			9
03/29/2016				0
03/30/2016				0
03/31/2016	20			20

Grand Total 316 63 18 396

Grand Total 357 114 68 539

Average Minutes 15 7 6 9

Average Minutes 15 10 17 14

RESOLUTION NO. 2016-33

RESOLUTION OF THE VISALIA PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL AMEND THE FEE RESOLUTION
PERTAINING TO PLANNING DIVISION PERMIT PROCESSING FEES

WHEREAS, The City of Visalia is allowed to recover the full costs incurred for processing permit applications; and

WHEREAS, on May 23, 2016, the Planning Commission of the City of Visalia considered amendments to the existing fee resolution; and

WHEREAS, the intent of the Planning Division fee amendment proposed herein is to achieve cost recovery for permit processing services provided.

NOW, THEREFORE, BE IT RESOLVED That the Planning Commission of the City of Visalia recommends that the City Council amend the fee resolution pertaining to Planning Division permit processing fees as follows:

A. Proposed New Line Items:

1. Home Occupation Permit-Change of location:

Recommended New Fee: \$16

Justification: Holders of Home Occupation Permits (HOP) periodically change their residence and their HOP to another home unit. Presently the City is not able to recover fees for verifying that all of the conditions of the HOP can be met at the new residence, and for subsequently revising the record information on the HOP. The fee is based on one-fourth the cost of a HOP ($\$64 \times .25 = \16).

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Recommended New Fee: \$15

Justification: This new fee category is to partially recover Planning staff costs for time expended on construction plan reviews for compliance with SPR or CUP conditions applied to the project approval. The fee is based on time accounting for Planning staff members conducted over a several month period.