



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 12, 2016

PROJECT PLANNER: Brandon Smith, AICP, Senior Planner
(559) 713-4636; brandon.smith@visalia.city

SUBJECT: General Plan Amendment No. 2016-08: A request by Ocean Point Development to change the General Plan land use designation on 8.35 acres from Residential Low Density to Residential Medium Density.

Conditional Use Permit No. 2016-18: A request by Ocean Point Development to allow a multi-family residential development consisting of 128 dwelling units (15 two-story buildings and one single-story building) on 8.35 acres. The site has a pending R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) zoning designation subject to the approval of General Plan Amendment No. 2016-18 and the City's Zoning Ordinance Update.

Location: The project site is located on the southeast corner of Ben Maddox Way and K Avenue. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)

STAFF RECOMMENDATION

General Plan Amendment No. 2016-08: Staff recommends that the Planning Commission recommend that the City Council approve General Plan Amendment No. 2016-08, based on the findings in Resolution No. 2016-40. Staff's recommendation is based on the finding that the request is consistent with the policies of the City's General Plan and Zoning Ordinance, and that the change in land use will be compatible with surrounding residential uses and can be served by surrounding infrastructure.

Conditional Use Permit No. 2016-18: Staff recommends approval of Conditional Use Permit No. 2016-18, as conditioned, based upon the findings and conditions in Resolution No. 2016-39. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to recommend approval of General Plan Amendment No. 2016-08 based on the findings in Resolution No. 2016-40.

I move to approve Conditional Use Permit No. 2016-18 based on the findings and conditions in Resolution No. 2016-39.

PROJECT DESCRIPTION

General Plan Amendment No. 2016-08

The general plan amendment is a request to change the land use designation on 8.35 acres from Residential Low Density to Residential Medium Density (see Exhibit "H"), and will allow the subject site to obtain entitlements for the development of multi-family residences, specifically the development proposed through Conditional Use Permit No. 2016-18. The subject area of the

general plan amendment comprises the area proposed to be developed for the multi-family residences.

The Residential Medium Density land use designation is specifically requested because of the proposed land use of multi-family residences and the proposed density of approximately 15 dwelling units per acre. This designation allows for multi-family residential development at 10 to 15 dwelling units per acre, in accordance with Land Use Element Policy LU-P-56.

Conditional Use Permit No. 2016-18

The conditional use permit is a request to allow development of a 128-unit apartment multi-family complex in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on four contiguous parcels located on the east side of Ben Maddox Way between K Avenue and Monte Vista Avenue. The proposed density at 15 units per acre is within the density range of Residential Medium Density (10 to 15 units per acre).

The proposed site plan shows that the complex will consist of 15 two-story buildings (see elevations attached as Exhibits "C" and "D") containing eight or sometimes twelve units each and surrounded by landscaping (landscape plans attached as Exhibit "E"). The applicant has indicated that the unit types will range from one to two bedrooms each (see project data sheet attached as Exhibit "G" and floor plans attached as Exhibit "B"). The complex will include enclosed garage structures and car-port structures to accommodate one vehicle per dwelling unit (128 stalls total) plus 160 additional surface parking stalls for an average of 2.25 stalls per unit. The complex will also include a 3,440 sq. ft. club house building with an arbor, park area, open space, swimming pool, and spa.

The complex will be surrounded by perimeter fencing and, on the east side adjacent to existing residences, a masonry block wall. Vehicular access will be provided by gated entries located throughout the development. There is one primary vehicle entrance and exit located on Ben Maddox Avenue and two entry / exits located on Monte Vista Avenue.

This project includes construction of street frontage improvements (curb, gutter, sidewalk, and street pave-out) along K Avenue and sidewalk along Ben Maddox Way and Monte Vista Street (see street sections attached as Exhibit "F"). There are existing sanitary sewer and storm drain main lines located along Ben Maddox Way and Monte Vista Avenue that will be utilized for the project. Laterals will be extended on-site to connect the project with the existing mains. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

The project site is vacant with the exception of a temporary storm water retention basin on the southwest corner of the site that will need to be filled in prior to development. The site is surrounded on three sides by urban development.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit)
Surrounding Zoning and Land Use	North: K Avenue, railroad track, assisted living residence
	South: Monte Vista Avenue, low density residential tract subdivision (Maddox @ Caldwell Unit 3B)
	East: Low density residential tract subdivision (Sunrise

	Pointe Unit Nos. 1 & 2)
West:	Ben Maddox Way, low density residential tract subdivision (Maddox @ Caldwell 5 Phase Nos. 1 & 2), vacant land
Environmental Review:	Negative Declaration No. 2016-37
Special Districts:	N/A
Site Plan:	2016-020

RELATED PLANS & POLICIES

See attachment pertaining to General Plan Policies and Municipal Code pertaining to Conditional Use Permits.

RELATED PROJECTS

The following permits have been previously filed on the subject site, though none have been acted upon.

- **Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09** was approved by the Planning Commission on April 23, 2007. The project was a request by the Donald Lawrence Fullbright Co. to divide 13.5 acres into 115 lots and to allow a planned residential development containing single and duplex units on the southwest and southeast corners of Ben Maddox Way and K Road. The southeast corner (subject site of the proposed CUP) was proposed for 43 lots and 50 units. No maps have been recorded in association with the project and the entitlements are still active today.

Staff is recommending Condition No. 12 on the Conditional Use Permit to rescind this previous approval on the site.

- **Conditional Use Permit No. 2003-05** was considered by the Planning Commission on March 24, 2003. The CUP was a request by George and Patricia Congleton and Donald Lawrence Fullbright Co. to allow a 254-unit apartment complex with a day care center on the southwest and southeast corners of Ben Maddox Way and K Road. The southeast corner (subject site of the proposed CUP) was proposed for 105 units. The Commission held a public hearing that included written and verbal opposition toward the project, and motioned to continue the CUP for 30 days. The CUP ultimately did not return to the Commission for further deliberation, and the application was later withdrawn by the applicant on October 2, 2003.
- **Conditional Use Permit No. 98-29** was approved by the Planning Commission on November 23, 1998. The CUP was a request by the Donald Lawrence Company to allow a 254-unit apartment complex with a day care center on the southwest and southeast corners of Ben Maddox Way and K Road, identical to CUP No. 2003-05. Likewise, the southeast corner (subject site of the proposed CUP) was proposed for 105 units. No construction was commenced for this project, and the CUP expired in 2001.

PROJECT EVALUATION

Staff supports the requested General Plan Amendment and Conditional Use Permit based on project consistency with the General Plan and the Zoning Ordinance. Staff finds that the project is consistent with multiple objectives in the Land Use Element.

Background on General Plan Land Use and Zoning Designations

The subject site was added to the City's urban growth boundary in 1991 and designated for Residential Medium Density land use and R-M-2 zoning. Since 1991, the Planning Commission has reviewed three projects and approved two projects on the property, although it still remains vacant.

The 2014 General Plan Update changed the land use designation on the site from Residential Medium Density to Residential Low Density. The zoning designation is currently R-M-2 but is slated to change to an R-1 designation with the pending Zoning Ordinance Update. Although the site is currently zoned R-M-2 and the zoning designation allows for multi-family dwellings, a finding of General Plan consistency cannot be made on the Conditional Use Permit since the proposed apartments are not consistent with the Residential Low Density land use designation. Therefore, the General Plan Amendment is necessary for the apartments.

If the proposed General Plan Amendment is approved, then the site will retain its current zoning designation of R-M-2 following completion of the Zoning Ordinance Update.

General Plan and Zoning Ordinance Consistency

Project compatibility with the City's General Plan must be made as a finding for each of the entitlements.

Staff finds that the proposed general plan amendment, together with the conditional use permit for the proposed development, are consistent with the City's General Plan as it pertains to development in the Residential Medium Density land use designation.

The proposed Residential Medium Density land use designation provides for a density range of 10 to 15 dwelling units per acre (reference General Plan Policy LU-P-56). Development of the site with 128 units will yield an overall density of 15 units per acre.

Multiple General Plan policies (LU-P-52, LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The size of the property combined with the allotted number of units requires a conditional use permit for future development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties. The land use compatibility analysis below discusses the project's compatibility among adjacent uses.

The site's previous land use designation from 1991 to 2014 demonstrates that multi-family residential can be a viable land use at this location. Surrounding properties have since developed around the project site, which have left it as an infill site with no opportunity for connectivity to the adjacent subdivision to the east.

Land Use Compatibility / Density

Compatibility with the surrounding area is required by the General Plan in any decision to approve a conditional use permit.

The proposed project will result in the creation of a multi-family residential development consisting of two-story apartments. The surrounding vicinity is zoned R-1-6 and developed with single-family residences, with the exception of a vacant R-M-2-zoned property located across Ben Maddox Way west of the site. This R-M-2 site also has a Residential Low Density land use designation and but is scheduled to change to an R-1 designation with the pending Zoning Ordinance Update.

The project has been designed with consideration given to the adjacent single-family residences to the east. The two-story apartment buildings are proposed to have a minimum 25-foot setback from the shared property line, with the closest two-story building plotted at 31 feet from property line. Single-story garage buildings are plotted with a minimum 10-foot setback from the shared property line. The setback areas are proposed to be improved with planters, turf, and shade trees as shown on the landscape plan submittal (Exhibit "E"). A seven-foot stucco-coated block wall is located along the adjoining property line to the west for the purpose of buffering noise and living space.

The apartment buildings incorporate limited visibility of the second story units to the adjacent R-1 property to the east. All building faces adjacent to the R-1-6 properties will have only high ventilation bathroom windows and shielded balconies. The site plan shows that the row of apartment buildings furthest to the east are set back approximately 31 to 65 feet from property line adjoining the R-1 property.

Buildings located on the Monte Vista Avenue frontage face existing single-family residences on the south side of Monte Vista Avenue.

The circulation pattern for the proposed development is self-contained and will be accessed from access drives internal to the development. All vehicular access will occur directly from Ben Maddox or Monte Vista.

The project supports expanding circulation connectivity by providing pedestrian connections to adjacent streets, either alongside the vehicle entry points or at standalone locations (reference Policy T-P-41).

The City's Housing Element supports efforts to establish higher-density, well-designed multi-family development. The quality of life in a community is closely tied to the quality of its neighborhoods in both established and developing areas. The importance of housing and neighborhood quality is illustrated in numerous planning efforts where multi-family housing has been developed near single-family and commercial developments. Examples of this include Cameron Crossing Apartments (Court & Cameron) and Park Grove Apartments (Lovers Lane & Sunnyside). By encouraging high density "quality" developments that create a sense of place and include safe, well maintained sites, structures with a high degree of architectural appearance and on-site amenities for residents, the City will continue to encourage development of a wide range of housing that fits the needs of this community.

Good Neighbor Policies and Management and Maintenance Standards

The project is subject to the City's Good Neighbor Policies (GNP's) for multi-family residential development, as recommended in Condition No. 7 of the Conditional Use Permit. The GNP's are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNP's prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of carports, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project; staff recommends that management and maintenance conditions be included as a part of the conditional use permit. Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

Street Improvements

Ingress and egress to the site will be from Ben Maddox Way and Monte Vista Avenue, an adjoining local street. There will be no vehicle access directly from K Avenue. The applicant is required to construct curb, gutter, sidewalk, and street paving along the south side of K Avenue and sidewalks along Ben Maddox Way and Monte Vista Avenue frontages as part of this project (see street sections in Exhibit "F").

Setbacks

The project represents a comprehensively planned multi-family residential complex with extra detail given toward the interface with the adjacent single-family residential property.

The proposed site plan illustrates that setbacks around the perimeter of the project meet or exceed the minimum required for the R-M-2 zone as follows:

	<u>Required:</u>	<u>Proposed:</u>
Front (Monte Vista Avenue)	15 feet	20 feet
Street Side (Ben Maddox Way)	10 feet	25 feet
Rear (K Avenue)	25 feet	10 feet
Side (East side)	5 feet per story	10 feet for one-story, 25 feet for two-story

The project proposes a rear yard setback less than the 25-foot standard required for the R-M-2 zone. Although the site plan (Exhibit "A") calls out a 54-foot setback at the rear of the property along K Avenue, the actual setback is shown at approximately 10 feet since the property line is located along the proposed fence alignment. The remainder of the 54-foot setback area is public right-of-way for K Avenue, consisting of the remaining pave-out for the street and a large parkway strip. Open space in lieu of the rear yard setback is provided throughout the development and as park area in the center of the development.

Wherein rear yard setbacks are typically intended to serve as open usable space and as a buffer against rear yards of adjacent properties, the applicant has addressed these issues through alternative means that result in a superior site design and usable open space in the center of the project. Consideration was also given to the wide parkway strip located on the south side of K Avenue.

Staff has included Condition of Approval No. 2, requiring that the site be developed consistent with the site plan shown in Exhibit "B". Staff has also included Condition No. 3 requiring that the residential units maintain the proposed minimum setbacks, including a minimum 25-foot setback from property line, where the project adjoins residences on the east side.

Building Elevations

Exhibits "B" and "C" display the proposed typical building elevations for the multi-family development. The elevations depict cement plaster finish on the walls, stone veneer trim, arched entryways, and pitched tile roofs. In addition, the apartment buildings incorporate limited visibility of the second story units to the adjacent R-1 property to the east.

Staff has included Condition of Approval No. 2, requiring that the building elevations be developed consistent with those provided in Exhibits "B" and "C".

Walls / Fences

The project will construct a six-foot block wall along the east property line that adjoins the R-1 zone.

The site plan further illustrates a six-foot block wall along all street frontages, generally about five feet behind sidewalk. This is not consistent with multi-family development standards.

Whereas a block wall exceeding three feet in height is not permitted inside the required setback areas, the Zoning Ordinance allows a wrought iron fence up to seven feet in height along the front or side property lines or within the front or street side setback areas of multi-family uses per Section 17.36.040.B.

Staff has included Condition of Approval No. 8, requiring that the proposed block wall along the street frontages be substituted with an open wrought iron fence of similar height.

Housing Element

Sites designated by the City's Land Use Element for Medium or High Density Residential use are included as part of the City's 2015 Housing Element Sites Inventory and are expected to contribute towards meeting the City's required housing allocation for lower income groups. The project site was designated for Low Density Residential use at the time that the Housing Element was prepared and is not part of the current sites inventory. If the project is approved, these units will be added to the Sites Inventory as part of the next annual progress report.

Storm Drainage

The property currently contains a storm water retention basin that will need to be filled in prior to construction of the project. Water that is now retained inside this basin is planned to be routed to the permanent storm water retention basin at Monte Vista Avenue and Burke Street west of the project site. The displacement of the holding capacity from the temporary basin to the existing permanent basin will necessitate the construction of a force main in order to prevent over-filling in the existing permanent basin. The improvements related to the force main will be a separate Capital Improvement Project evaluated separately from this project.

Correspondence

Staff has received a letter of opposition from a resident on E. Monte Vista Court, attached herein as Exhibit "J". The correspondence also addresses and is included as an attachment with the Campos Estates Tentative Subdivision Map. The correspondence generally addresses four items related to the project: water, crime, access and walls, and building height.

Regarding the correspondence's comment on water, California Water Service Company is the water purveyor for all properties throughout the City limits and has indicated in the 2014 Environmental Impact Report for the General Plan Update and the 2015 Urban Water Management Plan that they are able to serve future development on the site. Staff has also included Condition of Approval No. 6, requiring that a valid will-serve letter be procured prior to development.

Regarding the correspondence's comment on site access, the short road frontage along K Avenue does not allow for the minimum 200-foot separation between the intersection and an access point.

Environmental Review

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to

be not significant and therefore no project mitigation measures are required for the project. Staff recommends that Negative Declaration No. 2016-37 be adopted for the project.

RECOMMENDED FINDINGS

General Plan Amendment No. 2016-08

1. That the proposed General Plan Amendment is consistent with the intent of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed land use designation of Residential Medium Density is compatible with existing land uses and land use designations in the surrounding vicinity and can be served by surrounding roadways without a need for additional improvements.
3. That the current zoning of the property being R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) is consistent with the proposed land use designation of Medium Density Residential. The current zoning is reflective of the land use designation implemented by the 1991 Update of the General Plan Land Use Element.
4. That an Initial Study was prepared for the project including the General Plan Amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2016-37 be adopted for this project.

Conditional Use Permit No. 2016-18

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for the project including the Conditional Use Permit, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2016-37 shall be adopted for this project.

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2016-18

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", elevations shown in Exhibits "C" and "D".
3. That the following minimum building setbacks be maintained for the project:

Front (Monte Vista Avenue)	20 feet
Street Side (Ben Maddox Way)	25 feet
Rear (K Avenue)	10 feet
Side (East side)	10 feet for one-story, 25 feet for two-story

4. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 128 units on the subject site.
5. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
6. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
7. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not

necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
8. That a six-foot masonry block wall be constructed only along the east property line of the subject site, and not be permitted inside the setback along the street frontages. A six-foot wrought iron fence may be permitted inside the setback along the street frontages.
 9. That the exterior of the buildings and garages as well as all parking surfaces be illuminated during hours of darkness. In addition, the units' addresses shall be contrasting to their background, and also be illuminated during all hours of darkness
 10. Provide street trees per the City's Street Tree Ordinance.
 11. That Conditional Use Permit No. 2016-18 shall be null and void unless General Plan Amendment No. 2016-08 is approved.

12. That the previous approval on this site by the Planning Commission on April 23, 2007, for Maddox at Caldwell VII Subdivision Map No. 5531, approved per Resolution No. 2007-23, and Conditional Use Permit No. 2007-09, approved per Resolution No. 2007-22, are hereby rescinded.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-18, prior to the issuance of any building permit for this project.

Related Plans & Policies

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

General Plan Land Use & Transportation Policy:

LU-P-52 Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

LU-P-56 Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

This designation can accommodate a mix of housing types including small-lot single family, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

T-P-41 Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.

Zoning Ordinance Section for R-M Zone

Chapter 17.16

R-M Multi-Family Residential Zone

17.16.010 Purpose and intent.

In the P(R-M) multi-family residential zone, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and

17.16.050 Site area and configuration.

A. In the P(R-M) multi-family residential zone, the minimum site area shall be two acres unless a smaller site is approved as part of a conditional use permit, zoning action or upon approval of an acceptable master plan by the site plan review committee. (Ord. 9717 § 2 (part), 1997: prior code § 7294)

17.16.060 Site area per dwelling unit and per structure.

In the P(R-M) multi-family residential zone, the minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand five hundred (1,500) square feet in the R-M-3 zone. (Ord. 9717 § 2 (part), 1997: prior code § 7295)

17.16.070 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

(Ord. 2004-20 (part), 2004: Ord. 9717 § 2 (part), 1997: prior code § 7297)

17.16.080 Side yards.

In the P(R-M) multi-family residential zone:

A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7298)

17.16.090 Rear yard.

In the P(R-M) multi-family residential zone, the minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units which have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7299)

17.16.100 Height of structures.

In the P(R-M) multi-family residential zone, the maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second story shall be designed to limit visibility from the second story to the R-1 site. Structures specified under Section 17.16.090B shall be exempt. (Ord. 2012-02, 2012: Ord. 2006-07 § 2 (part), 2006; Ord. 9717 § 2 (part), 1997: prior code § 7300)

17.16.110 Off-street parking.

In the P(R-M) multi-family residential zone, off-street parking is subject to the provisions of Chapter 17.34. (Ord. 9717 § 2 (part), 1997: prior code § 7301)

17.16.120 Fences, walls and hedges.

In the P(R-M) multi-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.040. (Ord. 9717 § 2 (part), 1997: prior code § 7302)

17.16.130 Trash enclosures.

In the P(R-M) multi-family residential zone, enclosures for trash receptacles are permitted which comply with the specifications and requirements of Section 17.32.010 and which are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 9717 § 2 (part), 1997: prior code § 7303)

17.16.140 Planned development.

In the P(R-M) multi-family residential zone, a planned development permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7304)

17.16.150 Open space and recreational areas.

In the P(R-M) multi-family residential zone, any multiple family project approved under a conditional use permit shall include open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The specific size, location and use shall be approved as a part of the conditional use permit. (Ord. 9717 § 2 (part), 1997: prior code § 7305)

17.16.160 Screening.

In the P(R-M) multi-family residential zone, all parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7306)

17.16.170 Screening fence.

In the P(R-M) multi-family residential zone, where a multiple family site adjoins an R-A or R-1 site, a screening fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained. (Ord. 9717 § 2 (part), 1997: prior code § 7307)

17.16.180 Landscaping.

In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Ord. 9717 § 2 (part), 1997: prior code § 7308)

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46. (Ord. 2006-11 § 1, 2006)

Chapter 17.38 Conditional Use Permits

17.38.010 Purposes and powers

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional uses 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.

17.38.110 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 2016-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-18: A REQUEST BY OCEAN POINT DEVELOPMENT TO ALLOW A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 128 DWELLING UNITS (15 TWO-STORY BUILDINGS AND ONE SINGLE-STORY BUILDING) ON 8.35 ACRES. THE SITE HAS A PENDING R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET) ZONE SUBJECT TO THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2016-18 AND THE CITY'S ZONING ORDINANCE UPDATE, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF BEN MADDOX WAY AND K AVENUE. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074); AND

WHEREAS, Conditional Use Permit No. 2016-3318 is a request by Ocean Point Development to allow a multi-family residential development consisting of 128 dwelling units (15 two-story buildings and one single-story building) on 8.35 acres. The site has a pending R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) zone subject to the approval of General Plan Amendment No. 2016-18 and the City's Zoning Ordinance Update, for property located on the southeast corner of Ben Maddox Way and K Avenue. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on September 12, 2016; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Conditional Use Permit in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED, that Negative Declaration No. 2016-37 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for the project including the Conditional Use Permit, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2016-37 shall be adopted for this project.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", floor plans shown in Exhibit "B", elevations shown in Exhibits "C" and "D".
3. That the following minimum building setbacks be maintained for the project:

Front (Monte Vista Avenue)	20 feet
Street Side (Ben Maddox Way)	25 feet
Rear (K Avenue)	10 feet
Side (East side)	10 feet for one-story, 25 feet for two-story
4. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 128 units on the subject site.
5. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
6. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
7. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking

lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
8. That a six-foot masonry block wall be constructed only along the east property line of the subject site, and not be permitted inside the setback along the street frontages. A six-foot wrought iron fence may be permitted inside the setback along the street frontages.
 9. That the exterior of the buildings and garages as well as all parking surfaces be illuminated during hours of darkness. In addition, the units' addresses shall be contrasting to their background, and also be illuminated during all hours of darkness
 10. Provide street trees per the City's Street Tree Ordinance.
 11. That Conditional Use Permit No. 2016-18 shall be null and void unless General Plan Amendment No. 2016-08 is approved.
 12. That the previous approval on this site by the Planning Commission on April 23, 2007, for Maddox at Caldwell VII Subdivision Map No. 5531, approved per Resolution No. 2007-23, and Conditional Use Permit No. 2007-09, approved per Resolution No. 2007-22, are hereby rescinded.
 13. That all applicable federal, state, regional, and city policies and ordinances be met.
 14. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2016-18, prior to the issuance of any building permit for this project.

RESOLUTION NO. 2016-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO.2016-08: A REQUEST BY OCEAN POINT DEVELOPMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION ON 8.35 ACRES FROM RESIDENTIAL LOW DENSITY TO RESIDENTIAL MEDIUM DENSITY, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF BEN MADDOX WAY AND K AVENUE. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074).

WHEREAS, General Plan Amendment No. 2016-08 is a request by Ocean Point Development to change the General Plan land use designation on 8.35 acres from Residential Low Density to Residential Medium Density, for property located on the southeast corner of Ben Maddox Way and K Avenue. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on September 12, 2016; and

WHEREAS, the Planning Commission of the City of Visalia considered the General Plan Amendment in accordance with Section 17.54.060 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that no significant environmental impacts would result from this project and, concur that Negative Declaration No. 2016-37 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed General Plan Amendment is consistent with the intent of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed land use designation of Residential Medium Density is compatible with existing land uses and land use designations in the surrounding vicinity and can be served by surrounding roadways without a need for additional improvements.
3. That the current zoning of the property being R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) is consistent with the proposed land use designation of Medium Density Residential. The current zoning is reflective of the

land use designation implemented by the 1991 Update of the General Plan Land Use Element.

4. That an Initial Study was prepared for the project including the General Plan Amendment, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and therefore Negative Declaration No. 2016-37 be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the General Plan Amendment described herein, in accordance with the terms of this resolution under the provisions of Section 17.54.070 of the Ordinance Code of the City of Visalia and based on the above findings.

VISALIA APARTMENTS

PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT : GENERAL PLAN AMENDMENT & CONDITIONAL USE PERMIT APPLICATION

NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA FIRE CODE.
- 2. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 4. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 7. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 8. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 9. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.
- 10. ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS SHOWN ON THE UTILITY LOCATIONS SHEET.



PROPOSED SITE PLAN

SCALE: 1" = 40'



PROPOSED VISALIA APARTMENTS
PROJECT NUMBER: 2023-001
DATE: 01/15/2023

PROJECT NUMBER: 2023-001
DATE: 01/15/2023

AS-101



PROPOSED VISALTA APARTMENTS
 PROJECT MANAGER: HOANG DINH THUAN
 ARCHITECT: HOANG DINH THUAN

APARTMENT
 BUILDING
 BUILDING TYPE B

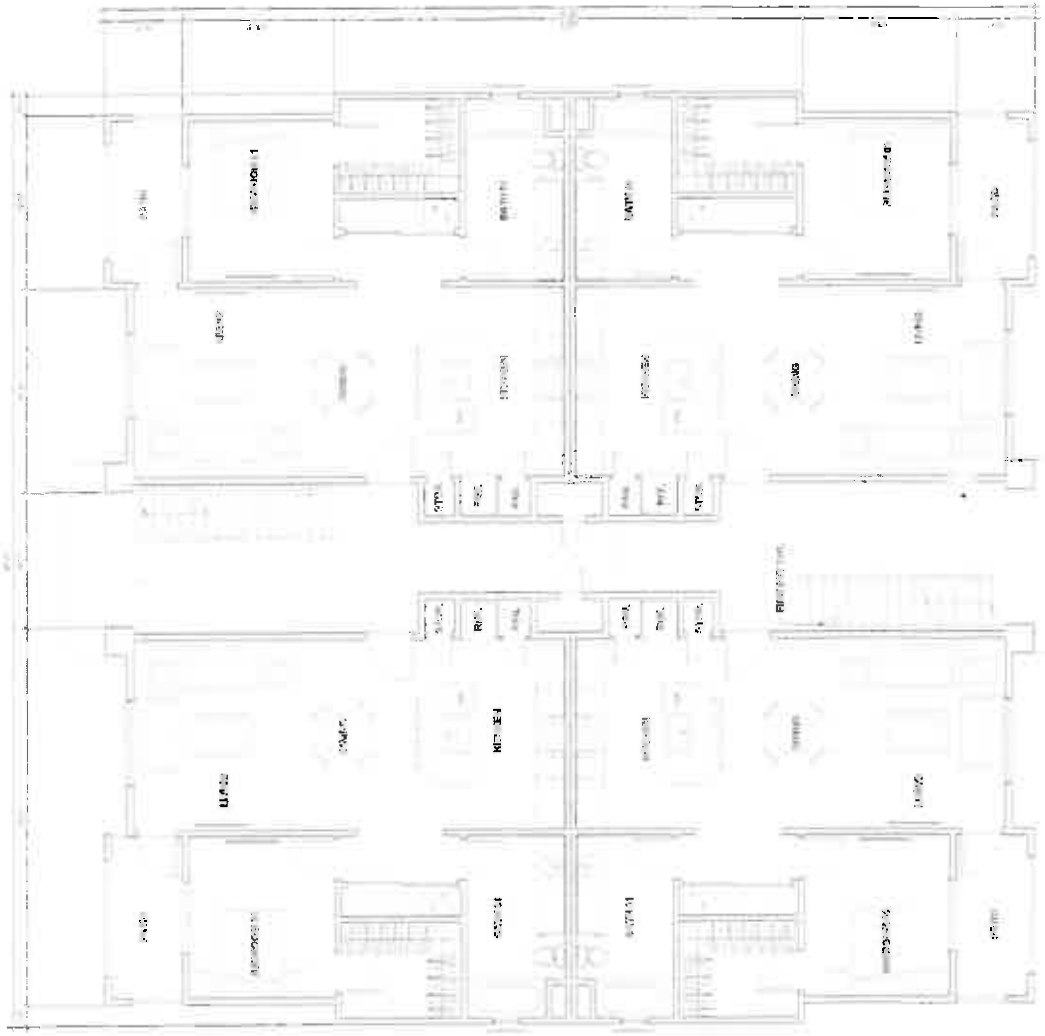
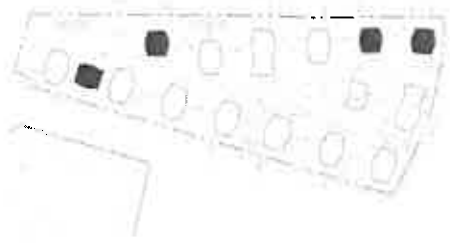
BUILDING TYPE B
 LEVEL 1

A-122

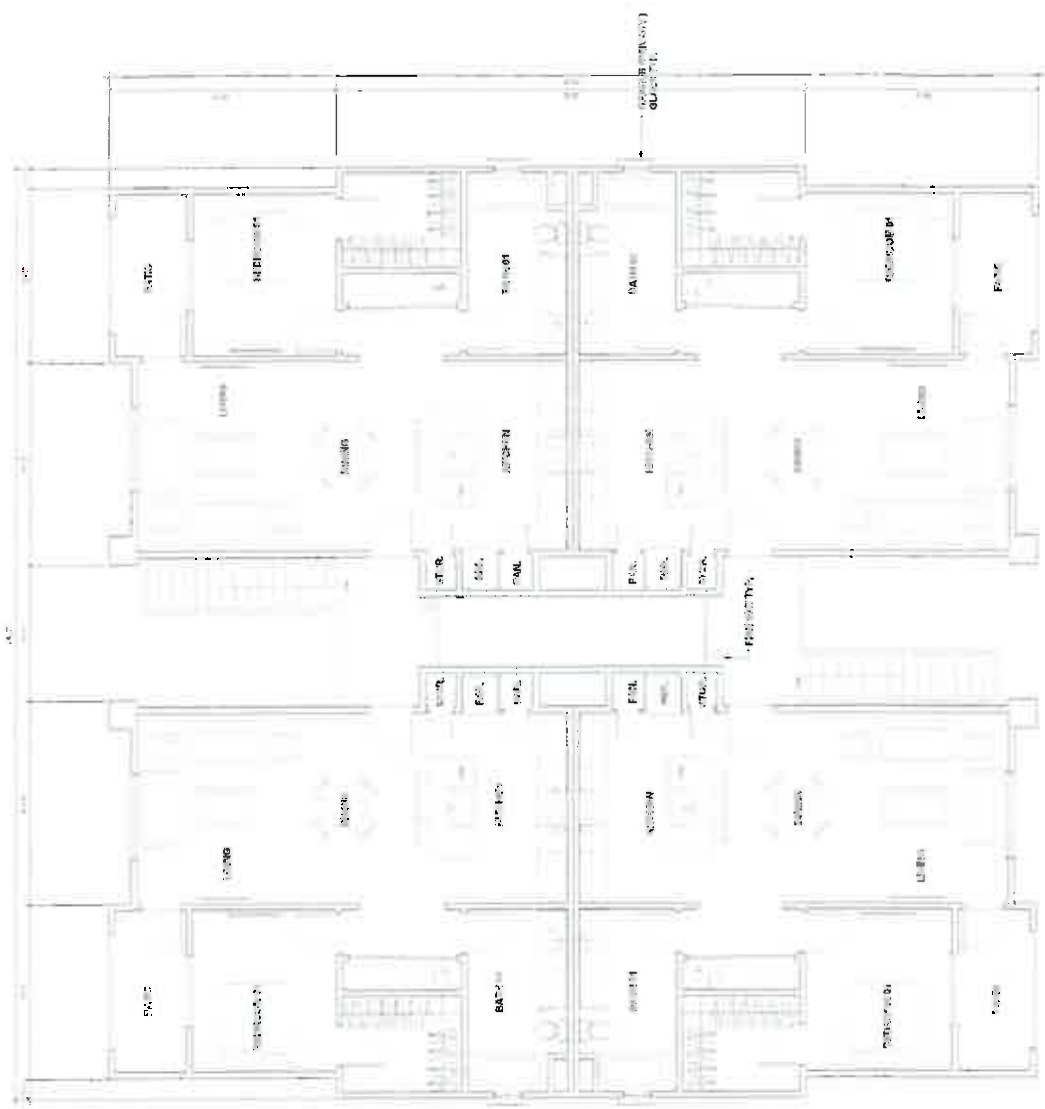
FLOOR AREA

LEVEL 1	3,120 SF
LEVEL 1	3,120 SF
TOTAL	6,240 SF

KEY PLAN - BLDG. TYPE B



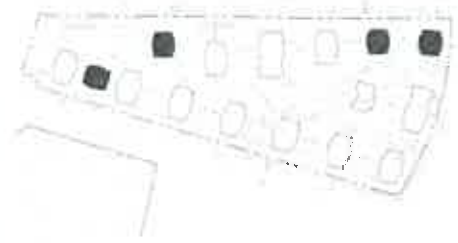
BUILDING TYPE B - 2 STORY APARTMENT BUILDING - LEVEL 1



FLOOR AREA

LEVEL 1	2,130 SF
LEVEL 2	2,130 SF
TOTAL	4,260 SF

KEYPLAN - BLDG TYPE B



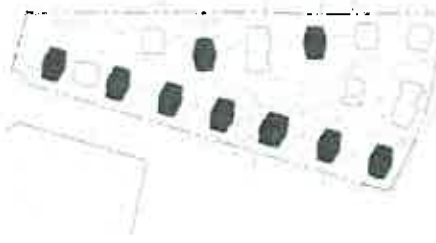
BUILDING TYPE B - 2 STORY APARTMENT BUILDING - LEVEL 2



FLOOR AREA

LEVEL 1 4,200 SF
LEVEL 2 4,000 SF
TOTAL 8,400 SF

KEY PLAN - BLDG TYPE C



BUILDING TYPE C - 2 STORY APARTMENT BUILDING - LEVEL 1



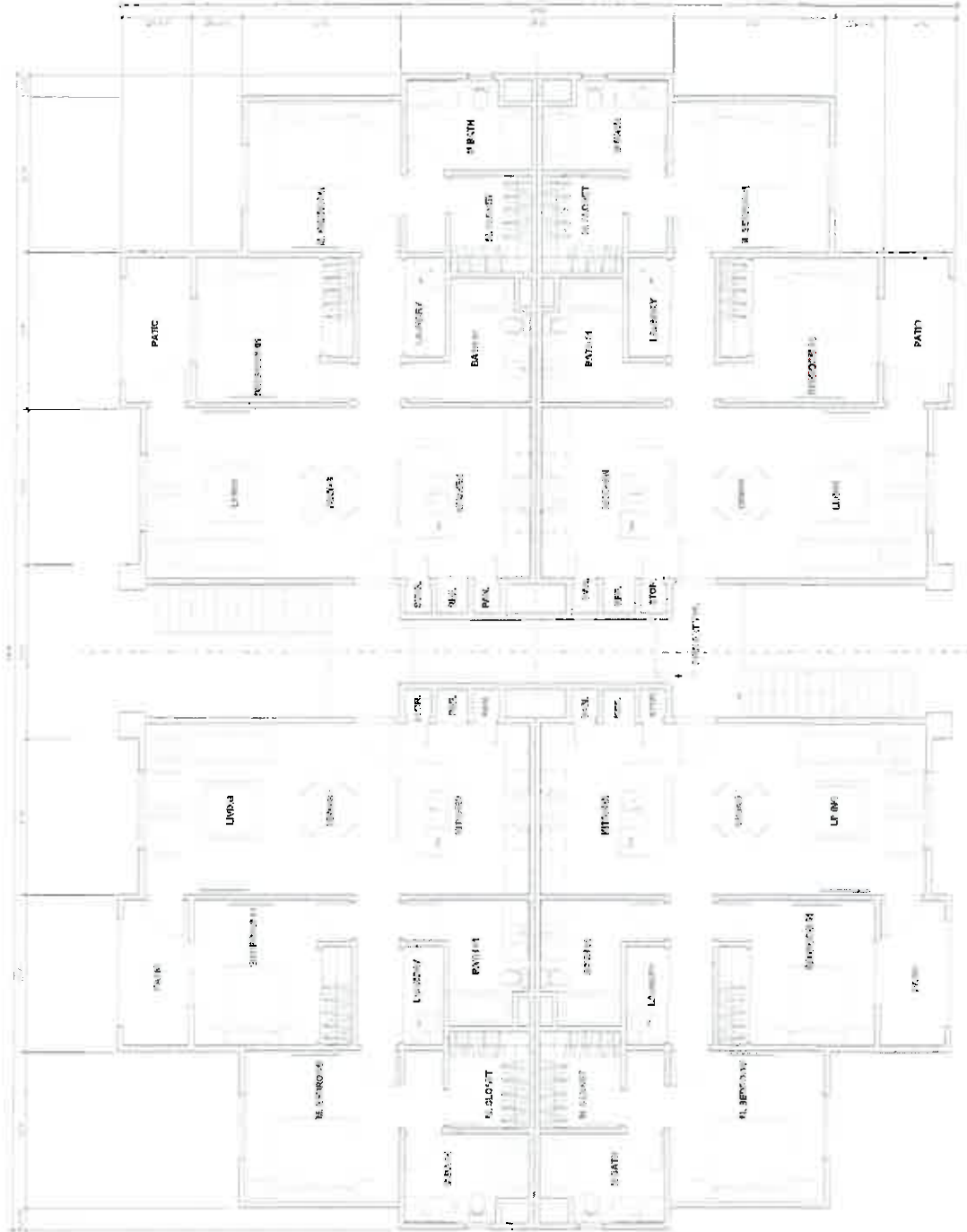
NO. OF UNITS	12
GROSS AREA	9,400 SF
NET AREA	7,800 SF
COMMON AREA	1,600 SF
STAIRS	1,000 SF
ELEVATOR	1,000 SF
MECHANICAL	1,000 SF
STORAGE	1,000 SF
ENTRY	1,000 SF
LOBBY	1,000 SF
REAR PORCH	1,000 SF
FRONT PORCH	1,000 SF
STAIRS	1,000 SF
ELEVATOR	1,000 SF
MECHANICAL	1,000 SF
STORAGE	1,000 SF
ENTRY	1,000 SF
LOBBY	1,000 SF
REAR PORCH	1,000 SF
FRONT PORCH	1,000 SF

PROPOSED VISALIA APARTMENTS
 PROJECT ARCHITECT: [FIRM NAME]
 PROJECT NO. [PROJECT NUMBER]

PROJECT NO. [PROJECT NUMBER]
 SHEET NO. [SHEET NUMBER]

BUILDING TYPE
 CEILING 2

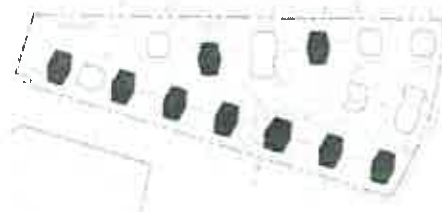
A-125



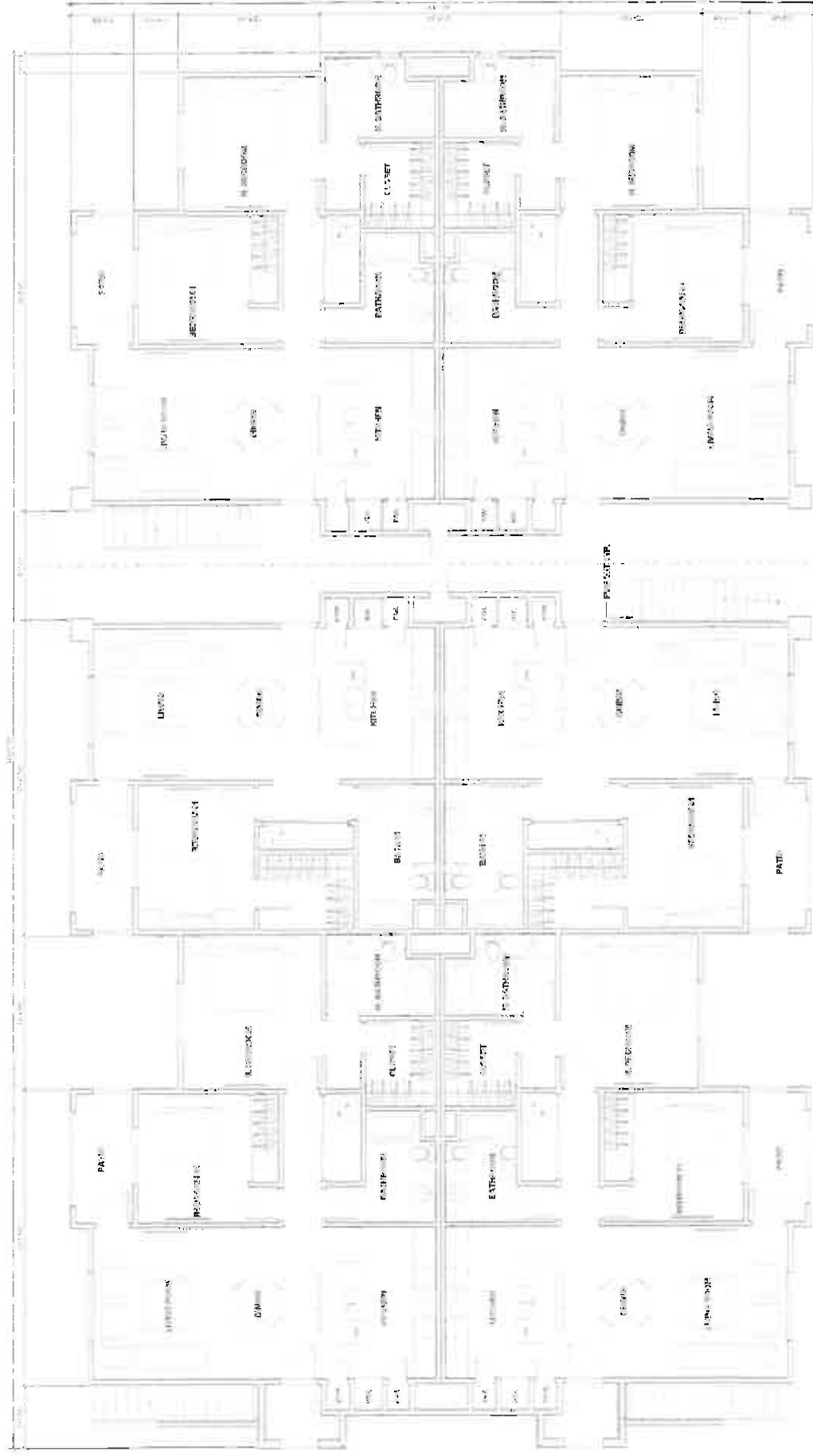
FLOOR AREA

LEVEL 1	4,200 SF
LEVEL 2	4,200 SF
TOTAL	8,400 SF

KEY PLAN - BUILDING TYPE C



BUILDING TYPE C - 2 STORY APARTMENT BUILDING - LEVEL 2



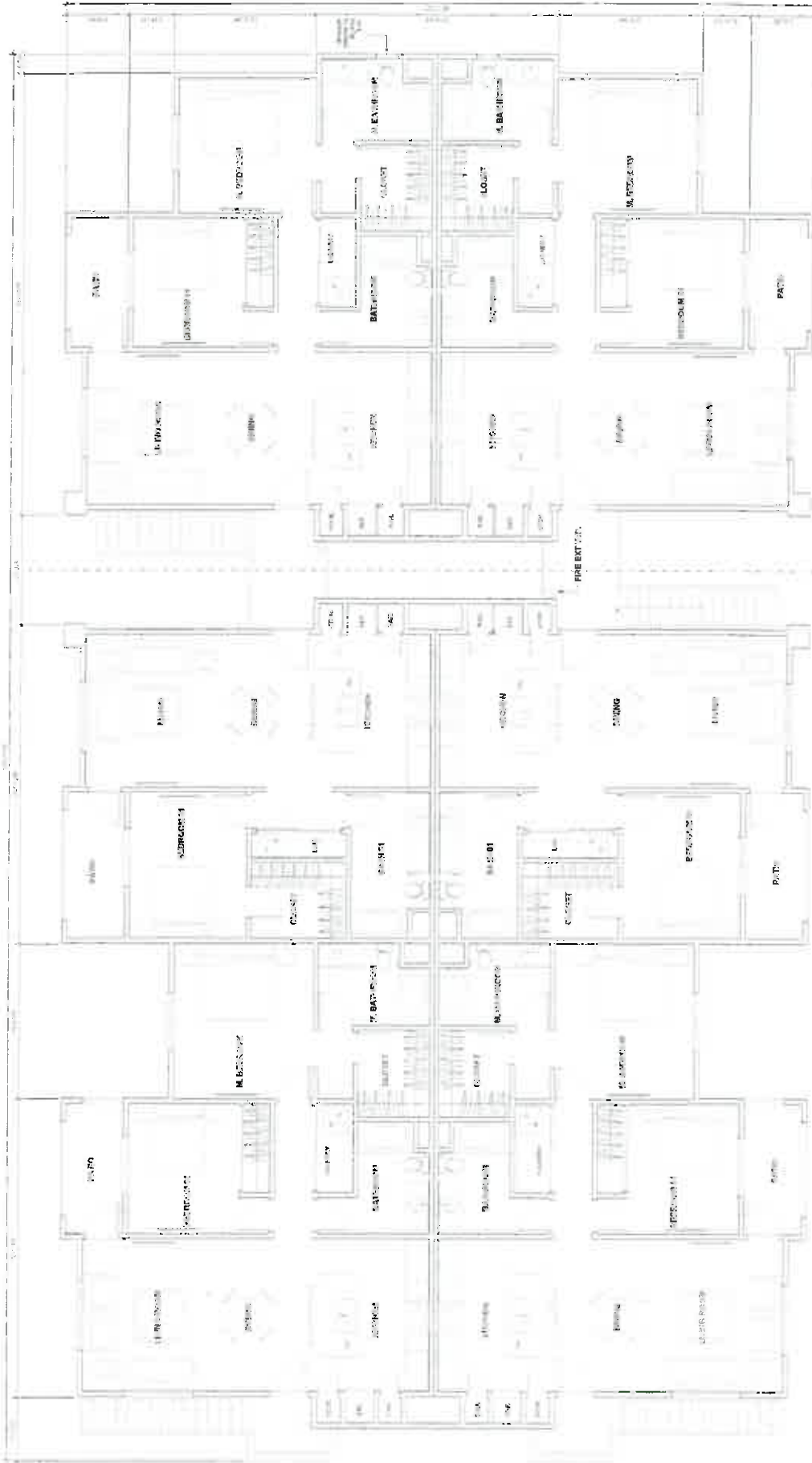
KEY PLAN - BLDG TYPE D



FLOOR AREA

LEVEL 1	3,800 SF
LEVEL 2	5,900 SF
TOTAL	11,500 SF

BUILDING TYPE D - 2 STORY APARTMENT BUILDING - LEVEL 1



KEY PLAN - BLDG TYPE D



FLOOR AREA

LEVEL 1	5,300 SF
LEVEL 2	5,900 SF
TOTAL	11,200 SF

BUILDING TYPE D - 2 STORY APARTMENT BUILDING - LEVEL 2



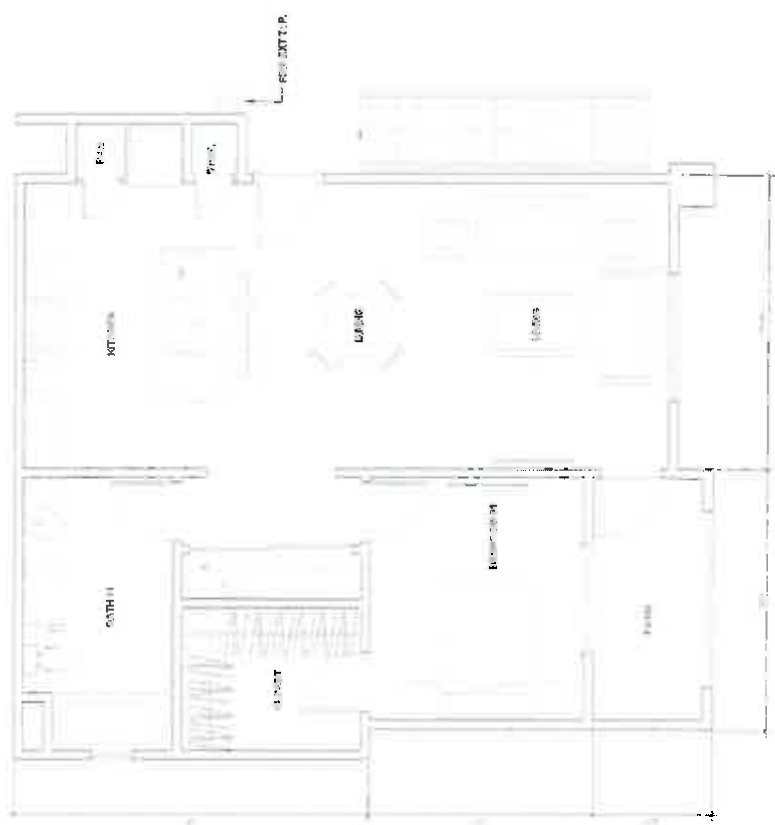
PROPOSED VISALIA APARTMENTS
 PROJECT AND ARCHITECTURAL DEVELOPMENT
 1000 CHINA ROAD, VISALIA, CA 93278
 VISALIA, CA 93278

PROPOSED VISALIA APARTMENTS
 PROJECT AND ARCHITECTURAL DEVELOPMENT
 1000 CHINA ROAD, VISALIA, CA 93278
 VISALIA, CA 93278

PROJECT:
 VISALIA
 VISALIA, CA

TYP. 1 BR
 UNIT PLAN

A-120



TYPICAL 1 BEDROOM PLAN - APPROX. 775 SF



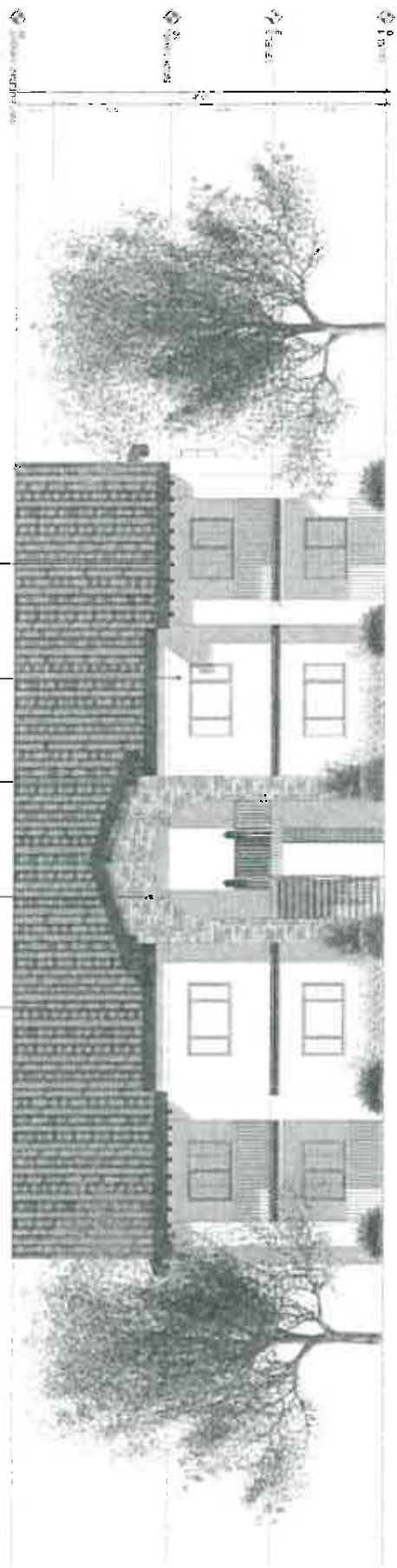
PROPOSED VISALIA APARTMENTS
 1500 VISALIA AVENUE, VISALIA, CA 93277
 PROJECT ARCHITECT: HUNTER DESIGN GROUP
 PROJECT NO. 1500 VISALIA AVENUE
 SHEET NO. A-203

PROPOSED VISALIA APARTMENTS
 1500 VISALIA AVENUE, VISALIA, CA 93277
 PROJECT ARCHITECT: HUNTER DESIGN GROUP
 PROJECT NO. 1500 VISALIA AVENUE
 SHEET NO. A-203

DATE: 08/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]

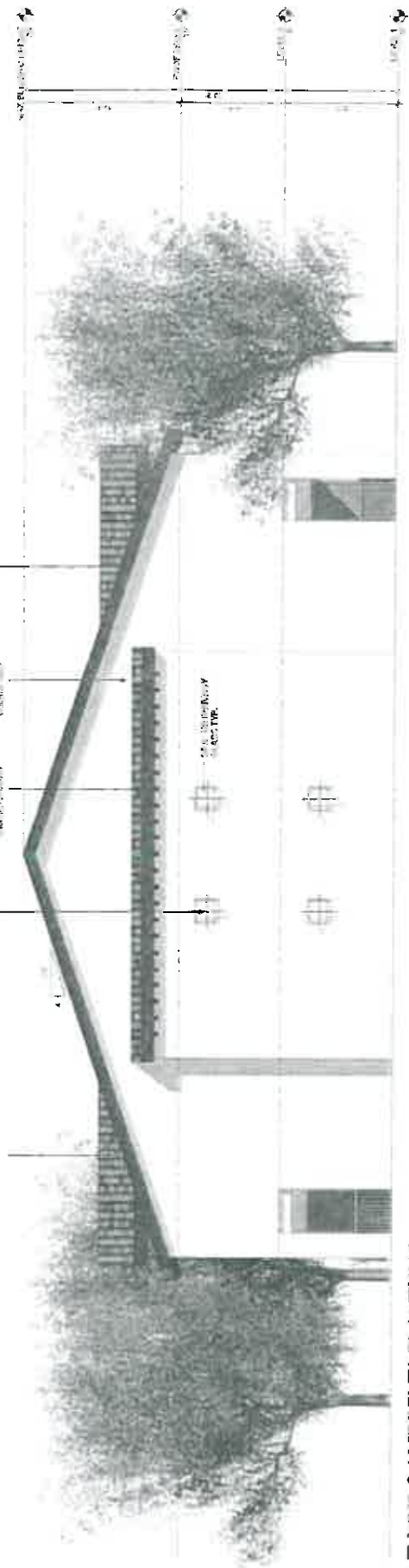
BUILDING ELEVATION

A-203



- 1. EXTERIOR WALLS & ROOFING
- 2. EXTERIOR WALLS & ROOFING
- 3. EXTERIOR WALLS & ROOFING
- 4. EXTERIOR WALLS & ROOFING
- 5. EXTERIOR WALLS & ROOFING
- 6. EXTERIOR WALLS & ROOFING
- 7. EXTERIOR WALLS & ROOFING
- 8. EXTERIOR WALLS & ROOFING
- 9. EXTERIOR WALLS & ROOFING
- 10. EXTERIOR WALLS & ROOFING

NORTH & SOUTH ELEVATION



- 1. EXTERIOR WALLS & ROOFING
- 2. EXTERIOR WALLS & ROOFING
- 3. EXTERIOR WALLS & ROOFING
- 4. EXTERIOR WALLS & ROOFING
- 5. EXTERIOR WALLS & ROOFING
- 6. EXTERIOR WALLS & ROOFING
- 7. EXTERIOR WALLS & ROOFING
- 8. EXTERIOR WALLS & ROOFING
- 9. EXTERIOR WALLS & ROOFING
- 10. EXTERIOR WALLS & ROOFING

EAST & WEST ELEVATION



PROPOSED VISALIA APARTMENTS
 1100 S. VISALIA AVENUE, VISALIA, CA 93278
 PROJECT NO. 2018-001
 DATE: 08/15/2018

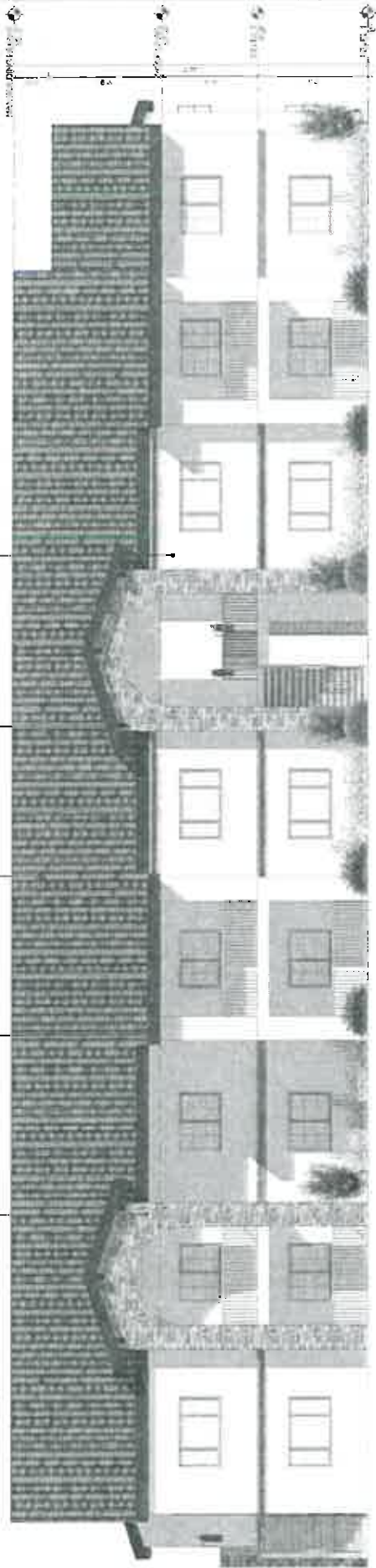
PROPOSED VISALIA APARTMENTS
 PROJECT NO. 2018-001
 DATE: 08/15/2018

PROJECT NO. 2018-001
 DATE: 08/15/2018

PROJECT NO. 2018-001
 DATE: 08/15/2018

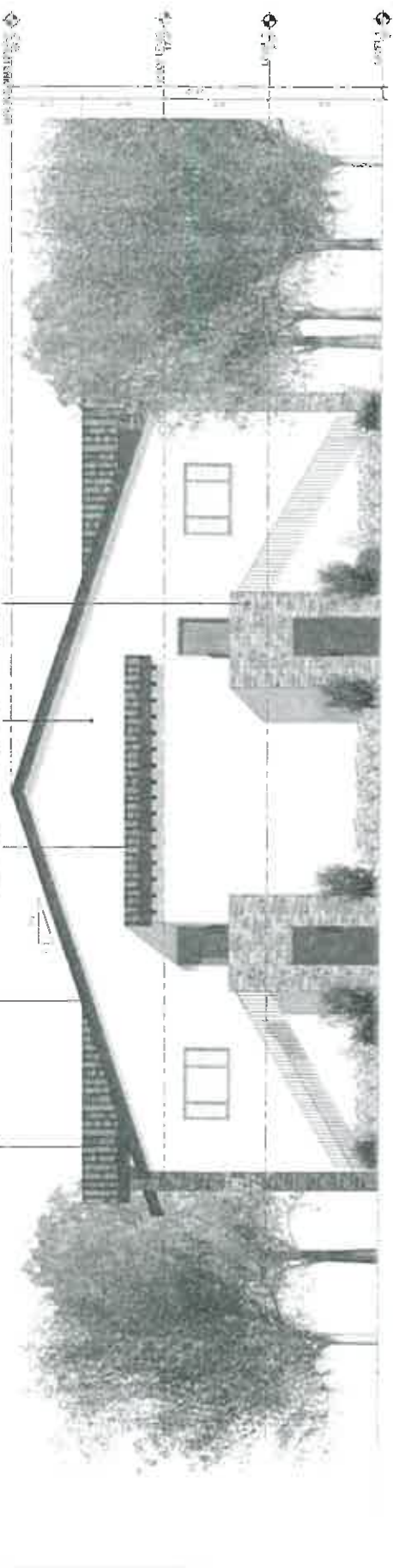
A-205

Stone Clad
 Concrete
 Brick
 Stucco
 Wood Siding



SOUTH ELEVATION

Stone Clad
 Concrete
 Brick
 Stucco
 Wood Siding



WEST ELEVATION



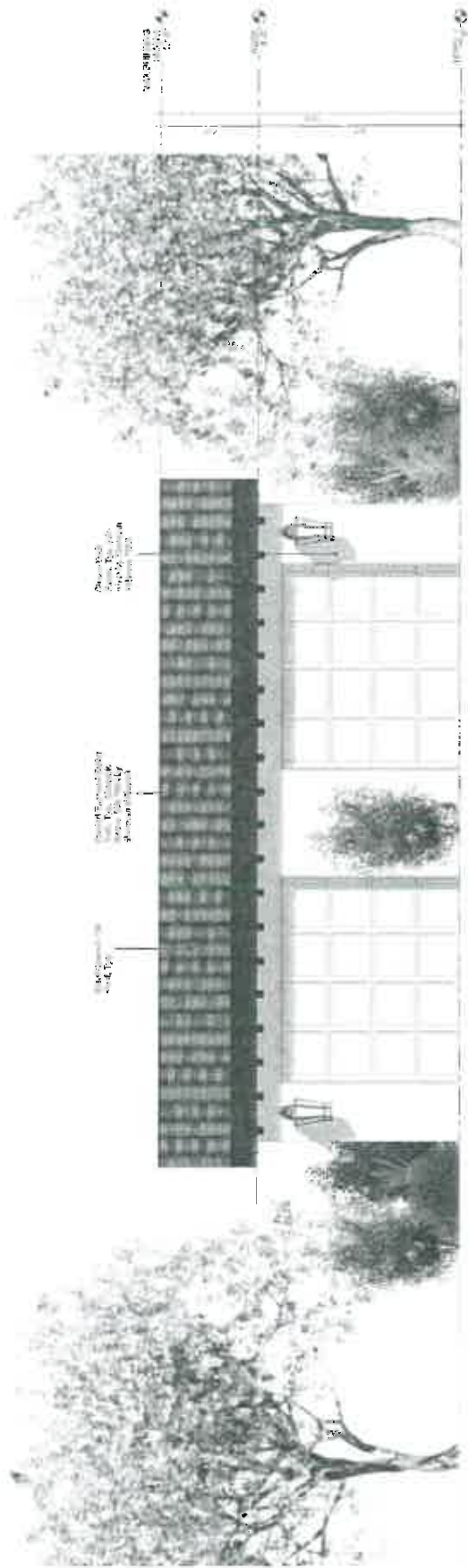
PROPOSED VISITATION APARTMENTS
 1500 W. WILSON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85015
 ARCHITECT: [Firm Name]

PROPOSED VISITATION APARTMENTS
 1500 W. WILSON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85015
 ARCHITECT: [Firm Name]

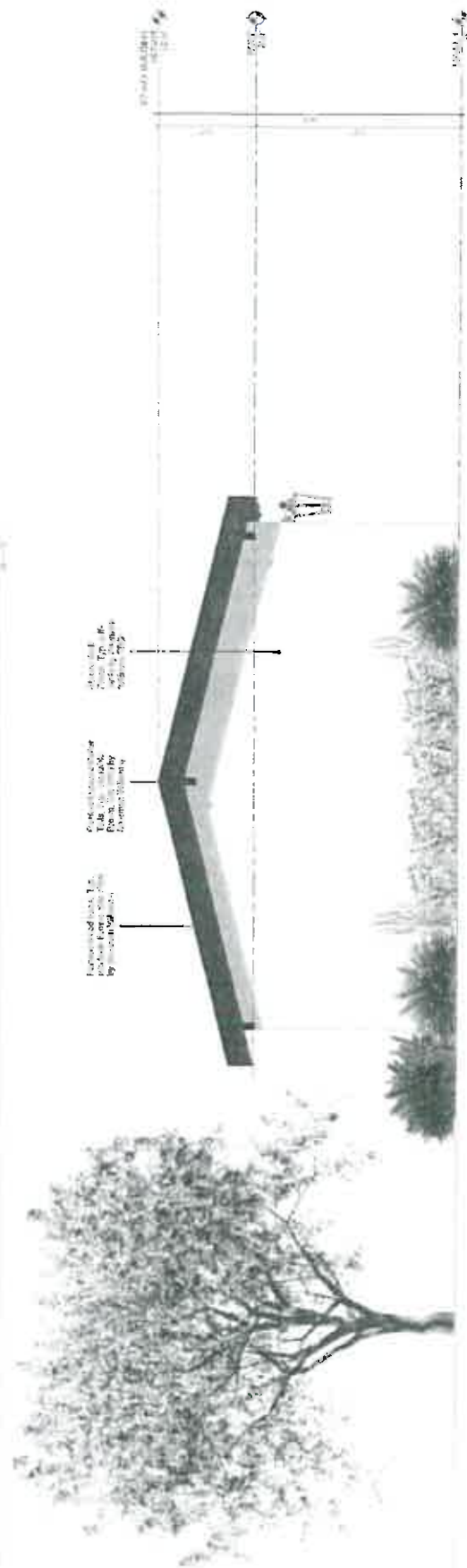
SCALE: 1/8" = 1'-0"
 DATE: 10/20/10

SHEET NO. E1-E2 ELEV.
 OF 20

A-207



E1-E2 SOUTH ELEVATION



E1-E2 WEST ELEVATION

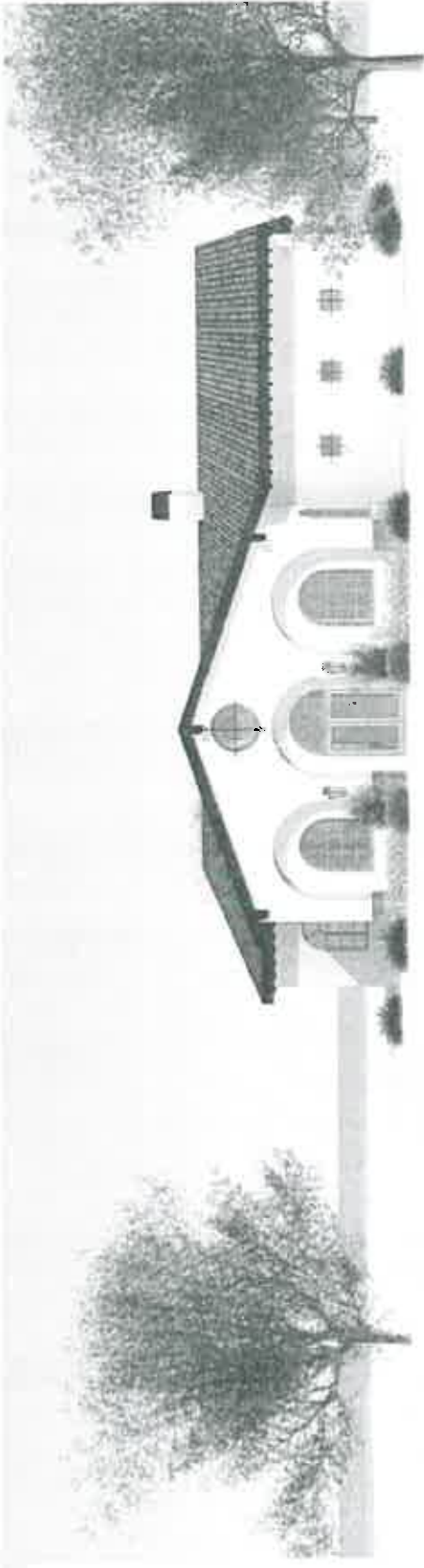
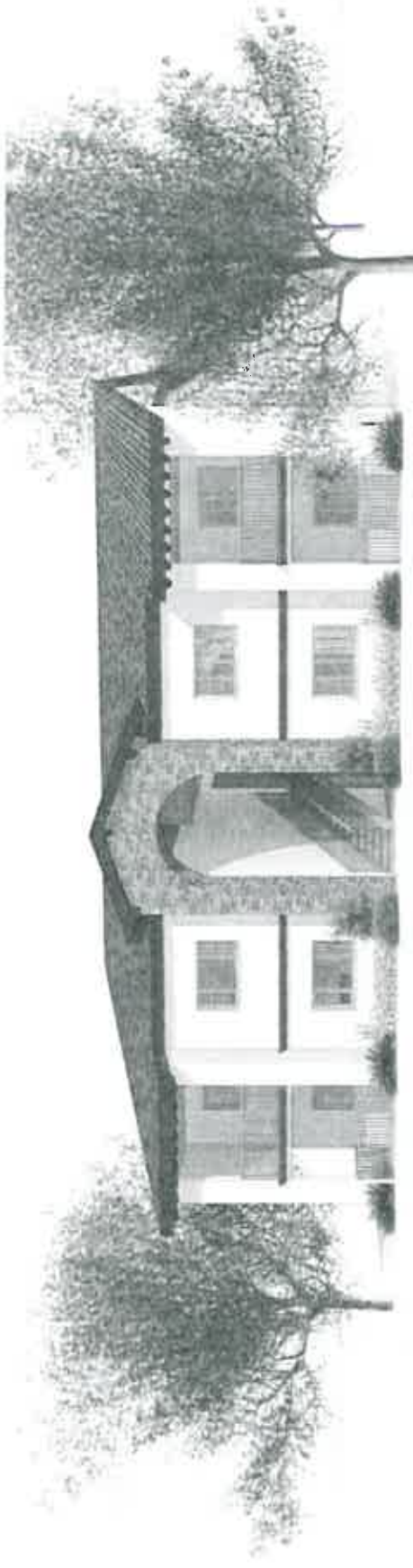


Exhibit "D"

VIEW LOOKING NORTH AT COMMUNITY BUILDING ENTRY



VIEW LOOKING SOUTH AT COMMUNITY BUILDING



VIEW LOOKING NORTH AT BUILDING TYPE "B"



VIEW LOOKING SOUTH AT BUILDING TYPE "B"



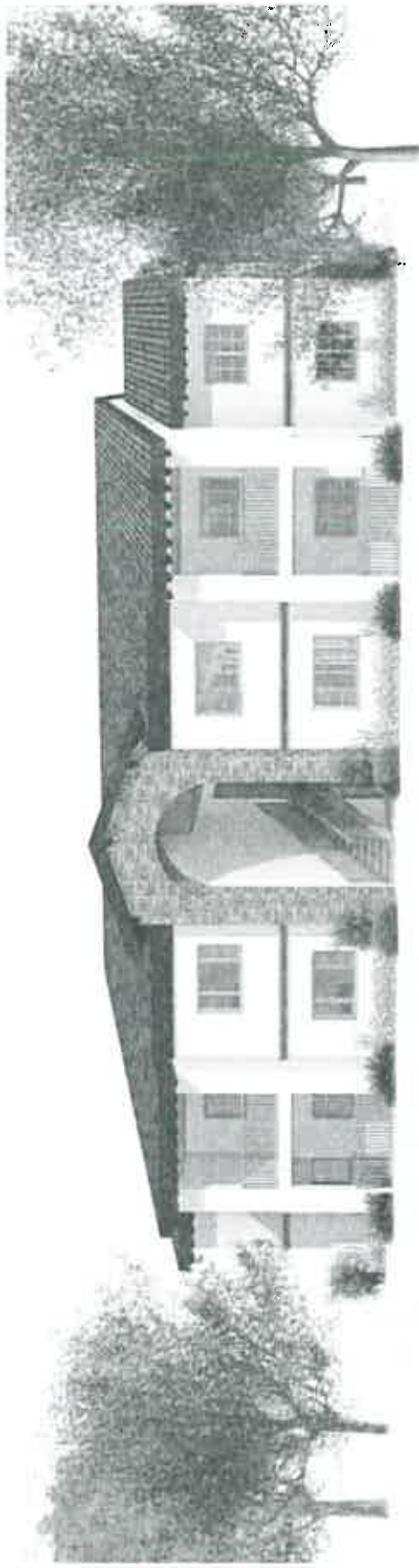
PROPOSED VISALIA APARTMENTS
1000 VISALIA AVENUE, VISALIA, CA 93278
TEL: (559) 735-1234
WWW.VISALIAAPARTMENTS.COM

PROPOSED VISALIA APARTMENTS
1000 VISALIA AVENUE, VISALIA, CA 93278
TEL: (559) 735-1234
WWW.VISALIAAPARTMENTS.COM

PROJECT NO. 2024-001
DATE: 10/20/2024
SCALE: 1/8" = 1'-0"

EXTERIOR
VIEWS

A-902



VIEW LOOKING NORTH AT BUILDING TYPE "C"



VIEW LOOKING SOUTH LOOKING AT BUILDING TYPE "C"



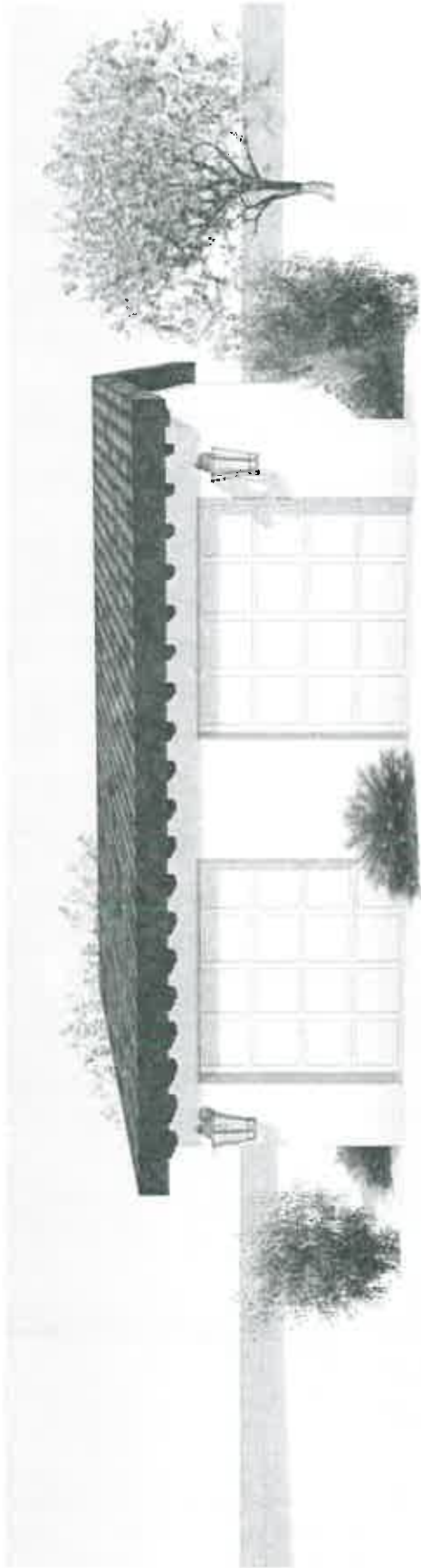
PROPOSED VISALIA APARTMENTS

PROPOSED VISALIA APARTMENTS
1000 WEST MAIN STREET, VISALIA, CA 93278
2025.05.10.01

PROJECT NO. 2025.05.10.01
DATE: 2025.05.10.01

EXTERIOR VIEW

A-903



VIEW LOOKING NORTH AT COMMUNITY BUILDING ENTRY



PROPOSED VISALIA APARTMENTS
MULTIFAMILY HOUSING DEVELOPMENT
PROJECT NO. 2018-001
DATE: 08/15/2018

PROPOSED VISALIA APARTMENTS
MULTIFAMILY HOUSING DEVELOPMENT
PROJECT NO. 2018-001
DATE: 08/15/2018

PROJECT NO. 2018-001
DATE: 08/15/2018

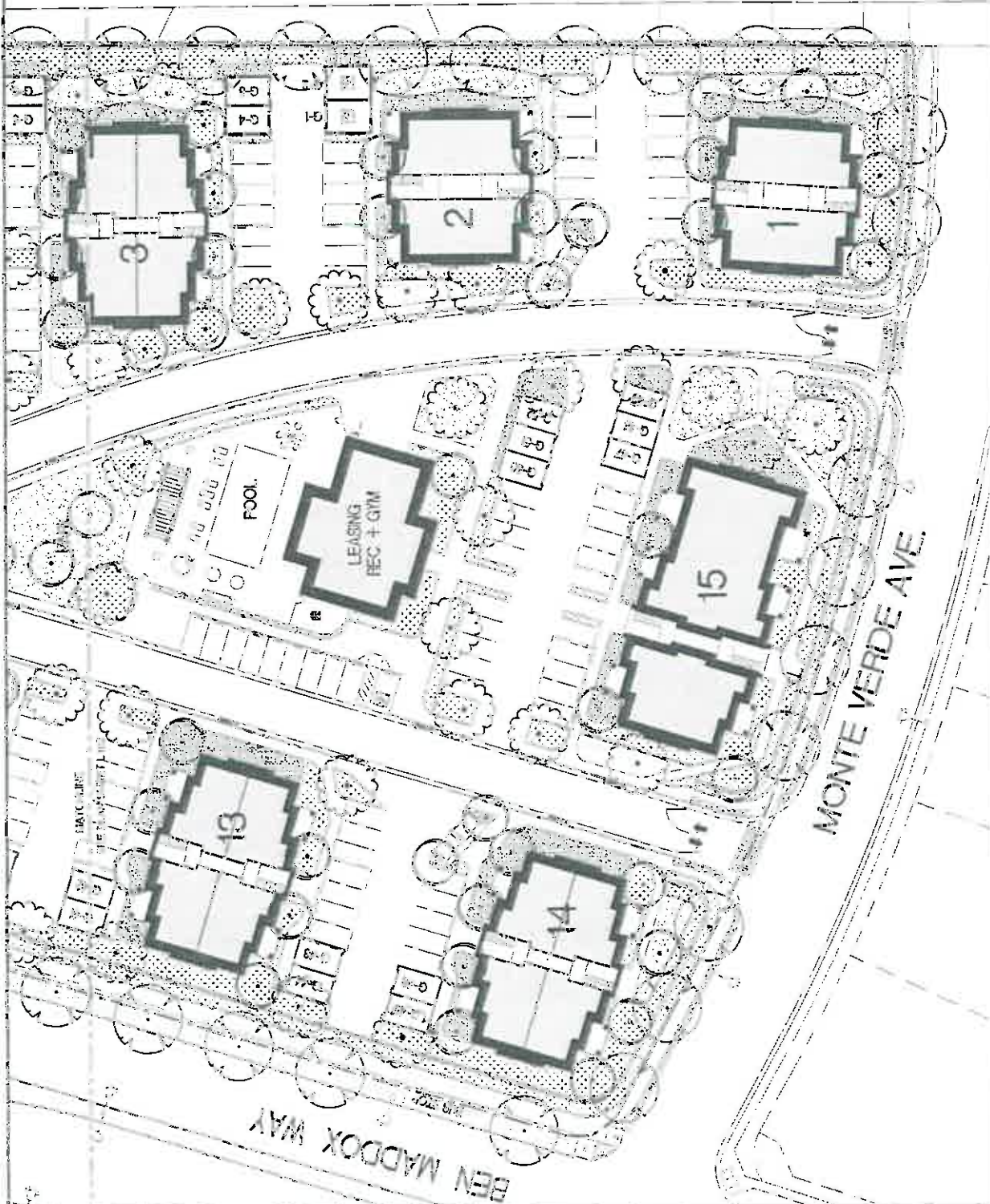
BUILDING
EXHIBIT

A-905



PRELIMINARY LANDSCAPE PLANTING LEGEND

SYMBOL	DESCRIPTION
	LANDSCAPE PLANTING - 3" TO 4" CALIBER TREES
	LANDSCAPE PLANTING - 4" TO 6" CALIBER TREES
	LANDSCAPE PLANTING - 6" TO 8" CALIBER TREES
	LANDSCAPE PLANTING - 8" TO 10" CALIBER TREES
	LANDSCAPE PLANTING - 10" TO 12" CALIBER TREES
	LANDSCAPE PLANTING - 12" TO 14" CALIBER TREES
	LANDSCAPE PLANTING - 14" TO 16" CALIBER TREES



PRELIMINARY LANDSCAPE PLANTING PLAN
PARTIAL SITE PLAN



PROPOSED VISALIA APARTMENTS
 VISALIA, CALIFORNIA
 PROJECT NO. 2018-001
 SHEET NO. AS-201

PROPOSED VISALIA APARTMENTS
 VISALIA, CALIFORNIA
 PROJECT NO. 2018-001
 SHEET NO. AS-201

PROPOSED VISALIA APARTMENTS
 VISALIA, CALIFORNIA
 PROJECT NO. 2018-001
 SHEET NO. AS-201

AS-201

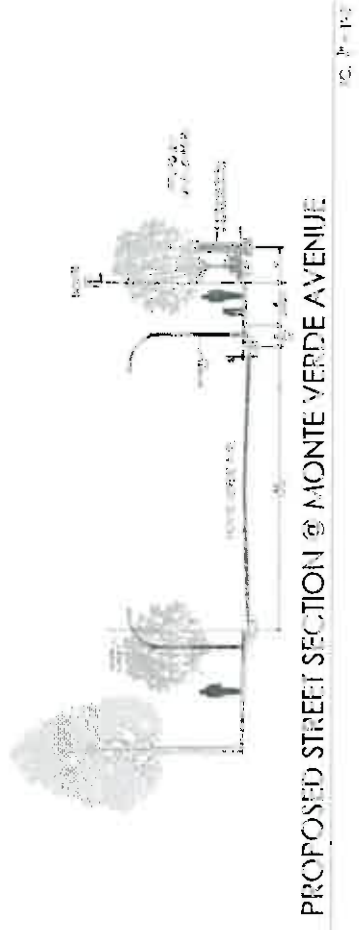
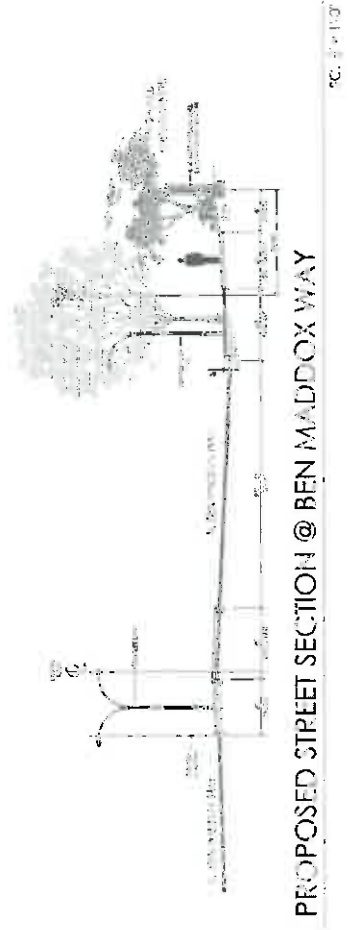
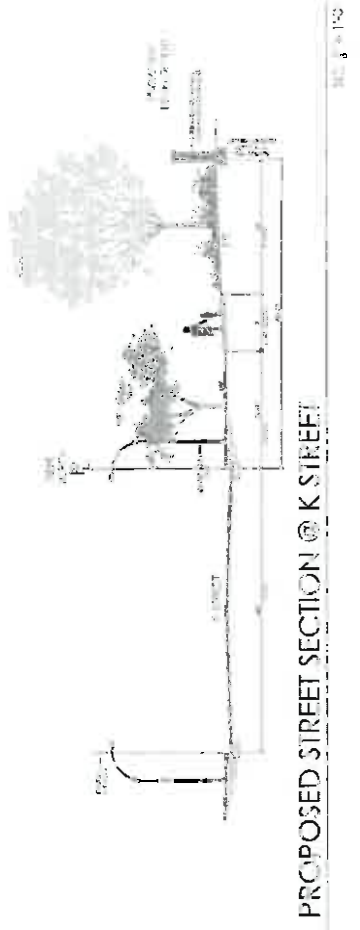


Exhibit "F"



DATE	12/15/2011
PROJECT	PROPOSED VISALIA APARTMENTS
CLIENT	THE VISALIA APARTMENTS
LOCATION	1000 S. MADDOX ROAD, VISALIA, CA 93277
DRAWN BY	J. W. HARRIS
CHECKED BY	J. W. HARRIS
SCALE	AS SHOWN
PROJECT NO.	11-001
DRAWING NO.	AS-202

PROPOSED VISALIA APARTMENTS
 PROPOSED AND TENTATIVE HOUSING DEVELOPMENT
 VISALIA, CALIFORNIA
 PREPARED FOR THE VISALIA APARTMENTS

PROPOSED
 VISALIA APARTMENTS
 (AS-202)
 ENTRANCE
 ELEVATION

AS-202



PROPOSED SITE ENTRANCE at BEN MADDOX ROAD

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



TYP. PROPOSED SITE ENTRANCE at MONTE VERDE AVENUE

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

VISALIA APARTMENTS

PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT : GENERAL PLAN AMENDMENT & CONDITIONAL USE PERMIT APPLICATION



SCOPE OF WORK

The scope of work for this project includes the preparation of all necessary documents for the General Plan Amendment and Conditional Use Permit application, including but not limited to the following:

- Site plan showing the proposed building footprint, parking spaces, and landscaping.
- Site analysis report detailing the site's characteristics and potential impacts.
- General Plan Amendment application and supporting documents.
- Conditional Use Permit application and supporting documents.
- Final design documents for the proposed development.

PROJECT TEAM

Client: [Name of the client or developer]

Architect: [Name of the architectural firm]

Engineer: [Name of the engineering firm]

Planner: [Name of the planning firm]

Consultant: [Name of the consulting firm]

PROJECT DATA

Project Name: VISALIA APARTMENTS

Address: [Project address]

City: VISALIA, CALIFORNIA

County: TULARE COUNTY

Parcel Number: [Parcel number]

Site Area: [Site area in acres]

Proposed Building Area: [Proposed building area in square feet]

Number of Units: [Number of units]

Project Description: [Detailed description of the project, including building type, features, and amenities.]

Project Goals: [List of project goals and objectives.]

Project Schedule: [Timeline of the project, including key milestones.]

SHEET INDEX

Sheet No.	Sheet Title
1	GENERAL
2	LANDSCAPE
3	ARCHITECTURAL SITE
4	ARCHITECTURAL
5	ARCHITECTURAL
6	ARCHITECTURAL
7	ARCHITECTURAL
8	ARCHITECTURAL
9	ARCHITECTURAL
10	ARCHITECTURAL
11	ARCHITECTURAL
12	ARCHITECTURAL
13	ARCHITECTURAL
14	ARCHITECTURAL
15	ARCHITECTURAL
16	ARCHITECTURAL
17	ARCHITECTURAL
18	ARCHITECTURAL
19	ARCHITECTURAL
20	ARCHITECTURAL
21	ARCHITECTURAL
22	ARCHITECTURAL
23	ARCHITECTURAL
24	ARCHITECTURAL
25	ARCHITECTURAL
26	ARCHITECTURAL
27	ARCHITECTURAL
28	ARCHITECTURAL
29	ARCHITECTURAL
30	ARCHITECTURAL
31	ARCHITECTURAL
32	ARCHITECTURAL
33	ARCHITECTURAL
34	ARCHITECTURAL
35	ARCHITECTURAL
36	ARCHITECTURAL
37	ARCHITECTURAL
38	ARCHITECTURAL
39	ARCHITECTURAL
40	ARCHITECTURAL
41	ARCHITECTURAL
42	ARCHITECTURAL
43	ARCHITECTURAL
44	ARCHITECTURAL
45	ARCHITECTURAL
46	ARCHITECTURAL
47	ARCHITECTURAL
48	ARCHITECTURAL
49	ARCHITECTURAL
50	ARCHITECTURAL
51	ARCHITECTURAL
52	ARCHITECTURAL
53	ARCHITECTURAL
54	ARCHITECTURAL
55	ARCHITECTURAL
56	ARCHITECTURAL
57	ARCHITECTURAL
58	ARCHITECTURAL
59	ARCHITECTURAL
60	ARCHITECTURAL
61	ARCHITECTURAL
62	ARCHITECTURAL
63	ARCHITECTURAL
64	ARCHITECTURAL
65	ARCHITECTURAL
66	ARCHITECTURAL
67	ARCHITECTURAL
68	ARCHITECTURAL
69	ARCHITECTURAL
70	ARCHITECTURAL
71	ARCHITECTURAL
72	ARCHITECTURAL
73	ARCHITECTURAL
74	ARCHITECTURAL
75	ARCHITECTURAL
76	ARCHITECTURAL
77	ARCHITECTURAL
78	ARCHITECTURAL
79	ARCHITECTURAL
80	ARCHITECTURAL
81	ARCHITECTURAL
82	ARCHITECTURAL
83	ARCHITECTURAL
84	ARCHITECTURAL
85	ARCHITECTURAL
86	ARCHITECTURAL
87	ARCHITECTURAL
88	ARCHITECTURAL
89	ARCHITECTURAL
90	ARCHITECTURAL
91	ARCHITECTURAL
92	ARCHITECTURAL
93	ARCHITECTURAL
94	ARCHITECTURAL
95	ARCHITECTURAL
96	ARCHITECTURAL
97	ARCHITECTURAL
98	ARCHITECTURAL
99	ARCHITECTURAL
100	ARCHITECTURAL

EXHIBIT G



VICINITY MAP

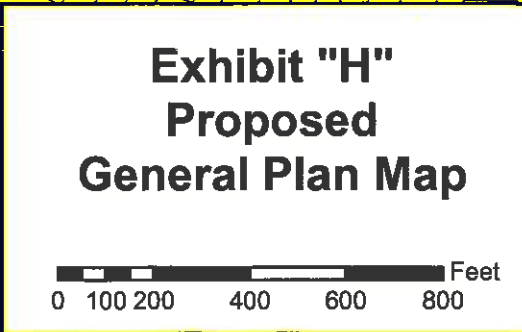
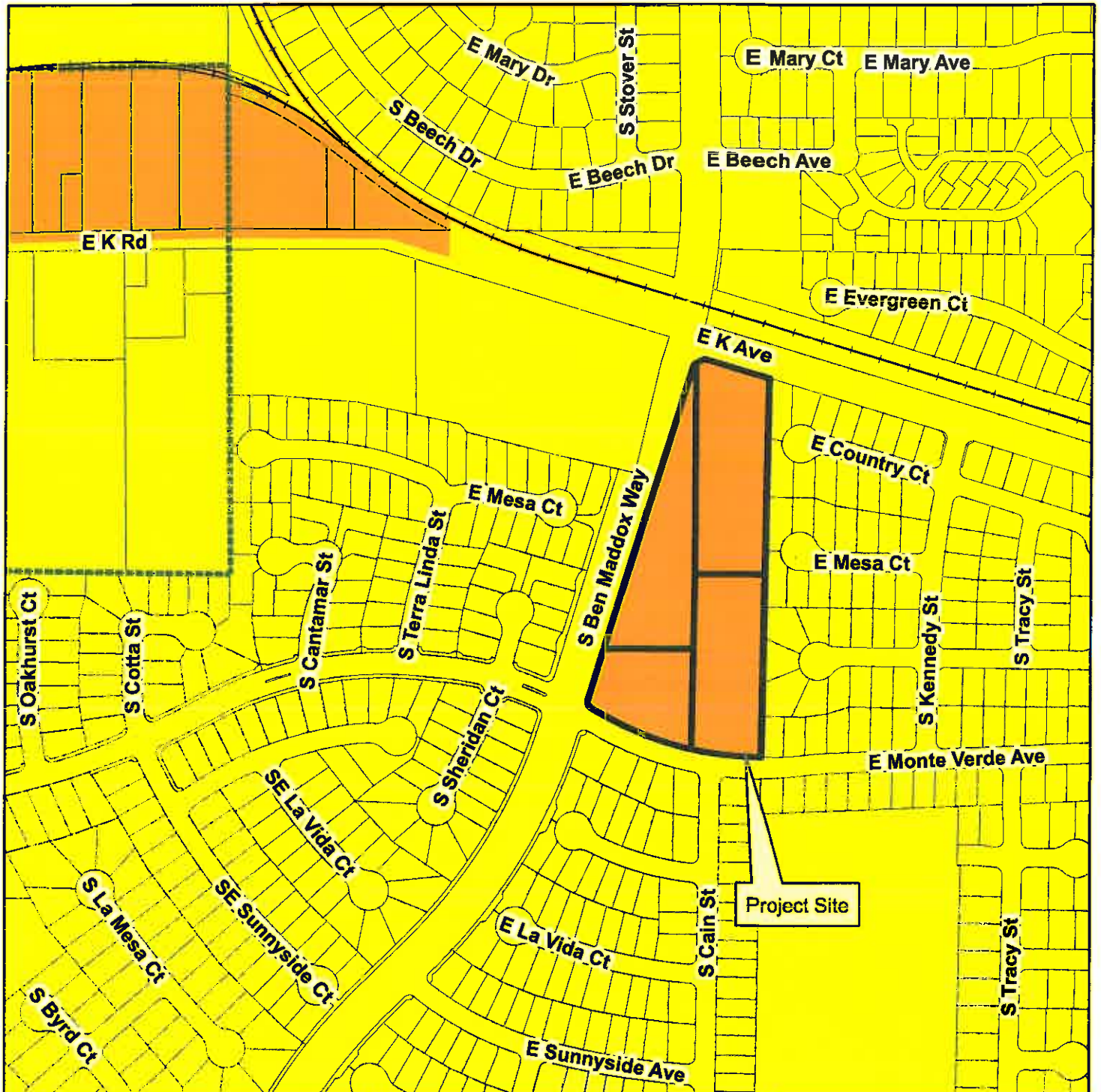
PROPOSED VISALIA APARTMENTS
 PROJECT MULTIFAMILY HOUSING DEVELOPMENT

CITY OF VISALIA
 PUBLIC WORKS DEPARTMENT

G-001

General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)



SW 7034

Status Bronze

Interior / Exterior

Locator Number: 243-C7

SW 7001

Marshmallow

Interior / Exterior

Locator Number: 267-C1

SW 7713

Tawny Tan

Interior / Exterior

Locator Number: 287-C4



Spanish Roof Tile by Boral Roofing
(Java Blend, 2UNDU3250)



Stacked Stone by El Dorado Stone
Santa Maria/ Cypress Ridge

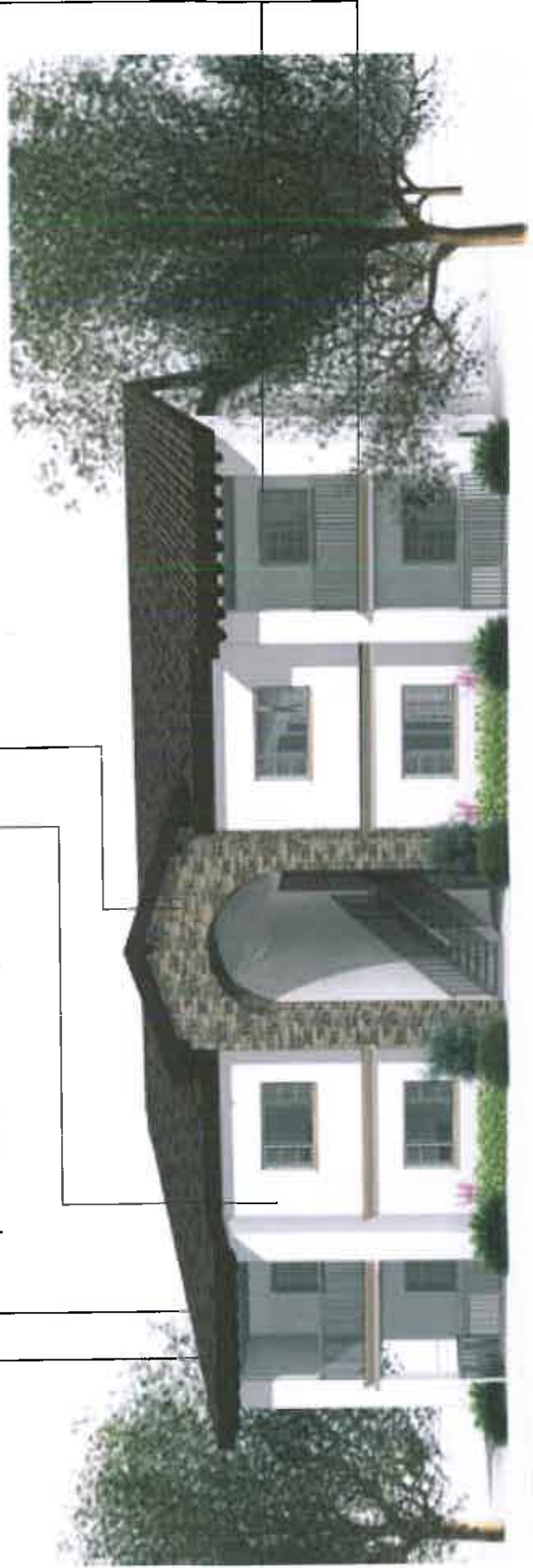


EXHIBIT I

#) 559-627-5196

SEPT. 6, 2016

TO: Visalia City Clerk

From: RAFAEL Lombardi, 1634 E. Monte Vista Ct.

RE: Campo Estates and Ocean Point Development Plans -

This filing is a protest against these two development plans for the following reasons;

1. WE HAVE A WATER SHORTAGE! Why is the City Adding 229 housing units during this crisis ????

2. Do NOT change the southeast corner of Ben Maddox Way and K Avenue from "Residential low Density" to "Residential Medium Density." This area continues to experience crime and this plan will bring more crime and lower our property values even more. Homes are being burglarized in broad daylight and residents are being physically attacked. I am retired and I cannot afford to move to a gated community!

3. If approved, I strongly recommend the Ocean Point plan only have access to Ben Maddox and East K Avenue, along with a concrete wall on East Monte Verde Avenue.

4. The Ocean Point development should not be allowed two story buildings because this will violate the privacy of all the homes located on the east of the proposed plan.

I would instead recommend the City build a police substation in this area instead!

EXHIBIT J

Rafael Lombardi

NEGATIVE DECLARATION

Project Title: General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

Project Description: General Plan Amendment No. 2016-08 is a request by Ocean Point Development to change the General Plan land use designation on 8.35 acres from Residential Low Density to Residential Medium Density.

Conditional Use Permit No. 2016-18 is a request by Ocean Point Development to allow a multi-family residential development consisting of 128 dwelling units (15 two-story buildings and one single-story building) on 8.35 acres. The site has a pending R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) zone subject to the approval of General Plan Amendment No. 2016-18 and the City's Zoning Ordinance Update.

The multi-family apartment development consists of two-story buildings containing eight or twelve units each surrounded by on-site landscaping. It will include a combination of enclosed garage structures and carports to accommodate one vehicle per dwelling unit (128 covered stalls total) plus 160 additional surface parking stalls. The project will include a 3,440 sq. ft. club house building with an arbor, park area, open space, swimming pool and spa. The project will be surrounded by perimeter fencing and, where the project is adjacent of other properties, masonry block walls. Gated entries and exits are incorporated into the vehicular access points throughout the development.

This project includes construction of street frontage improvements (curb, gutter, sidewalk, and street pave-out) along K Avenue and sidewalk along Ben Maddox Way and Monte Vista Street. There are existing sanitary sewer and storm drain main lines that will be utilized for the project, located along Ben Maddox Way and Monte Vista Avenue. Laterals will be extended on-site to connect the project with the existing mains. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

The project site currently contains a temporary storm water retention basin that will need to be filled in prior to development. Improvements associated with accommodating the displaced storm water capacity at the permanent basin at located Monte Vista Avenue and Burke Street are not a part of this project.

Project Location: The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)

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

Attachments:

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

DECLARATION OF NO SIGNIFICANT EFFECT:


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

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

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

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

APPROVED
Paul Scheibel, AICP
Environmental Coordinator

By: 

Date Approved: 5-18-16

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Description of the Project: General Plan Amendment No. 2016-08 is a request by Ocean Point Development to change the General Plan land use designation on 8.35 acres from Residential Low Density to Residential Medium Density.

Conditional Use Permit No. 2016-18 is a request by Ocean Point Development to allow a multi-family residential development consisting of 128 dwelling units (15 two-story buildings and one single-story building) on 8.35 acres. The site has a pending R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) zone subject to the approval of General Plan Amendment No. 2016-18 and the City's Zoning Ordinance Update.

The multi-family apartment development consists of two-story buildings containing eight or twelve units each surrounded by on-site landscaping. It will include a combination of enclosed garage structures and carports to accommodate one vehicle per dwelling unit (128 covered stalls total) plus 160 additional surface parking stalls. The project will include a 3,440 sq. ft. club house building with an arbor, park area, open space, swimming pool and spa. The project will be surrounded by perimeter fencing and, where the project is adjacent of other properties, masonry block walls. Gated entries and exits are incorporated into the vehicular access points throughout the development.

This project includes construction of street frontage improvements (curb, gutter, sidewalk, and street pave-out) along K Avenue and sidewalk along Ben Maddox Way and Monte Vista Street. There are existing sanitary sewer and storm drain main lines that will be utilized for the project, located along Ben Maddox Way and Monte Vista Avenue. Laterals will be extended on-site to connect the project with the existing mains. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

The project site currently contains a temporary storm water retention basin that will need to be filled in prior to development. Improvements associated with accommodating the displaced storm water capacity at the permanent basin at located Monte Vista Avenue and Burke Street are not a part of this project.

B. Identification of the Environmental Setting: The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074) It is surrounded on all sides by urban development with the exception of vacant land on a portion of the west side of the property. The project site is currently vacant except for a portion of the property on the southwest corner that has been dug out for purposes of storm water retention. The basin will need to be filled in prior to development.

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

	General Plan (2014 Land Use)	Zoning (1993)	Existing uses
North:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	K Avenue, railroad track, assisted living residence
South:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Monte Vista Avenue, low density residential tract subdivision (Maddox @ Caldwell Unit 3B)
East:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area)	Low density residential tract subdivision (Sunrise Pointe Unit Nos. 1 & 2)
West:	Low Density Residential	R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) & R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area)	Ben Maddox Way, low density residential tract subdivision (Maddox @ Caldwell 5 Phase Nos. 1 & 2), vacant land

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

C. Plans and Policies: The General Plan Land Use Diagram, adopted October 14, 2014, designates the site as Low Density Residential. The Zoning Map, adopted in 1993, designates the site as R-M-2 (Multi-family Residential, one unit per 3,000 square feet), which is not consistent with the current land use designation. A comprehensive update of the City of Visalia Zoning Ordinance and Zoning Map is in progress and has a scheduled completion date of late-2016. The comprehensive update will result in the site's zoning designation being reconciled with the land use designation, which would cause the zoning to change to Single-family Residential (R-1) upon adoption.

The project's proposed General Plan Amendment, if approved, would change the land use designation to Medium Density Residential and would cause the site to become zoned R-M-2 upon adoption of the Zoning Ordinance Update. The project cannot be developed without the approval of the proposed General Plan Amendment. If the General Plan Amendment is approved, the proposed project will be consistent with the Land Use Element of the General Plan, including Policy LU-P-56 for Medium Density Residential Development, and consistent with the standards for multi-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.16.

II. ENVIRONMENTAL IMPACTS

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

III. MITIGATION MEASURES

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

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

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

V. SUPPORTING DOCUMENTATION

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

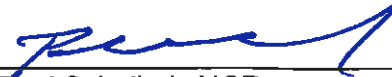
- Visalia General Plan Update. Dyett & Bhatia, October 2014.
- Visalia City Council Resolution No. 2014-38 (Certifying the Visalia General Plan Update), passed and adopted October 14, 2014.
- Visalia General Plan Update Final Environmental Impact Report (SCH No. 2010041078). Dyett & Bhatia, June 2014.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

- City of Visalia Storm Water Master Plan. Boyle Engineering Corporation, September 1994.
- City of Visalia Sanitary Sewer Master Plan. City of Visalia, 1994.
- Traffic assessment and information regarding the proposed Visalia Apartment Project. C2 Consult, August 2, 2016.
- Tulare County Important Farmland 2014 Map. California Department of Conservation, 2014.

VI. NAME OF PERSON WHO PREPARED INITIAL STUDY



Brandon Smith, AICP
Senior Planner



Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18		
NAME OF PROPONENT:	Ocean Point Development	NAME OF AGENT:	Ocean Point Development
Address of Proponent:	29160 Heathercliff Road, Suite 411 Malibu, CA 90265	Address of Agent:	29160 Heathercliff Road, Suite 411 Malibu, CA 90265
Telephone Number:	(424) 234-5550	Telephone Number:	(424) 234-5550
Date of Review	August 17, 2016	Lead Agency:	City of Visalia

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

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

I. AESTHETICS

Would the project:

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

II. AGRICULTURAL RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

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

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

V. CULTURAL RESOURCES

Would the project:

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

VI. GEOLOGY AND SOILS

Would the project:

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

VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?

- 2 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

- 1 f) Otherwise substantially degrade water quality?

- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- 2 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- 1 j) Inundation by seiche, tsunami, or mudflow?

X. LAND USE AND PLANNING

Would the project:

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

XI. MINERAL RESOURCES

Would the project:

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

XII. NOISE

Would the project:

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

XIII. POPULATION AND HOUSING

Would the project:

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

XIV. PUBLIC SERVICES

Would the project:

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

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

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

XV. RECREATION

Would the project:

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

XVI. TRANSPORTATION / TRAFFIC

Would the project:

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

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

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

Revised 2009

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

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

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

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

II. AGRICULTURAL RESOURCES

- a. The project is located on property that is not identified as farmland based on maps prepared by the California Department of Conservation and contained within the Visalia General Plan, Figure 6-4.
- b. The project site is not zoned for agricultural use. All agricultural related uses have ceased on the property. The project is bordered by urban development or non-producing vacant land on all sides. There are no known Williamson Act contracts on any properties within the project area.
- c. There is no forest or timber land currently located on the site.
- d. There is no forest or timber land currently located on the site.
- e. The project will not involve any changes that would promote or result in the conversion of farmland to non-agriculture use. The subject property is currently designated for an urban rather than agricultural land use. Properties that are vacant may develop in a way that is consistent with their zoning and land use designated at any time. The adopted Visalia General Plan's implementation of a three-tier growth boundary system further assists in protecting open space around the City fringe to ensure that premature conversion of farmland to non-agricultural uses does not occur.

III. AIR QUALITY

- a. The project site is located in an area that is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project in itself does not disrupt

implementation of the San Joaquin Regional Air Quality Management Plan, and will therefore be a less than significant impact.

- b. Development under the Visalia General Plan will result in emissions that will exceed thresholds established by the SJVAPCD for PM10 and PM2.5. The project will contribute to a net increase of criteria pollutants and will therefore contribute to exceeding the thresholds. Also the project could result in short-term air quality impacts related to dust generation and exhaust due to construction and grading activities. This site was evaluated in the Visalia General Plan Update EIR for conversion into urban development. Development under the General Plan will result in increases of construction and operation-related criteria pollutant impacts, which are considered significant and unavoidable. General Plan policies identified under Impacts 3.3-1 and 3.3-2 serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

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

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

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

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

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

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

IV. **BIOLOGICAL RESOURCES**

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

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

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

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

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

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

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

- d. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that the movement of wildlife species may be directly or indirectly affected by future development within the General Plan Planning. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-4 of the EIR, that together work to reduce the potential for impacts on wildlife movement corridors located within in the Planning Area. With implementation of these policies, impacts on wildlife movement corridors will be less than significant.
- e. The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees; however no oak trees exist on the site
- f. There are no local or regional habitat conservation plans for the area.

V. **CULTURAL RESOURCES**

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

VI. **GEOLOGY AND SOILS**

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. Existing City Engineering Division standards require that a grading and drainage plan be submitted for

review to the City to ensure that off- and on-site improvements will be designed to meet City standards.

- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.
- e. The project does not involve the use of septic tanks or alternative waste water disposal systems since sanitary sewer lines are used for the disposal of waste water at this location.

VII. GREENHOUSE GAS EMISSIONS

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

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

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

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

The proposed project will not impede the State's ability to meet the GHG emission reduction targets under AB 32. Current and probable future state and local GHG reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. Construction activities associated with development of the project may include maintenance of on-site construction equipment which could lead to minor fuel and oil spills. The use and handling of any hazardous materials during construction activities would occur in accordance with applicable federal, state, regional, and local laws. Therefore, impacts are considered to be less than significant.
- c. There are no schools located within one-quarter mile from the project site. A school site is designated 0.21 miles to

the east of the site according to the Visalia General Plan, Figure 5-2, although no school has been proposed at this location. The closest existing school is located 0.26 miles northeast of the project site (Annie R. Mitchell Elementary School). Notwithstanding, there is no reasonably foreseeable condition or incident involving the project that could affect these sites.

- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The City's adopted Airport Master Plan shows the project area is located outside of all Airport Zones. There are no restrictions for the proposed project related to Airport Zone requirements.

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

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

IX. HYDROLOGY AND WATER QUALITY

- a. Development projects associated with buildout under the Visalia General Plan are subject to regulations which serve to ensure that such projects do not violate water quality standards of waste discharge requirements. These regulations include the Federal Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NPDES) permit program. State regulations include the State Water Resources Control Board (SWRCB) and more specifically the Central Valley Regional Water Quality Control Board (RWQCB), of which the project site area falls within the jurisdiction of.

Adherence to these regulations results in projects incorporating measures that reduce pollutants. The project will be required to adhere to municipal waste water requirements set by the Central Valley RWQCB and any permits issued by the agency.

Furthermore, the Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.

- b. The project area overlies the southern portion of the San Joaquin unit of the Central Valley groundwater aquifer. The project will result in an increase of impervious surfaces on the project site, which might affect the amount of precipitation that is recharged to the aquifer. However, as the City of Visalia is already largely developed and covered by impervious surfaces, the increase of impervious surfaces through this project will be small by comparison. The project therefore might affect the amount of precipitation that is recharged to the aquifer. The City of Visalia's water conservation measures and explorations for surface water use over groundwater extraction will assist in offsetting the loss in groundwater recharge.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-4 of the EIR, that together work to reduce the potential for impacts to groundwater supplies. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

- c. Development of the site has the potential to affect drainage patterns in the short term due to erosion and sedimentation during construction activities and in the long term through the expansion of impervious surfaces. Impaired storm water runoff may then be intercepted and directed to a storm drain or water body, unless allowed to stand in a detention area. The City's existing standards may require the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the SWRCB's General Construction Permit process, which would address erosion control measures.

The Visalia General Plan contains multiple polices, identified under Impact 3.6-1 of the EIR, that together work to reduce the potential for erosion. With implementation of these policies and the existing City standards, impacts to erosion will be less than significant.

- d. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

- e. Development of the site will create additional impervious surfaces. However, existing and planned improvements to storm water drainage facilities as required through the Visalia General Plan policies will reduce any potential impacts to a less than significant level.

Polices identified under Impact 3.6-2 of the EIR will reduce any potential impacts to a less than significant level. With implementation of these policies and the existing City standards, impacts to groundwater supplies will be less than significant.

Furthermore, the project will be required to meet the City's improvement standards for directing storm water runoff to the existing City storm water drainage system, consistent with the City's adopted City Storm Drain Master Plan.

- f. There are no reasonably foreseeable reasons why the project would result in the degradation of water quality. As previously discussed, the Visalia General Plan contains multiple polices, identified under Impact 3.6-2 and 3.9-3 of the EIR, that together work to reduce the potential for impacts to water quality. With implementation of these policies and the existing City standards, impacts to water quality will be less than significant.
- g. The project area is located within Zone X500, which indicates an area that is outside of the 100-year flood hazard area.
- h. T The project area is located within Zone X500, which indicates an area that is outside of the 100-year flood

hazard area.

- i. The project area along with the entirety of the City of Visalia lies within the dam inundation area of Terminus Dam, located adjacent to Lake Kaweah approximately 15 miles to the east. The dam is capable of handling up to a 1,000-year flood. In the case of dam failure however, people and structures would be exposed to flooding risk. This impact is considered significant and unavoidable.

The Visalia General Plan Update Environmental Impact Report (EIR) has already considered the environmental impacts of the placement of people and structures to an area at risk of dam failure. The General Plan contains multiple polices that address the issue, and the County of Tulare maintains the Tulare County Hazard Mitigation Plan and a Mass Evacuation Plan that will help to reduce the impact. The General Plan policies identified under Impact 3.6-5 of the EIR serve as the mitigation which assists in reducing the severity of the impact to the extent possible while still achieving the General Plan's goals of accommodating a certain amount of growth to occur within the Planning Area.

Because there is still a significant impact, a Statement of Overriding Considerations was previously adopted with the Visalia General Plan Update EIR.

- j. The project area is located sufficiently inland and distant from bodies of water, and outside potentially hazardous areas for seiches and tsunamis. The site is also relatively flat, which will contribute to the lack of impacts by mudflow occurrence. Therefore there will be no impact related to these hazards.

X. LAND USE AND PLANNING

- a. The project will not physically divide an established community. The proposed project is to be developed on land designated for residential development. The project site is surrounded on all sides by urban development and is bordered by two major roadways, Ben Maddox Way and K Avenue.
- b. The project as a whole does not conflict with any land use plan, policy or regulation of the City of Visalia. Currently, the site's General Plan Land Use Designation of Low Density Residential and the Zoning Designation of R-M-2 (Multi-family Residential, one unit per 3,000 square feet) are not consistent with each other based on the underlying allowed land uses and density ranges.

A comprehensive update of the City of Visalia Zoning Ordinance and Zoning Map is in progress and has a scheduled completion date of late-2016. The comprehensive update will result in the site's zoning designation being reconciled with the land use designation which, without the project, would cause the zoning to change to Single-family Residential (R-1) upon adoption.

The project's proposed General Plan Amendment is necessary in order for the proposed multi-family residential development to be constructed at this location and in order for the R-M-2 zoning designation to remain at this location following the adoption of the Zoning Ordinance Update.

The proposed project will be consistent with the Land Use Element of the General Plan, including Policy LU-P-56 for Medium Density Residential Development, and consistent

with the standards for multi-family residential development pursuant to the Visalia Municipal Code Title 17 (Zoning Ordinance) Chapter 17.16.

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

XI. MINERAL RESOURCES

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

XII. NOISE

- a. The project will result in noise generation typical of urban development, but not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. Traffic and related noise impacts from the proposed project will occur along Ben Maddox Way (an arterial roadway) on the west, K Avenue (a collector roadway) on the north, and Monte Vista Avenue (a local roadway) on the south. The City's standards for setbacks and construction of walls along major streets and between residential uses will reduce noise levels to a level that is less than significant. Noise levels will also increase temporarily during the construction of the project but shall remain within the noise limits and restricted to the allowed hours of construction defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- b. Ground-borne vibration or ground-borne noise levels may occur as part of construction activities associated with the project. Construction activities will be temporary and will not expose persons to such vibration or noise levels for an extended period of time; thus the impacts will be less than significant. There are no existing uses near the project area that create ground-borne vibration or ground-borne noise levels.
- c. Ambient noise levels will increase beyond current levels as a result of the project, however these levels will be typical of noise levels associated with urban development and not in excess of standards established in the City of Visalia's General Plan or Noise Ordinance. The City's standards for setbacks and construction of walls along major streets and between residential uses reduce noise levels to a level that is less than significant. Noise associated with the establishment of new residential uses was previously evaluated with the General Plan for the conversion of land to urban uses.
- d. Noise levels will increase during the construction of the project but shall remain within the limits defined by the City of Visalia Noise Ordinance. Temporary increase in ambient noise levels is considered to be less than significant.
- e. The project area is not within 2 miles of a public airport. The project will not expose people residing or working in the project area to excessive noise levels.
- f. There is no private airstrip near the project area.

XIII. POPULATION AND HOUSING

- a. The project will result in additional population growth for the site beyond that anticipated by the current General Plan land use designation of Low Density Residential, due to the change in land use designation to Medium Density Residential. It is estimated that there would be approximately 285 additional persons residing on the 8.35-acre site due to the General Plan Amendment and ensuing multi-family development. The additional persons are based on an additional 95 units on the site over an average single-family residential development of four units / acre on the site and an average household size of three persons.

This additional population growth induced by the project is not considered as substantial for this location. This has been determined on the basis that the growth will not contribute in a substantial change in the long-term buildout population assumed in the Visalia General Plan, assuming that all vacant properties identified in the plan are developed at planned residential densities. The increase will also not result in substantial population growth for an area of the City beyond what existing and future services are capable of providing, as discussed elsewhere in this environmental evaluation. Therefore, impacts are determined to be less than significant.

- b. Development of the site will not displace any housing on the site.
- c. Development of the site will not displace any people on the site.

XIV. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities are located at the Visalia Station 56, located approximately one mile northeast of the property, and can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration. Impact fees will be paid to mitigate the project's proportionate impact on these facilities.
 - iii. The project will generate new students for which existing schools in the area may accommodate. In addition, to address direct impacts, the project will be required to pay residential impact fees. These fees are considered to be conclusive mitigation for direct impacts.
 - iv. The project will directly generate new residents and will therefore directly increase the use of existing parks and other recreational facilities but not at a level that will cause or accelerate substantial adverse impacts or reduce acceptable service levels. The amount of use will be partially offset by the inclusion of on-site recreational facilities (i.e. park, swimming pool, and gymnasium) as proposed by the residential development plan.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XV. RECREATION

- a. The project will directly generate new residents and will therefore directly increase the use of existing neighborhood and regional parks and other recreational facilities but not at levels that will cause or accelerate substantial deterioration of these facilities. The amount of use will be partially offset by the inclusion of on-site recreational facilities (i.e. park, swimming pool, and gymnasium) as proposed by the residential development plan.
- b. The proposed project does not include public recreational facilities or require the construction or expansion of any existing recreational facilities within the area that would otherwise have an adverse physical effect on the environment.

The Visalia General Plan contains multiple policies, identified under Impact 3.9-7 of the EIR, that together work to address the quality and management of recreational facilities and the development of new recreational facilities with progressive growth of the City. With implementation of these policies and the existing City standards, impacts will be less than significant.

XVI. TRANSPORTATION AND TRAFFIC

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

A Traffic Impact Study (TIS) was conducted for the project by C2 Consult, dated August 2, 2016, which studied key roadways and intersections in the vicinity of the project site. The analysis considered existing roadway condition, sight distance, traffic generation, access point number and spacing, access queuing evaluation, and on-site circulation evaluation. The analysis concludes that the project will not have a significant detrimental effect on traffic and circulation patterns in the immediate vicinity of the project.

Two nearby intersections studied in the TIS (Ben Maddox & K and Ben Maddox & Monte Vista) were determined to have existing LOS standard of "A" or "B", well above the City standard of "D".

The Traffic Impact Study included a project trip generation that estimated 899 average daily weekday trips, 66 AM peak hour trips, and 88 PM peak hour trips. This would represent an increase in the number of trips for this site over what was projected in the General Plan. The addition of this project alone however will not cause Level Of Service (LOS) standard at these intersections to increase to or beyond the City standard of "D".

The General Plan states that within the 2030 buildout period, the Ben Maddox & K intersection will operate with LOS standard "C" and "D" utilizing all-way stop control.

Being that the Ben Maddox & K intersection is an intersection of an arterial and collector street, the intersection would be eligible for an upgrade to signalization similar to other intersections, which would assist to improve the LOS standard. While the proposed project in itself does not warrant improvements to these intersections at this time, the City will continue to monitor and evaluate this intersection and carry out improvements for signalization when such measure is critically necessary.

- c. The project will not result in nor require a need to change air traffic patterns.
- d. There are no planned designs associated with the project that are considered hazardous. However, the Traffic Impact Study prepared for this project (C2 Consult, 2016) includes a sight distance analysis that states sight lines for driveways located along Monte Vista Ave may be impaired due to landscaping height or on-street parking. The City's existing standards pertaining to sight distance and parking will ensure that the intersections will not create hazardous conditions.
- e. The project will not result in inadequate emergency access.
- f. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- a. The project will be connecting to existing City sanitary sewer lines, consistent with the City Sewer Master Plan. The Visalia wastewater treatment plant has a current rated capacity of 22 million gallons per day, but currently treats an average daily maximum month flow of 12.5 million gallons per day. With the completed project, the plant has more than sufficient capacity to accommodate impacts associated with the proposed project. The proposed project will therefore not cause significant environmental impacts.
- b. The project will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. The project site will be accommodated by existing City storm water drainage lines that handle on-site and street runoff. Usage of these lines is consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.

The property currently contains a storm water retention basin that will need to be filled in prior to construction of the project. Water that is now retained inside this basin is planned to be routed to the permanent storm water retention basin at Monte Vista Avenue and Burke Street west of the project site. The displacement of the holding capacity from the temporary basin to the existing permanent basin will necessitate the construction of a force main in order to prevent over-filling in the existing permanent basin. The improvements related to the force main will be a separate Capital Improvement Project evaluated separately from this project.

- d. California Water Service Company has previously

determined as part of the Update to the City's General Plan that there are sufficient water supplies to support development of the site for residential purposes, and that service can be extended to the site.

- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities can adequately serve the site without a need for alteration.
- g. The project will be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVIII. **MANDATORY FINDINGS OF SIGNIFICANCE**

- a. The project will not affect the habitat of a fish or wildlife species or a plant or animal community. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City

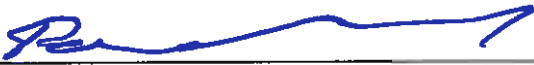
adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

- b. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.
- c. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. Where effects were still determined to be significant a statement of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

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



Paul Scheibel, AICP
Environmental Coordinator

August 17, 2016
Date

General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and H Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 128-120-050, 128-580-050, 128-590-009, 128-640-074)





August 2, 2016

Mr. Christopher Owhadl
Ocean Point Development
29160 Heathercliff Road, Suite 411
Malibu, California 90265

Dear Mr. Owhadl,

C2 Consult is pleased to provide this traffic assessment and information regarding the proposed Visalia Apartment Project to be located on Ben Maddox Way in Visalia, Ca. This Project as proposed, would construct 128 apartments on a site located on the east side of Ben Maddox between Monte Verde and K Road. As part of the development review of the Project the City of Visalia determined that there are less than 100 peak hour trips generated by the proposed development and therefore, pursuant to the City of Visalia's Procedures for Traffic Impact Assessment, this development falls under a Category 1 evaluation. A Category 1 study is limited to a traffic statement, which is to include an evaluation of the existing level of service conditions surrounding the site, the development of a Project Trip Generation profile, a sight distance evaluation of the project driveways with Monte Verde and an assessment of the on-site circulation of the Project.

Executive Summary

This report evaluates the potential traffic impacts from the Visalia Apartment Project. The Project is a 128 apartment development located east of Ben Maddox Way in Visalia, CA. The Traffic Impact Study was completed on 2 Intersections, including Ben Maddox Way at K Ave, and Monte Verde Road at Ben Maddox Way. The Level of Service for each intersection was analyzed using the Highway Capacity Manual and the traffic analysis software HCS (unsignalized). The size of the Project makes it fall within the City of Visalia Category 1 evaluation, which is limited to the Level of Service for Existing Conditions without the Visalia Apartment Project, only. Based on the level of service analysis all intersections assessed in this evaluation will operate above the City's adopted level of service standard. No mitigation measures are required of the Visalia Apartment Project.

At the request of the City of Visalia a sight distance analysis was also performed for the driveways with Monte Verde. This analysis was performed in accordance with the Caltrans Design Manual Section 201.3 Stopping Sight Distance. The evaluation of the sight distance at the driveways on Monte Verde showed that landscaping such as bushes and trees might inhibit clear views for vehicles entering or travelling on the street. Low ground cover landscaping with restricted heights are recommended. Additionally, vehicles parked on the street might restrict clear views for drivers. Therefore, it is recommended, that on-street parking should be restricted along the Monte Verde frontage.

With the evaluation of the Level of Service, a Queueing Analysis was also performed. It was determined that the 95th percentile, for all intersection movements within the study area, is well below one vehicle queues.

FRONT RANGE OFFICE

1401 WEWATTA AVE.
SUITE 516
LITTLETON, COLO. 80202

WESTERN OFFICE

2125 KERN STREET,
SUITE 301
FRESNO, CA. 93721

CORP PHONE:

720.502.7236

The new apartment development will have three access driveways, two on Monte Verde and one on Ben Maddox. Vehicle gates will provide controlled access to the site. U-Turn movements will be allowed on the Ben Maddox gate, only. The internal circulation provides for connection between all buildings and parking pods. A traffic circle at the Ben Maddox entrance, with a 34 foot outer radius is available for passenger vehicles and single-unit trucks. Larger vehicles might experience movement challenges. A total of 248 parking spaces are available throughout the apartment development, which meets the City of Visalia Zoning Ordinance Requirements.

Existing Traffic Evaluation

The C2 Consult evaluated the existing peak hour traffic conditions at the following intersections:

1. *Ben Maddox at "K" Road*
2. *Ben Maddox at Monte Verde Ave.*

Level of service analyses performed for this study conform to the practices of the *Highway Capacity Manual 2010* (HCM 2010). For analysis purposes, HCM 2010 defines six levels of service for various facility types. The six levels are given letter designations ranging from "A" to "F", with "A" representing the best operating conditions and "F" the worst. Quantifiable measures of effectiveness that best describe the quality of operation on the subject facility type are used to determine the facilities level of service. For the case of both signalized and unsignalized intersections, the quantifiable measure of effectiveness is average control delay for the intersection.

Control delay for all-way stop-controlled (AWSC) intersections, which have stop signs on all street approaches, is an average vehicle delay and is computed for the entire intersection. Control delay for two-way stop-controlled (TWSC) intersections, which have stop signs on only the minor street approaches, is on a per vehicle basis and is computed for the stop-controlled, minor-street movements and major street left turn movements only, because major-street through movements theoretically in continual free-flow conditions and therefore experience no delay. Since there is no aggregation of delay for a TWSC intersection, there is no level of service for an intersection as a whole, only levels of service for individual minor-street and major-street left turn movements.

The following table shows level of service ratings and their corresponding ranges of average vehicle delay for both signalized and unsignalized intersections. The table also contains a general description of traffic flow associated with each level of service under signalized operation.

INTERSECTION LEVEL OF SERVICE DESCRIPTIONS			Allowable Delay	
			Signalized	Unsignalized
Level of Service	Conditions	Signalized Intersection Description	Delay (sec/veh)	Delay (sec/veh)
"A"	Free Flow	<i>Users experience very low delay. Progression is favorable and most vehicles do not stop at all.</i>	≤10.0	≤10.0
"B"	Stable Operations	<i>Vehicles travel with good progression. Some vehicles stop, causing slight delay</i>	>10.0 – 20.0	>10.0 – 15.0
"C"	Stable Operations	<i>Higher delays result from fair progression. A significant number of vehicles stop, although many continue to pass through the intersection without stopping.</i>	>20.0 to 35.0	>15.0 – 25.0
"D"	Approaching Unstable	<i>Congestion is noticeable. Progression is unfavorable, with more vehicles stopping rather than passing through the intersection.</i>	>35.0 – 55.0	>25.0 – 35.0
"E"	Unstable Operations	<i>Traffic volumes are at capacity. Users experience poor progression and long delays.</i>	>55.0 – 80.0	>35.0 – 50.0
"F"	Forced Flow	<i>Intersection's capacity is oversaturated, causing poor progression and unusually long delays.</i>	>80.0	>50.0

On April 28, 2016, C2 completed traffic counts between 7am and 9am and 4pm and 6pm at the designated intersections. That traffic data suggested that the peak hours were from 7:00 to 8:00am and from 5:00 to 6:00pm at the intersection of Ben Maddox at K Road and from 7:15 to 8:15am and from 4:45 to 5:45pm at the intersection of Ben Maddox at Monte Verde. The peak hour traffic data is shown in Figure 2. The following table summarizes the resulting level of service at each location. The level of service was calculated using the Highway Capacity Manual Software for All-way Stop Intersections (copies of the results are attached in Appendix A).

Existing Level of Service				
Intersection	AM Peak Hour		PM Peak Hour	
	Vehicle Delay	LOS	Vehicle Delay	LOS
Ben Maddox at K Rd.	9.71	A	10.87	B
Ben Maddox at Monte Verde				
Northbound	7.7	A	7.9	A
Southbound	7.6	A	7.7	A
Eastbound	9.8	A	9.8	A
Westbound	12.0	B	12.8	B

The City of Visalia has adopted a level of service standard of "D" or higher for peak hours and that standard is applied to both intersections. Based on the assessment above, both intersections are currently operating well above the City's standard.

Project Trip Generation

As part of the initial review of the proposed Project, the City of Visalia requested a trip generation estimate using the Institute of Transportation Engineer's Trip Generation Manual. The following table summarizes the projected trip generation for the apartment complex. A more detailed estimate is provided in Appendix B.

Project Trip Generation					
Average Daily Weekday Volume = 899					
AM Peak Hour			PM Peak Hour		
Entering	Exiting	Total	Entering	Exiting	Total
13	53	66	57	31	88

Sight Distance and Queuing

At the intersection of a street or driveway and a second street, drivers must have sufficient sight distance to make entrances or exits to and from the street. These vision requirements result in what is known as the driver's sight triangle. The definition for a sight triangle is the area formed by vision lines which must be kept clear of obstructions such as hedges so that drivers can see cars approaching from the side street or driveway. This sight distance triangle is formed based on the geometry of the intersection and the speed of the approaching vehicle and is called the stopping sight distance.

Caltrans Design Manual Section 201.3 Stopping Sight Distance

The minimum stopping sight distance is the distance required by the user, traveling at a given speed, to bring the vehicle or bicycle to a stop after an object 1/2-foot high on the road becomes visible. Stopping sight distance for motorists is measured from the driver's eyes, which are assumed to be 3 1/2 feet above the pavement surface, to an object 1/2-foot high on the road.

Monte Verde is a residential street and is therefore assumed to operate at 25 mph. Assuming an additional 5 mph for the design speed, 30 mph was used to determine the appropriate stopping sight distance of 200 feet.

Design Speed (mph)	Stopping (ft)	Passing (ft) Not applicable
10	50	---
15	100	---
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

Figure 3 delineates the application of the criteria to the two driveways on Monte Verde. As can be seen in the figure, sight lines could be affected by proposed landscaping along the parkway of Monte Verde. Specifically, trees and bushes appear to inhibit, clear views for vehicles entering or travelling on the street. As such, it is recommended that all landscaping along Monte Verde, be designed as low ground cover with restricted heights to provide clear views for drivers entering or traveling along Monte Verde.

Additionally, vehicles parked on the street along the Monte Verde frontage could also add to the obstruction of visibility. Give the sight distance restrictions outlined above, on-street parking should be restricted along the Monte Verde frontage.

Queue lengths are estimated using the projected number of vehicles that could be expected at the specific location. For the westbound approach and the southbound left turn movement at the Monte Verde intersection, the length was extrapolated from the Highway Capacity Software calculation with project traffic added to the existing volumes. For both the existing AM and PM movements, the 95th percentile are well below one vehicle queues. Since these volumes represent the largest vehicle counts under consideration, the vehicle queues for the driveways will be less than one vehicle queues. Queue lengths shown in the following table represent one vehicle at 25 feet in length.

Existing Plus Project Queue Lengths		
Location	AM (PM) Peak Hours	
	Volumes	Lengths (ft)
Westbound left on Monte Verde	42 (22)	25 (25)
Southbound left on Ben Maddox at Monte Verde	19 (57)	25 (25)
Main driveway on Ben Maddox	27 (16)	25 (25)
Western driveway on Monte Verde	13 (8)	25 (25)
Western driveway on Monte Verde	13 (7)	25 (25)

On Site Circulation

A review of the site plan suggests the Project is well designed with 3 points of access, two on Monte Verde and one on Ben Maddox. The access driveway on Ben Maddox is limited to right turns in and right turns out. The driveways on Monte Verde allow for full movements. All three driveways are controlled by vehicle gates, which limit access to the site. The gates along Monte Verde do not provide for vehicles unable to receive passage at the gate to u-turn within the driveway. These vehicles would need to back-up onto Monte Verde to vacate the driveways. For the Ben Maddox gate, a u-turn lane is provided at the gate. However, this is of a minimum radius and would only allow a passenger car to make this u-turn movement. Any larger vehicle unable to enter at this gate, would need to back-up into Ben Maddox in order to vacate the driveway.

The internal circulation provides for connection between all buildings and parking pods. There is a traffic circle at the Ben Maddox entrance, which is designed with a 34 foot outer radius. Single unit trucks could be

accommodated with this design, but larger trucks could experience turning movement challenges entering and exiting through this traffic circle.

Parking pods are located adjacent to the units served. A total of 248 parking spaces are provided on site with 200 dedicated to the units and 48 available for visitors and employees. The parking count appears to meet the City of Visalia Zoning Ordinance Requirements for 1.5 parking stalls per unit plus 0.25 stalls per unit for visitors (128 units x 1.75 stalls per unit = 224 stalls required). No on-street parking is allowed on Ben Maddox, and given the sight distance discussion above, on-street parking should be restricted/prohibited on Monte Verde.

Thank you for the opportunity to provide this information. should you have any questions or need any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Clouse". The signature is fluid and cursive, with the first name "Charles" and last name "Clouse" clearly distinguishable.

Charles Clouse, AICP, PTP
Principal

P:\PROJECTS\1342 Visalia Apartments TIS\Work Product\Traffic Assessment.docx



Figure 2
Existing Peak Hour Traffic Volumes
AM peak hour volumes (PM peak hour volumes)



Figure 3
Site Distance Assessment

Appendix A
Existing Level of Service

ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	CC	Intersection	Ben Maddox at K Road
Agency/Co.	City of Visalia	Jurisdiction	
Date Performed	5/9/2016	Analysis Year	2016
Analysis Time Period	Existing AM Peak		

Project ID 1342

East/West Street: K Road

North/South Street: Ben Maddox Way

Volume Adjustments and Site Characteristics

Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	13	40	57	7	17	5
%Thrus Left Lane						

Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	14	239	20	31	182	6
%Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		L	TR	L	TR
PHF	1.00		1.00		1.00	1.00	1.00	1.00
Flow Rate (veh/h)	110		29		14	259	31	188
% Heavy Vehicles	1		1		1	0	1	0
No. Lanes	1		1		2		2	
Geometry Group	2		2		5		5	
Duration, T	0.25							

Saturation Headway Adjustment Worksheet

Prop. Left-Turns	0.1		0.2		1.0	0.0	1.0	0.0
Prop. Right-Turns	0.5		0.2		0.0	0.1	0.0	0.0
Prop. Heavy Vehicle	0.0		0.0		0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2	0.2	0.2	0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.3		-0.0		0.5	-0.1	0.5	-0.0

Departure Headway and Service Time

hd, initial value (s)	3.20		3.20		3.20	3.20	3.20	3.20
x, initial	0.10		0.03		0.01	0.23	0.03	0.17
hd, final value (s)	4.85		5.21		5.60	5.02	5.64	5.10
x, final value	0.15		0.04		0.02	0.36	0.05	0.27
Move-up time, m (s)	2.0		2.0		2.3		2.3	
Service Time, t _s (s)	2.8		3.2		3.3	2.7	3.3	2.8

Capacity and Level of Service

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	360		279		264	509	281	438
Delay (s/veh)	8.69		8.44		8.42	10.54	8.63	9.64
LOS	A		A		A	B	A	A
Approach: Delay (s/veh)	8.69		8.44		10.43		9.49	
LOS	A		A		B		A	
Intersection Delay (s/veh)	9.71							
Intersection LOS	A							

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	CC			Intersection	Ben Maddox at K Road			
Agency/Co.	City of Visalia			Jurisdiction				
Date Performed	5/9/2016			Analysis Year	2016			
Analysis Time Period	Existing PM Peak							
Project ID 1342								
East/West Street: K Road				North/South Street: Ben Maddox Way				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	14	16	8	10	18	40		
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	8	276	9	61	301	13		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	LTR		LTR		L	TR	L	TR
PHF	1.00		1.00		1.00	1.00	1.00	1.00
Flow Rate (veh/h)	38		68		8	285	61	314
% Heavy Vehicles	1		1		1	0	1	0
No. Lanes	1		1		2		2	
Geometry Group	2		2		5		5	
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.4		0.1		1.0	0.0	1.0	0.0
Prop. Right-Turns	0.2		0.6		0.0	0.0	0.0	0.0
Prop. Heavy Vehicle	0.0		0.0		0.0	0.0	0.0	0.0
hLT-adj	0.2	0.2	0.2	0.2	0.5	0.5	0.5	0.5
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.7	-0.7	-0.7	-0.7
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.0		-0.3		0.5	-0.0	0.5	-0.0
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20	3.20	3.20	3.20
x, initial	0.03		0.06		0.01	0.25	0.05	0.28
hd, final value (s)	5.54		5.21		5.67	5.13	5.58	5.04
x, final value	0.06		0.10		0.01	0.41	0.09	0.44
Move-up time, m (s)	2.0		2.0		2.3		2.3	
Service Time, t _s (s)	3.5		3.2		3.4	2.8	3.3	2.7
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	288		318		258	535	311	564
Delay (s/veh)	8.88		8.78		8.44	11.29	8.87	11.62
LOS	A		A		A	B	A	B
Approach: Delay (s/veh)	8.88		8.78		11.21		11.17	
LOS	A		A		B		B	
Intersection Delay (s/veh)	10.87							
Intersection LOS	B							

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information				
Analyst	cc			Intersection	Ben Maddox at Monte Verde			
Agency/Co.	Visalia, Ca			Jurisdiction				
Date Performed	5/10/2016			Analysis Year	Existing (2016)			
Analysis Time Period	AM Peak Hour							
Project Description 1342								
East/West Street: Monte Vista				North/South Street: Ben Maddox				
Intersection Orientation: North-South				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	10	184	5	12	189	39		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	10	184	5	12	189	39		
Percent Heavy Vehicles	1	--	--	1	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	1	2	0	1	2	0		
Configuration	L	T	TR	L	T	TR		
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	69	3	17	16	1	38		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	69	3	17	16	1	38		
Percent Heavy Vehicles	1	0	0	1	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LTR			LTR		
v (veh/h)	10	12	55			89		
C (m) (veh/h)	1345	1390	801			602		
v/c	0.01	0.01	0.07			0.15		
95% queue length	0.02	0.03	0.22			0.52		
Control Delay (s/veh)	7.7	7.6	9.8			12.0		
LOS	A	A	A			B		
Approach Delay (s/veh)	--	--	9.8			12.0		
Approach LOS	--	--	A			B		

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	cc	Intersection	Ben Maddox at Monte Verde
Agency/Co.	Visalia, Ca	Jurisdiction	
Date Performed	5/10/2016	Analysis Year	Existing (2016)
Analysis Time Period	PM Peak Hour		
Project Description 1342			
East/West Street: Monte Vista		North/South Street: Ben Maddox	
Intersection Orientation: North-South		Study Period (hrs): 0.25	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)		29	212	14	28	245	39
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		29	212	14	28	245	39
Percent Heavy Vehicles		1	--	--	1	--	--
Median Type	Undivided						
RT Channelized				0			0
Lanes		1	2	0	1	2	0
Configuration		L	T	TR	L	T	TR
Upstream Signal			0			0	
Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)		34	1	15	7	1	38
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)		34	1	15	7	1	38
Percent Heavy Vehicles		1	0	0	1	0	0
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized				0			0
Lanes		0	1	0	0	1	0
Configuration		LTR			LTR		

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound			
			7	8	9	10	11	12	
Movement	1	4							
Lane Configuration	L	L		LTR			LTR		
v (veh/h)	29	28		46			50		
C (m) (veh/h)	1283	1347		796			514		
v/c	0.02	0.02		0.06			0.10		
95% queue length	0.07	0.06		0.18			0.32		
Control Delay (s/veh)	7.9	7.7		9.8			12.8		
LOS	A	A		A			B		
Approach Delay (s/veh)	--	--		9.8			12.8		
Approach LOS	--	--		A			B		

Appendix B Project Trip Generation

Summary of Trip Generation Calculation
 For 128 Dwelling Units of Apartments
 April 01, 2016

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	7.03	0.00	1.00	899
7-9 AM Peak Hour Enter	0.10	0.00	1.00	13
7-9 AM Peak Hour Exit	0.42	0.00	1.00	53
7-9 AM Peak Hour Total	0.52	0.00	1.00	66
4-6 PM Peak Hour Enter	0.45	0.00	1.00	57
4-6 PM Peak Hour Exit	0.24	0.00	1.00	31
4-6 PM Peak Hour Total	0.69	0.00	1.00	88
AM Pk Hr, Generator, Enter	0.16	0.00	1.00	21
AM Pk Hr, Generator, Exit	0.40	0.00	1.00	51
AM Pk Hr, Generator, Total	0.56	0.00	1.00	72
PM Pk Hr, Generator, Enter	0.44	0.00	1.00	56
PM Pk Hr, Generator, Exit	0.28	0.00	1.00	36
PM Pk Hr, Generator, Total	0.72	0.00	1.00	92
Saturday 2-Way Volume	5.85	0.00	1.00	749
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.56	0.00	1.00	72
Sunday 2-Way Volume	5.63	0.00	1.00	721
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $T = 6.06(X) + 123.56, R^2 = 0.87$
 7-9 AM Peak Hr. Total: $T = .49(X) + 3.73$
 $R^2 = 0.83, 0.2 \text{ Enter}, 0.8 \text{ Exit}$
 4-6 PM Peak Hr. Total: $T = .55(X) + 17.65$
 $R^2 = 0.77, 0.65 \text{ Enter}, 0.35 \text{ Exit}$
 AM Gen Pk Hr. Total: $T = .54(X) + 2.45$
 $R^2 = 0.82, 0.29 \text{ Enter}, 0.71 \text{ Exit}$
 PM Gen Pk Hr. Total: $T = .6(X) + 14.91$
 $R^2 = 0.8, 0.61 \text{ Enter}, 0.39 \text{ Exit}$
 Sat. 2-Way Volume: $T = 7.85(X) + -256.19, R^2 = 0.85$
 Sat. Pk Hr. Total: $T = .41(X) + 19.23$
 $R^2 = 0.56, 0 \text{ Enter}, 0 \text{ Exit}$
 Sun. 2-Way Volume: $T = 6.42(X) + -101.12, R^2 = 0.82$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

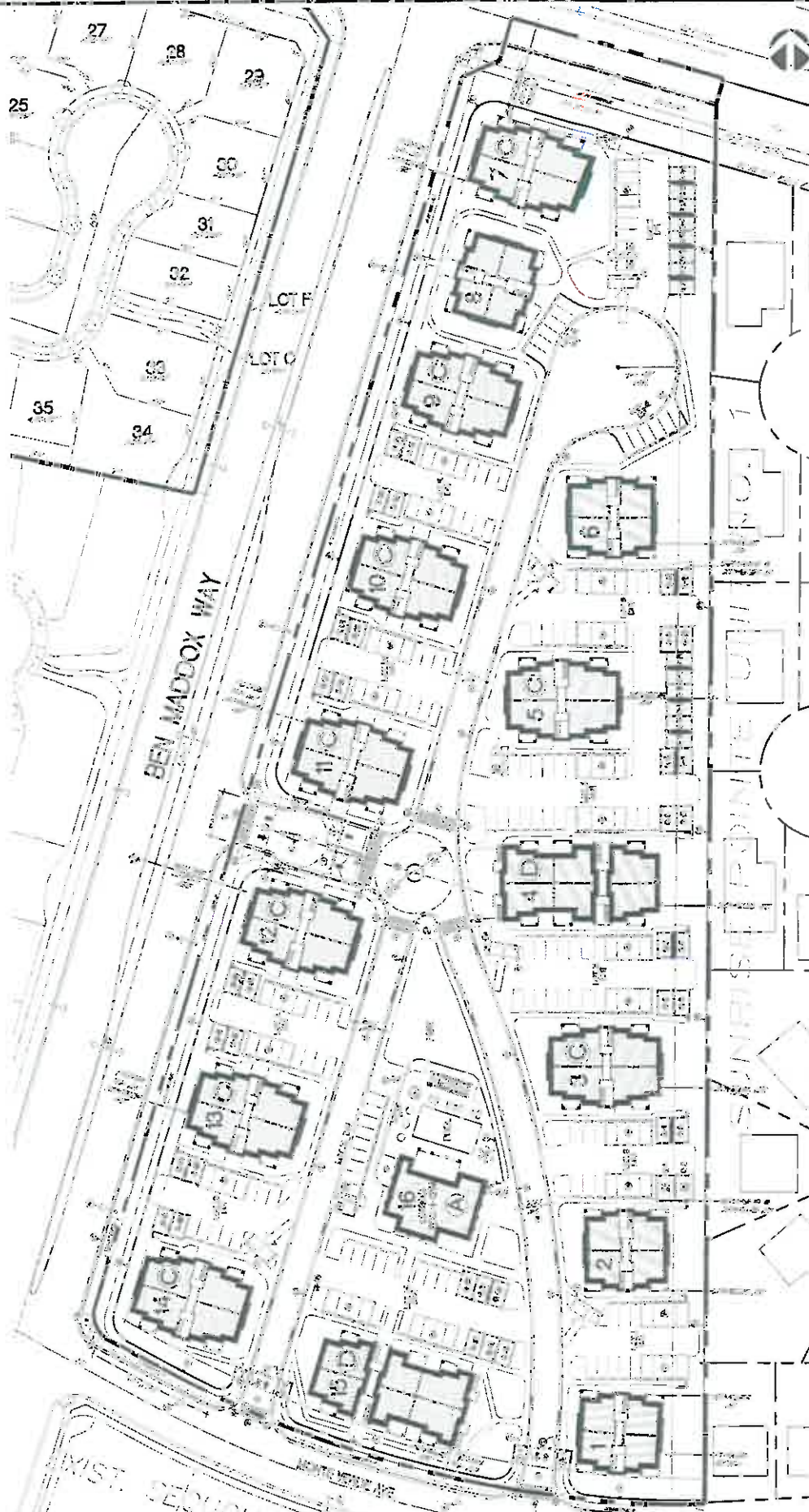
TRIP GENERATION BY MICROTRANS

VISALIA APARTMENTS

PROPOSED MULTIFAMILY HOUSING DEVELOPMENT : GENERAL PLAN AMENDMENT & CONDITIONAL USE PERMIT APPLICATION

KEY NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 11. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 12. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 13. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 14. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 15. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 16. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 17. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 18. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 19. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 20. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 21. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 22. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 23. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 24. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 25. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 26. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 27. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 28. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 29. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 30. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 31. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 32. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 33. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 34. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 35. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 36. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 37. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 38. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 39. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 40. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PROPOSED SITE PLAN

SCALE: 1" = 40'



PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
GENERAL PLAN AMENDMENT & CONDITIONAL USE PERMIT APPLICATION

PROJECT NO. 100-101
DATE: 10/15/2010
DRAWN BY: [Name]
CHECKED BY: [Name]

AS-101



MEETING DATE March 23, 2016
SITE PLAN NO. 16-020
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP & GPA

HISTORIC PRESERVATION

Other

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: MARCH 23, 2016

SITE PLAN NO.: 16-020 2nd RESUBMITTAL
 PROJECT TITLE: VISALIA APARTMENTS
 DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT OF 120 UNITS (RM20 (X) 4-APNS: 126-590-008, 126-120-050, 126-560-060, 126-640-074
 APPLICANT: OWHADI CHRISTOPHER
 PROP OWNER: LOWREY ANNA Q (TR) (A Q L LIV TR)
 LOCATION: K STREET, MONTE VERDE AND BEN MADDOX WAY
 APN: 126-120-050

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 35' radius; **AT K RD & BEN MADDOX**
 - Install curb; gutter **K ROAD**
 - Drive approach size: **36' MIN** Use radius return; **BEN MADDOX, SEE ADDL COMMENTS**
 - Sidewalk: **6'** width; **10'** parkway width at **K RD & BEN MADDOX**
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required.
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: 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. A portion of the proposed multi-family development lies within a City owned easement for storm water retention purposes. To eliminate the temporary basin, construction of a force main that the City previously planned and drafted, but is no longer funded (from the basin located on Monte Vista & Burke to Packwood Creek), would have to be constructed or an analysis indicating there is adequate capacity in the existing basin on Monte Verde & Burke. The City would need to establish a Reimbursement Agreement to reimburse developer, in the form of credits and term payments, for the force main improvements. Further coordination with the City Engineer is required.

2. City Engineering staff are currently working on reestablishing funds in the budget to complete the storm drain force main improvements. Due to timing of City design and project construction, which could be as late as 2018 construction, the applicant may desire to complete the required improvements ahead of the City schedule.

3. All sidewalk widths shall be 6' per multi-family standards.

4. Street lights are required. A separate electrical plan shall be submitted for review and approval. Refer to City standard street light details for Arterial, Collector, and Local streets.

5. A Landscape and Lighting District shall be established for the maintenance of the external street lights. Maintenance of the landscaping fronting the project, the public parkways and landscape setbacks, shall be the responsibility of the HOA.

6. Refuse enclosures shall be City 24' standard with concrete apron and gates.

7. Comply with parking lot standards.

- 8. Comply with accessibility standards.**
- 9. Landscape plan design shall comply with the State MWELo regulations.**
- 10. Refer to Planning Dept. conditions.**
- 11. Refer to Transit Dept. conditions for bus stop location and requirements.**
- 12. Accurate cross sections of the streets shall be included with Conditional Use Permit submittal to detail proposed/required improvements versus existing (K Road, Ben Maddox, & Monte Vista).**
- 13. Land and Building development impact fees will apply. Refer to Page 4 for applicable fees.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-020 2nd RESUBMITTAL**

Date: **3/23/2016**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)


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

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,196/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,835/UNIT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$414/UNIT, TREATMENT PLANT FEE: \$726/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 515 (MONTE VERDE)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,263/AC
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,982/UNIT
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,864/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$4,045/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,754/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$470/UNIT
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 23, 2016

ITEM NO.:	5	RESUBMIT:	
SITE PLAN NO.:	SPR110020		
PROJECT TITLE:	VISALIA APARTMENTS		
DESCRIPTION:	MULTI-FAMILY HOUSING DEVELOPMENT OF 120 UNITS (PM2) (X) 4-APNS: 126-500-009, 126-120-050, 126-699-020, 126-640-074		
APPLICANT:	OWHADI CHRISTOPHER		
PROP. OWNER:	LOWREY ANNA QITRY(A Q L L I V T R)		
LOCATION:	K STREET, MONTE VERDE AND BEN MADDOX WAY		
APNS:	126-120-050		

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

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

Additional Comments:

- For driveway at access gate, provide adequate setback and vehicle turn around space.



Leslie Blair

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

ITEM NO: 5 DATE: March 23, 2016
SITE PLAN NO: SPR16020 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT OF 120
UNITS (RM2) (X) 4-APNS: 126-590-008, 126-120-050,
126-560-080, 126-640-074
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: LOWREY ANNA Q(TR)(A Q L LIV TR)
LOCATION: K STREET, MONTE VERDE AND BEN MADDOX WAY
APN(S): 126-120-050

COMMERCIAL BIN SERVICE

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

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

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

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

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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

ITEM NO: 2 DATE: March 23, 2016
SITE PLAN NO: SPR16020 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT OF 120
UNITS (RM2) (X) 4-APNS: 126-590-008, 126-120-050,
126-560-060; 126-640-074
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: LOWREY ANNA Q(TR)(A Q L LIV TR)
LOCATION: K STREET, MONTE VERDE AND BEN MADDOX WAY
APN(S): 126-120-050

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:
OSZIE DOMINGUEZ L166

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 23, 2016

SITE PLAN NO: 2016-020 RESUBMITTAL
PROJECT TITLE: NEW APARTMENT DEVELOPMENT
DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT OF 120 UNITS (RM2) (X) 4-
APNS: 126-590-008, 126-120-050, 126-560-060, 126-640-074
APPLICANT: OWHADI CHRISTOPHER
PROP. OWNER: LOWREY ANNA Q (TR)(A Q L LIV TR)
LOCATION TITLE: K STREET, MONTE VERDE AND BEN MADDOX WAY
APN TITLE: 126-120-050
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-M-2 – Multi-Family 3,000 sq. ft. min. site area per unit

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- General Plan Amendment
- Conditional Use Permit
- Redesign of Site Development
- Lot Line Adjustment
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 03/23/2016

1. Comply with previous comments regarding CUP and General Plan requirements.
2. The proposed site plan exhibit reflects staff's recommendation to provide a substantial buffer from the proposed multi-family units to the existing single-family residential neighborhood to the east.
3. Staff may include additional conditions regarding screening requirements for the patios located along the east side of Buildings 1 through 6.
4. The elevations submitted with this site plan review item shall accompany the CUP application submittal.
5. This project will be conditioned to comply with Engineering Divisions requirement regarding the Temporary Basin. This condition would need to be satisfied prior to the issuance of any building permit.
6. A block wall is required along the east property line.
7. Staff will support a wrought iron fence with along the Ben Maddox, K Ave. and Monte Verde street frontages. Chain link fences and or a solid block wall is not supported.
8. The proposed garages shall not exceed 12-ft. in height. Provide elevations of the proposed garages with the CUP application submittal.
9. Provide a site plan that clearly notes all improvements proposed with this multi-family development. Call-out block wall, and all fence locations and fence material.
10. Good Neighbor Policies (see below) shall be included as conditions of project approval for this project.

Previous Comments

PROJECT SPECIFIC INFORMATION: 03/09/2016

1. Staff has concluded Buildings 2, 3, 4, 5, 6 & 7 can be moved to the west increasing the setback distance from the existing single-family residential subdivision to the east. Staff is requesting these buildings be moved closer to the main drive aisle.
2. Staff recommends the cul-de-sac be redesigned with the bulb of the cul-de-sac shifted to the east and relocating Building 7 along the Ben Maddox frontage.
3. Staff recommends architectural elements be incorporated into the elevations. Varying façade elements/textures should be included along the columns of the building elevations. Window treatments should be incorporated around the windows. Staff does not support blank featureless walls along the Ben Maddox, K Avenue and Monte Verde street frontages.
4. Decorative lights and/or treatment should be considered along the building façades.
5. Staff will support a wrought iron fence with along the Ben Maddox, K Ave. and Monte Verde street frontages. Chain link fences and or a solid block wall is not supported.
6. The leasing center / recreation building shall be architecturally compatible with the multi-family buildings.
7. If carports are proposed, depict the carport locations on the site plan exhibit.
8. Comply with previous comments from the February 17, 2016 Site Plan Review meeting.

Previous Comments

PROJECT SPECIFIC INFORMATION: 02/17/2016

1. A General Plan Amendment is required for the proposed 120 unit multi-family development. The site is designated Low Density Residential (LRD) and zoned R-M-2, which is not consistent with the LRD designation.
2. A CUP is required due to the number of units proposed.
3. A CUP consistency cannot be made given the inconsistent land use designation and zoning.
4. Staff cannot support this multi-family development due to the proposed site layout. Staff does not support the placement of the buildings along the east side of the parcel. Staff is requesting these buildings be relocated providing substantial distance the multi-family development from the existing single-family neighborhood.
5. One design consideration could be to move the drive aisle and place parking stalls along the east property line. This may allow for greater separation between the multi-family units and the single-family units.
6. A block wall is required along the east property line.
7. Identify the fence material/height and fence location along Monte Verde, Ben Maddox and K Avenue.
8. The vehicular access entry gates need to be redesigned to provide a turn-around for vehicles that cannot access the gated area.
9. Provide elevations and floorplans for the proposed units at the Site Plan Review level.
10. Provide second-story screening for all windows that may intrude into adjacent residential properties.
11. The stairwells, as depicted, are not supported by staff due to the issue with screening second story views into the adjoining single-family residential development. Consider design methods that eliminate this issue or mitigate view sheds from these stairwells and platforms.
12. Landscaping and irrigation plans shall comply with the MWELo standards.

- Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide 1.5 spaces per unit (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.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. 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.
6. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
7. Provide minimum of 7-foot high concrete block wall or masonry wall along/around the following: East Property Line
8. 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.

9. 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. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. 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.

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

F. Tenant Agreement - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.

6. All tenants shall read and receive a copy of the Tenant Agreement.

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 "Paul Rana", is written over a horizontal line. The signature is stylized with large loops and a long horizontal stroke at the end.

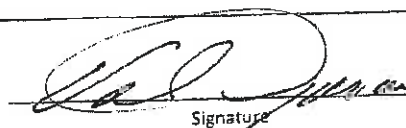
City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 5 DATE: March 23, 2016
 SITE PLAN NO: SPR16020 **RESUBMIT**
 PROJECT TITLE: VISALIA APARTMENTS
 DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT OF 120
 UNITS (RM2) (X) 4-APNS: 126-590-002, 126-120-050,
 126-560-080, 126-640-074
 APPLICANT: O'WHADI CHRISTOPHER
 PROP OWNER: LOWREY ANNA Q(TR)A Q L LIV TR
 LOCATION: K STREET, MONTE VERDE AND BEN MADDOX WAY
 APN(S): 126-120-050

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

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

Special comments: _____

 Date: 3/22/16
 Signature

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

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

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

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

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

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

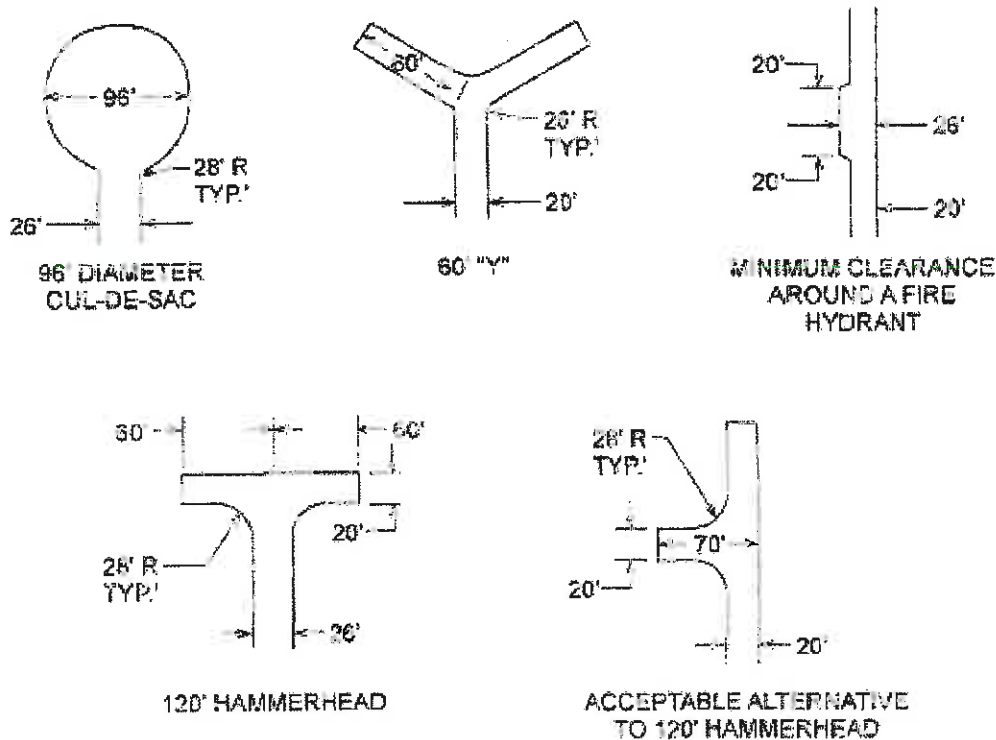


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:

2013 CFC D103.5

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

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

Fire Protection Systems:

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

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

Special Comments:

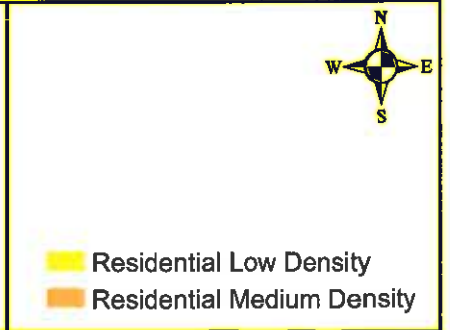
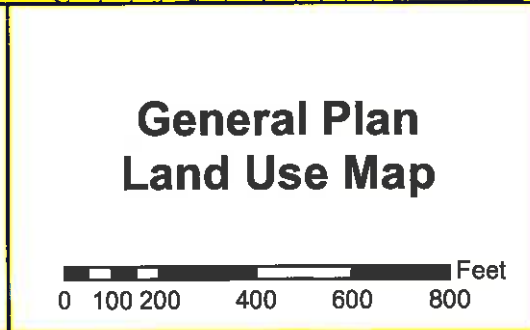
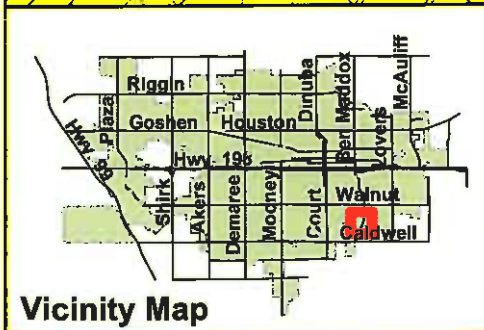
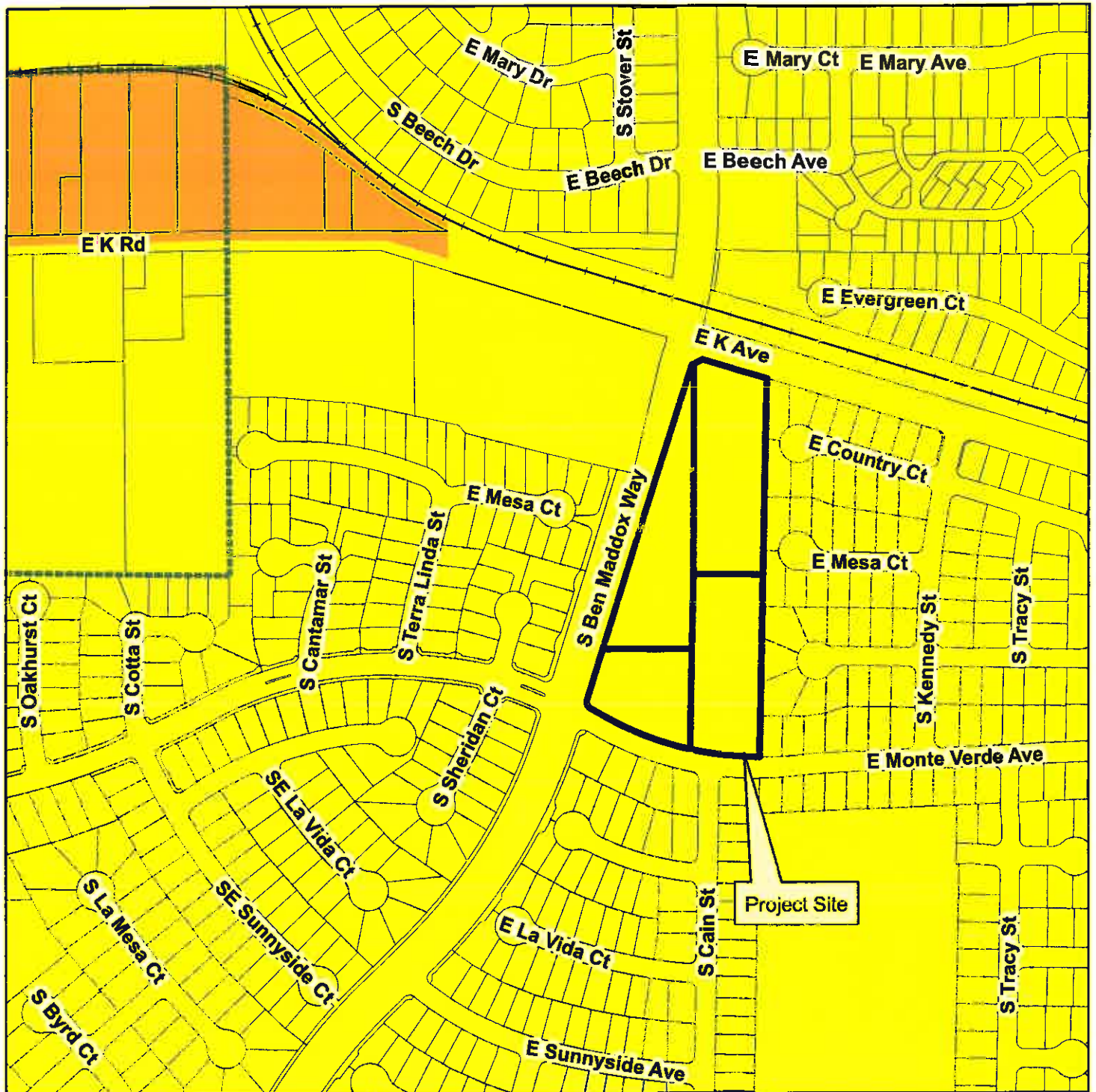
Red Markings and No Parking Signs- On-site hydrants.



Maribel Vasquez
Fire Inspector

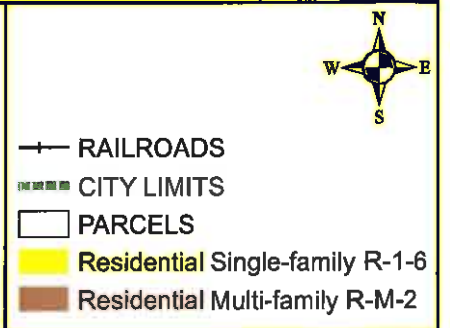
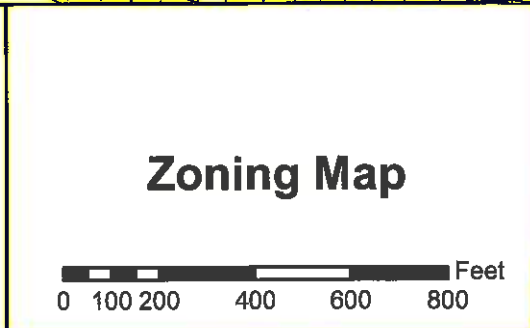
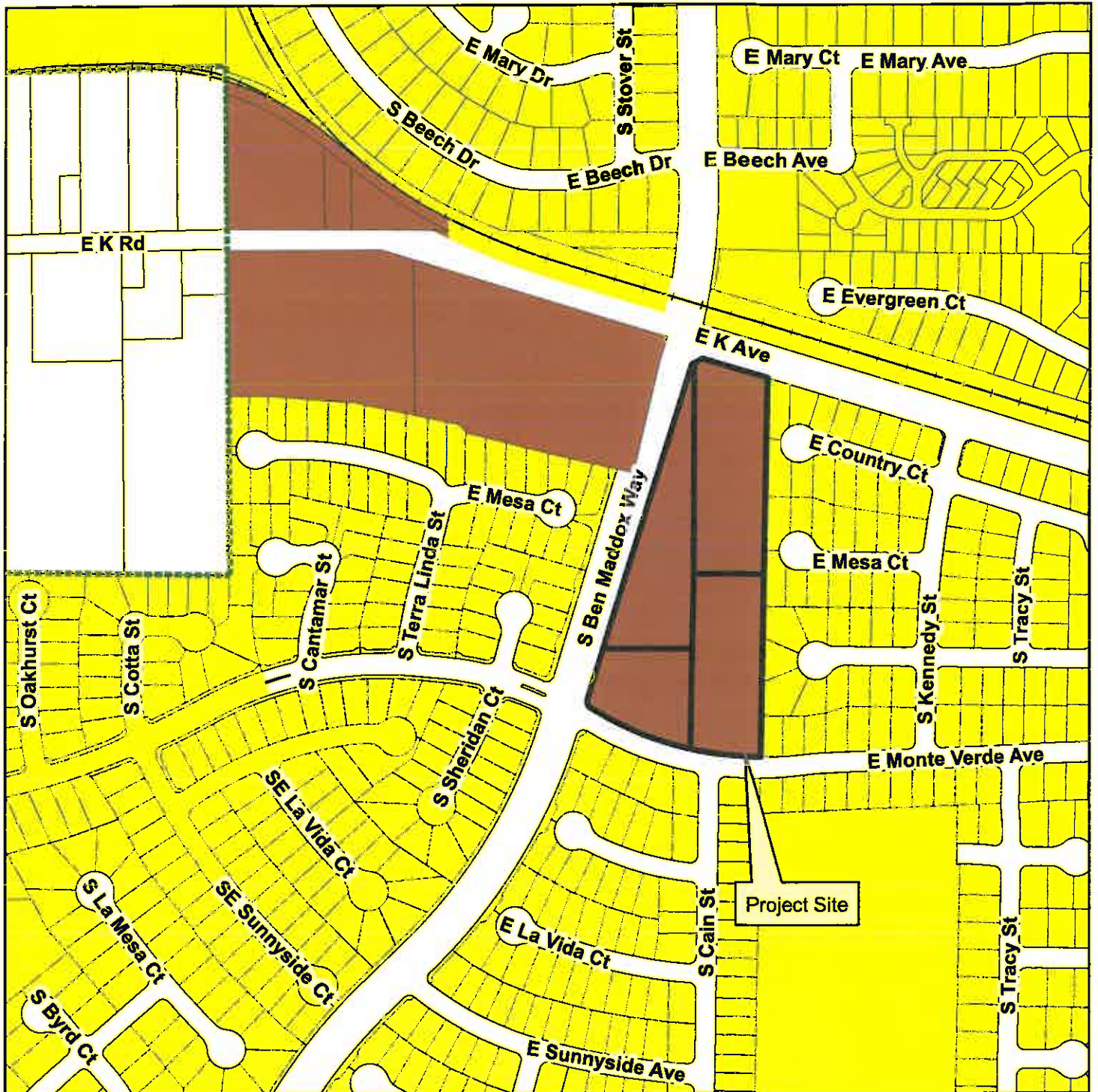
General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)



General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)



General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)



Aerial Photo

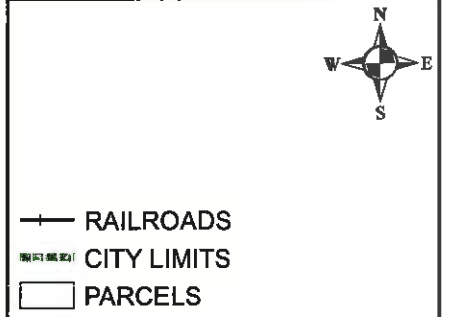
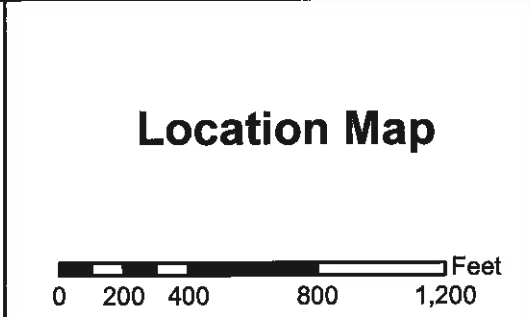
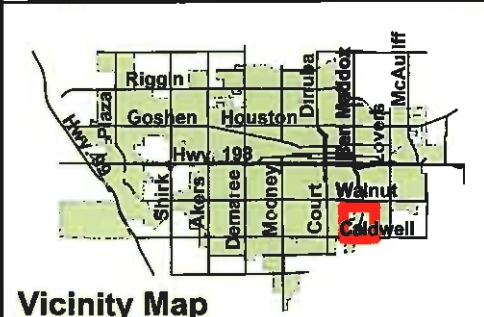
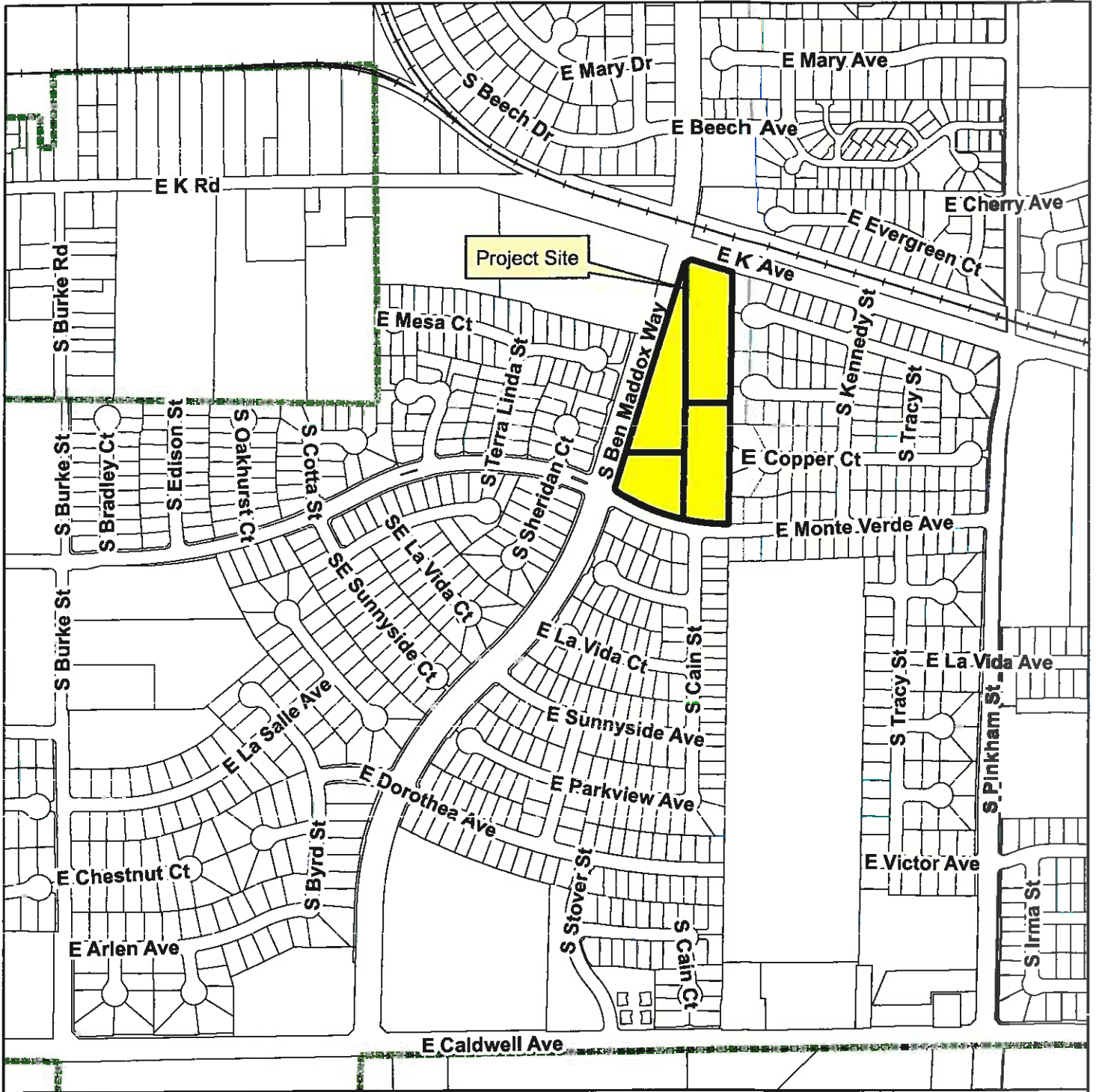
Photo Taken March 2016



- RAILROADS
- CITY LIMITS
- PARCELS

General Plan Amendment No. 2016-08 and Conditional Use Permit No. 2016-18

The project site is located on the southeast corner of Ben Maddox Way and K Avenue, situated within the City of Visalia, County of Tulare, State of California. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE:

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

SUBJECT: **Campos Estates Tentative Subdivision Map 5554** is a request by Quest Equity to subdivide 21.3-acres into a 101-lot single-family residential subdivision located in the R-1-6 zone (Single Family Residential). Located 500 feet west of Pinkham Street on Victor Avenue (APN: 126-120-078).

STAFF RECOMMENDATION

Staff recommends approval of the Campos Estates Tentative Subdivision Map, as conditioned, based on the findings and conditions in Resolution No. 2016-27. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to adopt Resolution No. 2016-27 approving Campos Estates Tentative Subdivision.

PROJECT DESCRIPTION

The Campos Estates Tentative Subdivision Map is a request to subdivide 21.3-acres into a 101-lot single-family residential subdivision (see Exhibit "A"). The 21.3-acre parcel, currently planted as a walnut orchard, is surrounded on the north, west and east borders with existing single family residential development. The southern border of the development is the location of Ingram Equipment Company.

The 101-lot single-family subdivision on the 21.3-acre parcel includes installation of street lights, extension of sewer lines and laterals, extension and future connections to the storm drainage system and extensions to other public infrastructure, utilities and services (i.e., electricity, gas, and water).

Four lots, 39, 41, 66, and 85, are reverse corner lots, and as such will include a "no build area". The "no build area" will include a 15 foot by 25 foot section near the outside rear corner of the lots, as well as the five foot setback along the rear property line (depicted in Exhibit "A").

The lots meet R-1-6 standards including minimum setbacks and site area. The average lot sizes range from 6,000 to 7,300 sq. ft. The subdivision will be completed in three phases, as shown in Exhibit "B". The first phase, totaling 50 parcels will occur on the southern half of the parcel. The second phase will add an additional 25 parcels to the northeast and the third phase to the northeast will include the remaining 26 parcels.

The site will also provide a local street connection to the south for future connectivity to parcels not a part of the subdivision. The site will require grading and removal of agricultural-related uses currently on-site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
City Zoning:	R-1-6 (Single-family Residential, 6,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-1-6 (Single Family Residential) South: R-1-6 (Single Family Residential) currently used for light commercial activity. East: R-1-6 (Single Family Residential) West: R-1-6 (Single Family Residential)
Environmental Review:	Initial Study 2016-27
Special Districts:	None
Site Plan Review:	SPR No. 2016-051

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS (Subdivisions adjacent to subject site)

Tentative Subdivision Map No. 5316: The Planning Commission approved a total of 139 units, zoned R-1-6, for the Maddox @ Caldwell subdivision to the west of the parcel on November 28, 1994.

Tentative Subdivision Map No. 5288: The Planning Commission approved a total of 59 units, zoned R-1-6, for the Sequoia Glen subdivision to the west of the parcel on December 27, 1994.

Tentative Subdivision Map No. 5343: The Planning Commission approved a total of 47 units, zoned R-1-6, for the Sunrise Pointe subdivision to the north of the parcel on July 27, 1998.

Tentative Subdivision Map No. 5369: The Planning Commission approved a total of 54 units, zoned R-1-6, for the South Point Estates subdivision to the east of the parcel on November 22, 1999.

PROJECT EVALUATION

Staff recommends approval of Campos Estates Tentative Subdivision Map based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map. The following potential issue areas have been identified for the proposed project.

Current General Plan Consistency

The 21.3-acre parcel is the site of the proposed 101-lot single-family residential subdivision which is compatible with the surrounding development. It is an infill project that is surrounded by R-1-6 development on the north, west and east sides. The south side borders an existing business originally established in the County, and a residential unit.

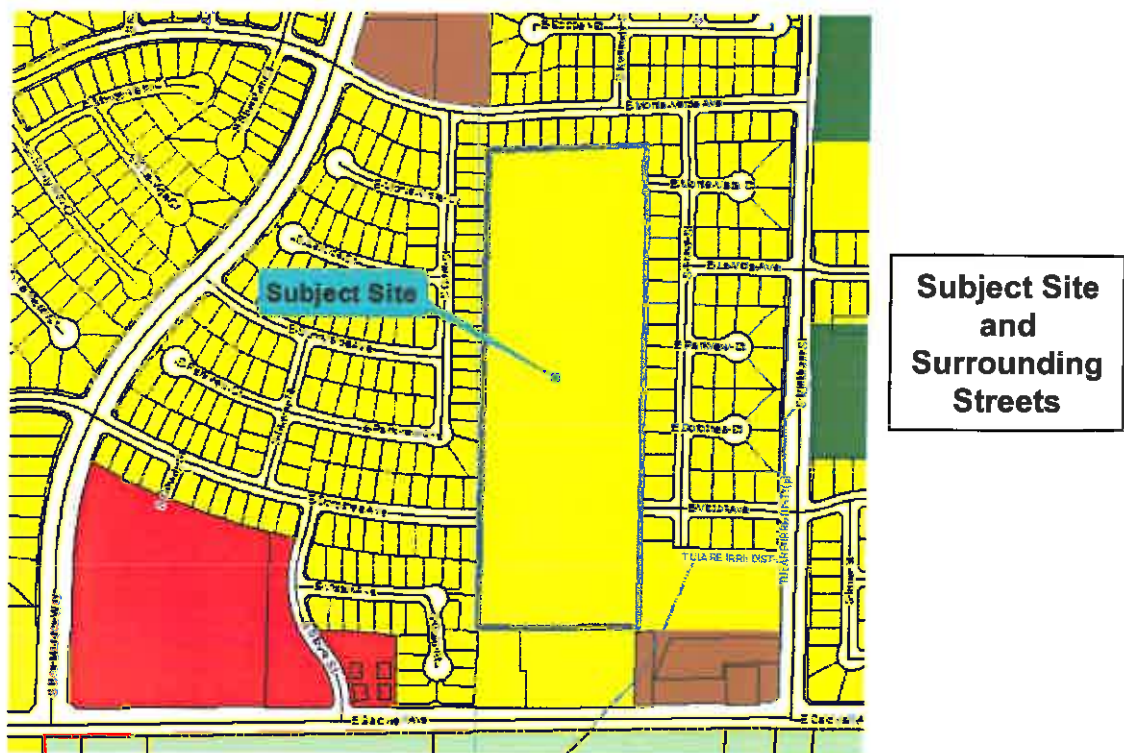
Phasing

The project will be developed in three phases as shown in Exhibit “B”. Phase One is planned for 50 lots at the south end of the subject site. This phase would connect the existing residential subdivisions on the east and west sides of the subject site to each other, providing through circulation from Ben Maddox Way to Pinkham through the new subdivision.

Phase Two would be 25 lots on the east side of the north half of the subject site, and Phase Three would be 26 lots on the west side of the north half.

Street Improvements

As shown in Exhibit “A”, the subdivision contains only Local Streets, with no directly adjacent Collector or Arterial roadways. The 101-lot subdivision is designed to comply with the City's Engineering Improvement Standards “P-22 – Super Block Connectivity”. This policy ensures full access via the local street connectivity within a superblock, thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and connections between and within neighborhoods. The local street connections proposed within the subdivision provide those connection points to existing surrounding neighborhoods. Local street access points include E. Monte Verde Avenue from the northeast, E. Victor Avenue from the southeast and E. Dorothea Avenue from the southwest. Street names are maintained from surrounding existing developments.



Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use. The Traffic Impact analysis completed for this area concluded that the project will not have a significant detrimental effect on traffic and circulation patterns in the immediate vicinity of the project.

Infrastructure

California Water Service: Staff received an e-mail from California Water Service on August 30, 2016, indicating that the Campos Estates Tentative Subdivision can be served. The urban area water supply is discussed further in the “Correspondence” section below.

Storm Drainage: The proposed subdivision does not include an on-site ponding basin. The subdivision will use the existing storm water drainage system, with stormwater flows draining into the Pinkham basin located directly east of this site on Pinkham Street.

Proposed Lots

The proposed subdivision will consist of 101 residential lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will all be required to meet R-1-6 zone setback standards. This includes a condition that all setbacks are measured from the inside-face of the property line and that a “no build area” be established for the four reverse corner lots. This “no build area” on the reverse corner lots, includes a 15 foot by 25-foot section near the outside-rear corner of the lots as well as the five-foot setback along the rear property line. Condition 5 requires that no structures shall be erected within the “No Build Area” of Lots 39, 41, 66, and 85.

Block Walls and Fencing

As an infill subdivision, there are no requirements for a block wall. It is anticipated the remainder of the subdivision will incorporate traditional wood fencing along rear and side property lines of the residential lots, which is not a codified requirement, but is a practice that homebuilders incorporate into their subdivisions.

Landscape and Lighting Assessment District

There are no Landscaping and Lighting Act lots as a part of this infill subdivision. The formation of a Landscape and Lighting Assessment District will be required for the long-term maintenance of the local streets, streetlights, and related common infrastructure.

Correspondence

The letter in Exhibit “C” expresses opposition to the Campos Estates Subdivision, and the Ocean Point multiple family project (CUP No. 2016-19, and GPA No. 2016-08) just north of the subject site along the east side of Ben Maddox Way between K-Road.

For the Campos Estates project, Mr. Lomeli identifies the current Water Shortage as reasoning to deny the proposed subdivision. As a part of the 2014 General Plan Land Use Element update, the *California Water Service Company, 2010 Urban Water Management Plan – Visalia District*, identified that they have the water resources to meet the projected urban water demand of Visalia.

The letter in Exhibit “D” is the “Will Serve” letter from California Water Service for this subdivision.

Environmental Review

An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2016-27 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2015. Staff concludes that the Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED FINDINGS

1. That the proposed map is consistent with applicable general plan as specified in Section 65451 of the California Government Code.
2. That the design or improvement of the proposed subdivision is consistent with the City of Visalia General Plan.
3. That the site is physically suitable for the proposed single family residential development.
4. That the site is physically suitable for the existing single family residential density of development.
5. That Initial Study No. 2016-27 disclosed that environmental impacts are determined to be not significant, whereby the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, will be used for this project. Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
6. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
7. That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

RECOMMENDED CONDITIONS

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-051.
2. That the Campos Estates Tentative Subdivision Map No. 5554 be prepared in substantial compliance with Exhibit "A".
3. That the project shall be developed in substantial compliance the Phasing Plan depicted in Exhibit "B".
4. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
5. That no structures are to be erected within the "no build" areas on lots 39, 41, 66 and 85, and that said "No Build Easements" shall be shown on the final map.
6. That all applicable federal, state, regional, and city policies and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Campos Estates Tentative Subdivision Map No. 5554.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2016-027 – Campos Estates Tentative Subdivision Map No. 5554
- Exhibit "A" – Campos Estates Tentative Subdivision Map No. 5554
- Exhibit "B" – Campos Estates Proposed Phasing
- Exhibit "C" – Lomeli Letter
- Exhibit "D" – Cal Water – Will Serve Letter
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps

RELATED PLANS AND POLICIES

General Plan Section 2.8 Infill Development Incentives

LU-P-45 Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.

LU-P-46 Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.

Zoning Ordinance Section for R-1-6 Zone

Chapter 17.12

R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

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

17.12.020 Permitted uses.

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

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

17.12.030 Accessory uses.

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

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

17.12.040 Conditional uses.

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

- A. Planned unit development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. Developments with modified residential standards in the R-1-6 zone in conformance with Chapter 17.30, Article 6;
- M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner. (Ord. 2001-13 § 4 (part), 2001: Ord. 2000-02 § 1 (part), 2000: amended during 10/97 supplement; Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7273)

17.12.050 Site area.

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

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

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

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

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

17.12.060 One dwelling unit per site.

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

17.12.070 Replacement and expansion of legally existing multiple family units.

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

- A. A planned development permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.32, Article 5.
- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.10.020, 17.12.020, 17.12.070 and 17.14.030 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a planned development permit does not constitute compliance with this requirement. (Ord. 9717 § 2 (part), 1997: prior code § 7276)

17.12.080 Front yard.

In the R-1 single-family residential zone:

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

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

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

17.12.090 Side yards.

In the R-1 single-family residential zone:

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

meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7278)

17.12.100 Rear yard.

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

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7279)

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

General Plan Land Use Element

Excerpt Chapter 5 / page 5-25 to 5-27 > Water Supply and Conservation

5.3 Public Utilities

Water Supply and Conservation

This section presents guiding and implementing policies to maintain and enhance sufficient water resources to sustain the City's quality of life and support existing and future residential, commercial and industrial development. The policy framework for this section builds on the City's Water Conservation Program, the recently completed Urban Water Management Plan, the Groundwater Management Plan, and the City's involvement with the Integrated Regional Water Management Planning (IRWM) program and also on the City's Stormwater Master Plan and Management Program and the Waterways and Trails Master Plan.

Existing Water Supply and Demand

Water Supply and Distribution System

Water is primarily distributed by California Water Service Company (Cal Water); in addition, there is at least one mutual water district located within city limits. Cal Water's 75 active supply wells in the Visalia District extract groundwater from the Kaweah Groundwater Sub-basin and distribute it over approximately 519 miles of pipeline. The Cal Water system includes two elevated 300,000 gallon storage tanks, an ion exchange treatment plant, four granular activated carbon filter plants and one nitrate blending facility. These facilities are in place to provide Cal Water's customers with safe drinking water of a quality and quantity to meet State and Federal drinking water standards. Cal Water operates as a private utility with rates to its customers set and regulated by the California Public Utility Commission. Cal Water's drinking water must meet standards set by the

federal Safe Drinking Water Act and the California Safe Drinking Water Act. The Act authorizes the California Department of Public Health to protect the public from contaminants in drinking water by establishing maximum contaminant levels that are at least as stringent as those developed by the U.S. EPA. Cal Water operates within these federal and State requirements and must meet reporting and operating requirements as regulated by the California Department of Public Health.

Existing Demand

The system serves an estimated population of 134,410 which could grow to 214,930 by 2030 according to the adopted *California Water Service Company, 2010 Urban Water Management Plan - Visalia District (UWMP)*. Cal Water estimates it is serving 39,377 residential, commercial, and industrial customers in 2010. Recent estimates of demand yield an estimate of 29,221 acre-feet pumped per year for 2010.

Water Quality

The quality of the groundwater that underlies the City is excellent for domestic and agricultural uses. This is due to the typically abundant snowmelt that originates in the Sierra Nevada. However, the 2005 Water Supply and Facilities Master Plan for the Visalia District documents several constituents of concern in groundwater in the area, including nitrate, volatile organic compound (VOCs) MTBE gasoline oxygenate); DBCP (pesticide used until 1977); and pentachlorophenol (a wood preservative). Because these constituents have been found in the area and have caused shutdown of some wells, the Water Supply and Facilities Master Plan recommends not drilling new wells within one-half mile of wells that have been affected in the past. More specifically, the Master Plan recommends that Cal Water not drill wells within certain sections of land.

Planned Capacity and Future Water Demand

According to the UWMP, Cal Water has an estimated capacity to pump 100,829 acre-feet per year in 2010, all from groundwater. Pumping capacity at this level will continue to keep up with demand requirements through 2030 and beyond (in fact, the UWMP's planning horizon is the year 2040). While the groundwater basin is currently un-adjudicated, the groundwater basin must be shared by many users, so Cal Water assumes realistic available supply to be equal to projected demand. Cal Water's estimates also indicate a relatively uniform growth rate, from 29,221 acre-feet in 2010 to 43,002 acre-feet per year by the year 2030. When estimated water losses are taken into account, total water use is estimated to grow from 31,762 acre-feet in 2010 to 46,706 acre-feet in 2030. Table 5-7 shows the annual estimated demand for the mix of uses in the Cal Water System for the years 2010, 2020, and 2030.

As shown in Table 5-7, Cal Water projects 57 percent more service connections in 2030 compared to 2010, with overall demand expected to be 47 percent higher than 2010. Recent legislation requires a 20 percent reduction by 2020. Water conservation targets are covered below.

Groundwater Recharge

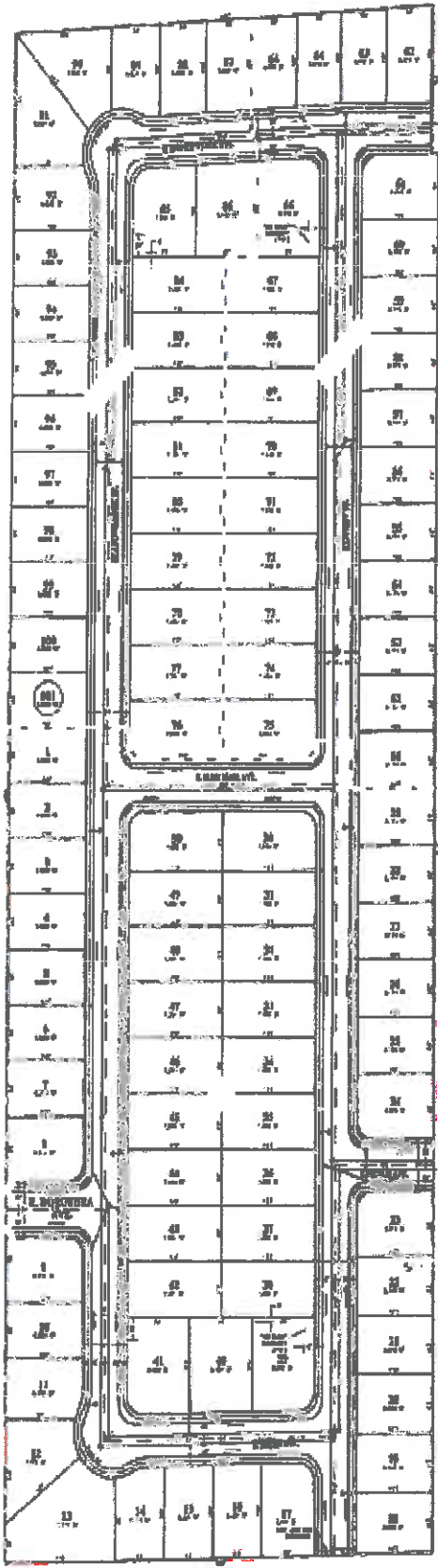
The City and Kaweah Delta Water Conservation District (KDWCD) have a mutual interest in restoring and maintaining groundwater supplies and controlling flood water. The City, KDWCD, and other agencies in the area work together in the efficient handling and importation of surface water for the purpose of recharging the Kaweah Subbasin's groundwater. This effort helps offset declines in groundwater elevations.

This practice should continue at increased levels. Additionally, the City of Visalia has implemented a Groundwater Overdraft Mitigation Ordinance, which imposes a groundwater mitigation fee on new development and a groundwater impact fee on all residential, commercial, and industrial water suppliers.

These fees are used by the City to construct and improve groundwater recharge facilities and to purchase water for groundwater recharge. As an example, the City purchased and recharged over 6,000 acrefeet of water in 2010. Recharge efforts are coordinated by the City with KDWCD and local irrigation districts.

**TENTATIVE SUBDIVISION
CAMPO ESTATES**

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



OWNER:
JAMES H. HARRIS JR.
1000 N. W. 10th St.
Miami, FL 33136

DEVELOPER:
JAMES H. HARRIS JR.
1000 N. W. 10th St.
Miami, FL 33136
305-375-1111

NOTE NOTES:
1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- LEGEND:**
- CENTERLINE
 - PROPERTY LINE
 - EASEMENT
 - DRIVEWAY
 - SIDEWALK
 - CURB
 - LANDSCAPE
 - SIGN
 - FENCE
 - UTILITY
 - STRUCTURE

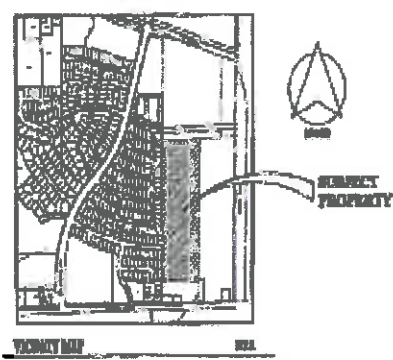
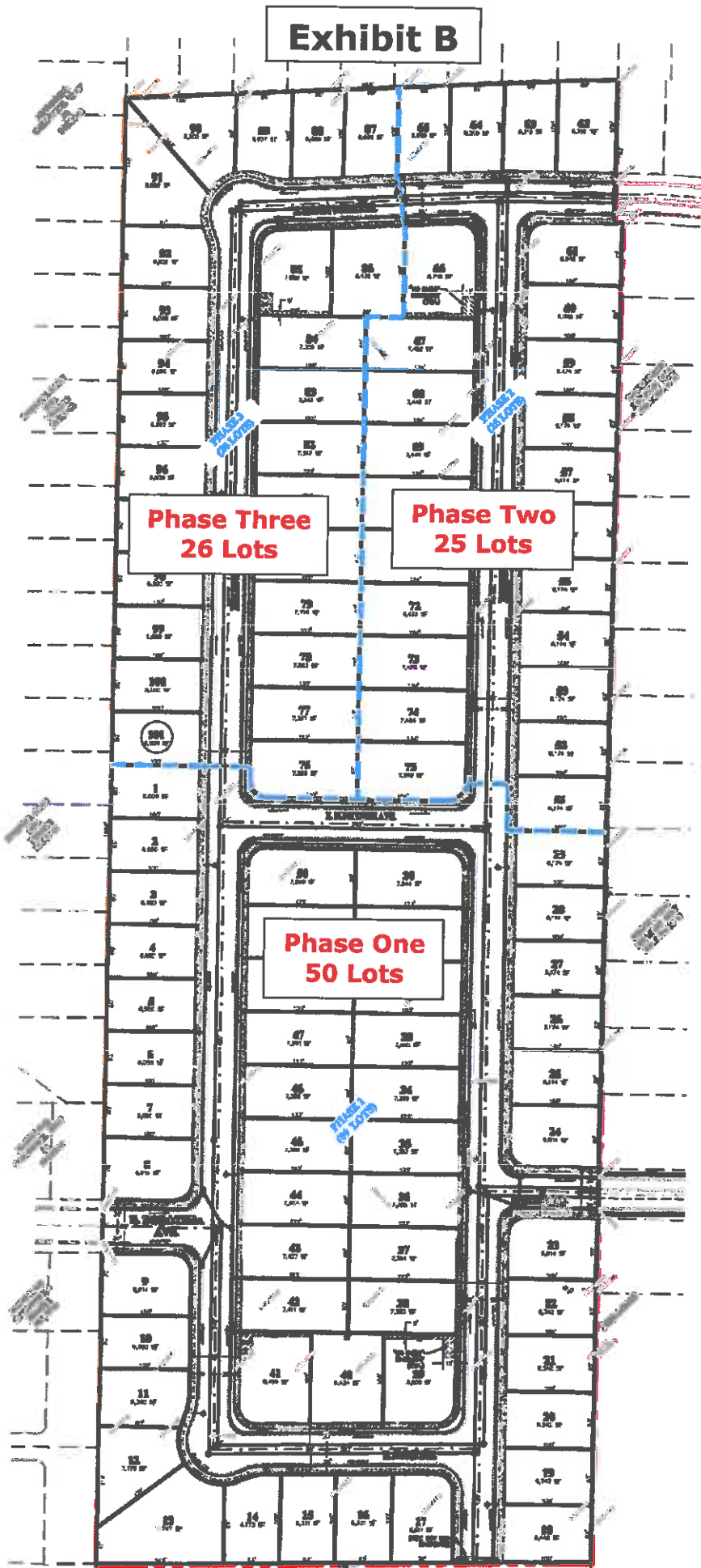


Exhibit A – Site Plan

Exhibit B



**Phase Three
26 Lots**

**Phase Two
25 Lots**

**Phase One
50 Lots**

**Exhibit B
Phases**

SEPT. 6, 2016

To: Visalia City Clerk
From: RAFAEL LEINZELI, 1634 E. Monte Vista Ct.

RE: Campo Estates and Ocean Point Development Plans-

This filing is a protest against these two development plans for the following reasons;

1. WE HAVE A WATER SHORTAGE! Why is the City Adding 229 housing units during this crisis ????
2. Do NOT change the southeast corner of Bin Maddox Way and K Avenue from "Residential low Density" to "Residential Medium Density." This area continues to experience crime and this plan will bring more crime and lower our property values even more. Homes are being burglarized in broad daylight and residents are being physically attacked. I am retired and I cannot afford to move to a gated community!
3. If approved, I strongly recommend the Ocean Point plan only have access to Bin Maddox and East K Avenue, along with a concrete wall on East Monte Verde Avenue.
4. The Ocean Point development should not be allowed two story buildings because this will violate the privacy of all the homes located on the east of the proposed plan.

I would instead recommend the City build a police substation in this area instead!

Rafael Leinzele

Exhibit D



CALIFORNIA WATER SERVICE

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

September 7, 2016

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

Will Serve Letter

Tentative Subdivision Map for Campos Estates APN 126-120-078

Developer: Quest Equity

Gentlemen:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable¹ water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,² in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

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

If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,


James E. Smith
Director of Visalia

cc: Ting He – Cal Water Engineering Dept
File

20
Exhibit D

RESOLUTION NO 2016-027

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CAMPOS ESTATES TENTATIVE SUBDIVISION MAP #5554 A REQUEST BY QUEST EQUITY TO SUBDIVIDE 21.3-ACRES INTO A 101-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED IN THE R-1-6 ZONE (SINGLE FAMILY RESIDENTIAL). LOCATED 500 FEET WEST OF PINKHAM STREET ON VICTOR AVENUE (APN: 126-120-078).

WHEREAS, Campos Estates Tentative Subdivision Map #5554 is a request by Quest Equity to subdivide 21.3-acres into a 101-lot single-family residential subdivision located in the R-1-6 zone (Single Family Residential). Located 500 feet west of Pinkham Street on Victor Avenue (APN: 126-120-078).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 12, 2016; and

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

WHEREAS, the Planning Commission finds that Initial Study No. 2016-27 has identified that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this proposed project.

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

1. That the proposed map is consistent with applicable general plan as specified in Section 65451 of the California Government Code.
2. That the design or improvement of the proposed subdivision is consistent with the City of Visalia General Plan.
3. That the site is physically suitable for the proposed single family residential development.
4. That the site is physically suitable for the existing single family residential density of development.
5. That Initial Study No. 2016-27 disclosed that environmental impacts are determined to be not significant, whereby the Environmental Impact Report prepared for the City

of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, will be used for this project. Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

6. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
7. That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-051.
2. That the Campos Estates Tentative Subdivision Map No. 5554 be prepared in substantial compliance with Exhibit "A".
3. That the project shall be developed in substantial compliance the Phasing Plan depicted in Exhibit "B".
4. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
5. That no structures are to be erected within the "no build" areas on lots 39, 41, 66 and 85, and that said "No Build Easements" shall be shown on the final map.
6. That all applicable federal, state, regional, and city policies and ordinances be met.
7. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Campos Estates Tentative Subdivision Map No. 5554.



MEETING DATE March 30, 2016
SITE PLAN NO. 16-051
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 CUP
 HISTORIC PRESERVATION 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
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

COMMERCIAL BIN SERVICE

ITEM NO: 4

DATE: March 30, 2016

SITE PLAN NO: SPR16051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE WEST OF BEN MADDOX
APN(S): 126-120-078

No comments.

Same comments as as [

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

Resubmittal required. See comments below.

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

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

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

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

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

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

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

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

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



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

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



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

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES SOLID WASTE WILL NEED TO BE NOTIFIED.
RESIDENTIAL REFUSE CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 30, 2016

ITEM NO: 4	
SITE PLAN NO:	SPR16051
PROJECT TITLE:	CAMPOS ESTATES SUBDIVISION
DESCRIPTION:	100 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION (R-1-6) (XAE)
APPLICANT:	NUNLEY GREG
PROP. OWNER:	MARTIN DEL CAMPO JANET
LOCATION:	NORTH OF CALDWELL AVE WEST OF BEN MADDOX WAY
APN(S):	126-120-078

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

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

Additional Comments:

- Per City of Visalia Design and Improvement Standard P-23, the local minor street loop exceeds City standard of 1500-ft. Layout requires revision.
- Street names need to be reviewed and require prior approval by the City.



Leslie Blair

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: MARCH 30, 2016

SITE PLAN NO.: 16-051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R16) (X/AE)
APPLICANT: NUNLEY GREG
PROP. OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE EAST OF BEN
MADDOX WAY
APN: 126-120-078

SITE PLAN REVIEW COMMENTS

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

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

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
- Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Provide "R" value tests: 1 each at **300' INTERVALS**
- Traffic indexes per city standards:
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- All lots shall have separate drive approaches constructed to City Standards.
- Install street striping as required by the City Engineer.
- Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **LOCAL STREETS**
- Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Abandon existing wells per City of Visalia Code. A building permit is required.
- Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. Proposed "Vested" subdivision map shall conform to the provisions set forth in the City's Municipal Code, specifically Chapter 16.20.02 for additional requirements of sub-items (a) thru (g).

2. The local street design does not comply with the City's super block connectivity and circulation standards. A local street stub to the south parcel will be required. The local street loop exceeds the maximum 1500 lineal feet run. Refer to standards P-22 & P-23 and revise accordingly.

3. Storm water collection, as proposed, utilizes two separate ponding basins. Storm water collected and piped to the west will terminate at the Burke & Monte Vista basin, piped to the east will terminate at Pinkham basin. Project shall analyze both basins for additional storage capacity and master plan the storm drain design accordingly.

- The Burke & Monte Vista storm drain basin will require additional improvements of a storm drain force main if basin does not have additional capacity. Further coordinate with the City Engineer.

4. Parcel is located in the high-risk flood zone area. Additional site improvements and building requirements apply.

5. The proposed subdivision is adjacent to existing residential development. A retaining wall and/or removal and replacement of the existing fencing may be required due to elevation differences.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-051
Date: 3/30/2016

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

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

(Fee Schedule Date:9/4/2015)
(Project type for fee rates:LOW DENSITY SFD)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$732/UNIT X 100 = \$73,200
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 550 = \$22,000
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,910/AC X 21.3 = \$61,983
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,440/UNIT X 100 = \$144,000
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,374/AC X 21.3 = \$50,566.20

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

City Reimbursement:

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



Adrian Rubalcaba



Site Plan Review Comments For:

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

ITEM NO: 4

March 30, 2016

SITE PLAN NO: SPR16051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE WEST OF BEN MADDOX
APN(S): 126-120-078

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

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

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

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

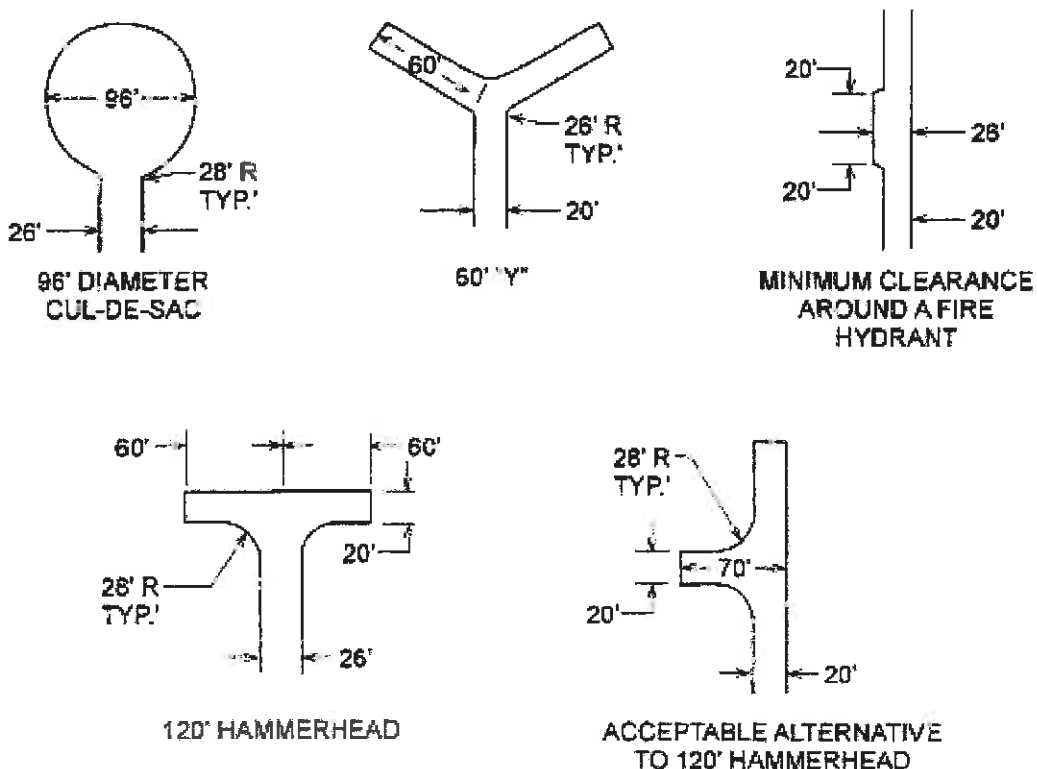


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

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


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

Fire Protection Systems:

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

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

Special Comments:




Maribel Vasquez
Fire Inspector

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 4 DATE: March 30, 2016
SITE PLAN NO: SP16051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE WEST OF BEN MADDOX
APN(S): 126-120-078

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

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

 Date: 3/23/14
Signature

PERM NO: 4

DATE: March 30, 2016

SITE PLAN NO:

SPR16051

PROJECT TITLE:

CAMPOS ESTATES SUBDIVISION

DESCRIPTION:

100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)

APPLICANT:

NUNLEY GREG

PROP OWNER:

MARTIN DEL CAMPO JANET

LOCATION:

NORTH OF CALDWELL AVE WEST OF BEN MADDOX

APN(S):

126-120-078

City of Visalia Police Department

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

Site Plan Review Comments



No Comment at this time.



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



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

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:

OZZIE DOMINGUEZ L166

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 16, 2016

SITE PLAN NO: 2016-051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP. OWNER: MARTIN DEL CAMPO JANET
LOCATION TITLE: NORTH OF CALDWELL AVE WEST OF BEN MADDOX WAY
APN TITLE: 126-120-078
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 03/30/2016

1. Provide a local street connection to the south for future connectivity to the parcels not a part of the subdivision (i.e., Ingram Pump site / property).
2. The local street connections shall comply with the P-22 "Super Block Connectivity" Engineering Standards.
3. Provide a local street connection at a mid-point of the subdivision as commented by the City Traffic Engineer.
4. Lots 68, 83, 85, 100 shall depict the a "no build area" on the reverse corner lots, as shown in Figure 1 (see below), includes a 15 foot by 25-foot section near the outside-rear corner of the lots as well as the five-foot setback along the rear property line.
5. Comply with the R-1-6 development standards.

- 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

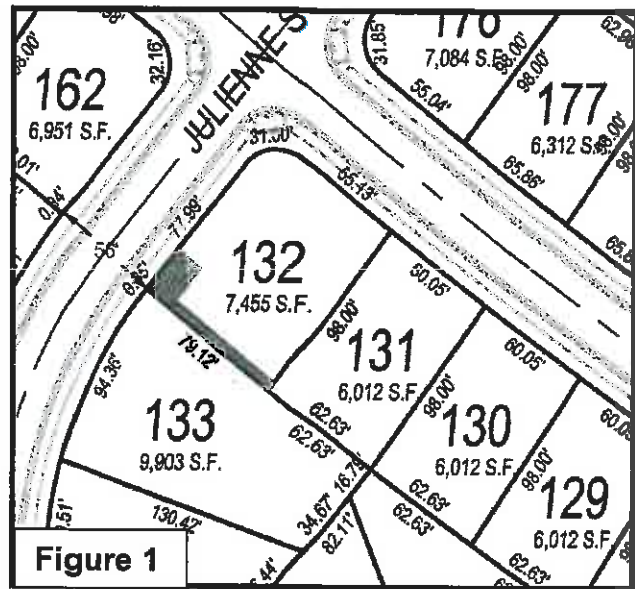
Minimum Site Area: 6,000 square feet

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 covered parking stalls per lot (see Zoning Ordinance Section 17.34.020).



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 



MEETING DATE April 6, 2016
SITE PLAN NO. 16-051
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

Other

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: APRIL 6, 2016

SITE PLAN NO.: 16-051 RESUBMITTAL
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R16) (X/AE)
APPLICANT: NUNLEY GREG
PROP. OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE EAST OF BEN
MADDOX WAY
APN: 126-120-078

SITE PLAN REVIEW COMMENTS

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

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

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: 1 each at **300' INTERVALS**
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **LOCAL STREETS**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. A city standard barricade and utility extensions shall be installed at Kennedy St. stub. Further improvements may be necessary for drainage and elevation differences greater than 6".**
- 2. Storm water collection in the area can utilize two separate ponding basins. Storm water collected and piped to the west will terminate at the Burke & Monte Vista basin, piped to the east will terminate at Pinkham basin. Project shall analyze both basins for additional storage capacity and master plan the storm drain design accordingly.
- The Burke & Monte Vista storm drain basin will require additional improvements of a storm drain force main if basin does not have additional capacity. Further coordinate with the City Engineer.**
- 3. Parcel is located in the high-risk flood zone area. Additional site improvements and building requirements apply.**
- 4. The proposed subdivision is adjacent to existing residential development. A retaining wall and/or removal and replacement of the existing fencing may be required due to elevation differences.**
- 5. Proposed street names shall be revised as follows: [Monte Vista to Monte Verde, Cain to Meadowbrook, Dorathea to Dorothea, and Stover to Victor.]**
- 6. Acquisition and development impact fees will apply. Refer to page 3 for fee summary.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-051 RESUBMITTAL**

Date: **4/6/2016**

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

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

(Fee Schedule Date:9/4/2015)

(Project type for fee rates:LOW DENSITY SFD)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$732/UNIT X 100 = \$73,200
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 550 = \$22,000
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,910/AC X 21.3 = \$61,983
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,440/UNIT X 100 = \$144,000
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,374/AC X 21.3 = \$50,566.20

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

City Reimbursement:

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



Adrian Rubalcaba

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

COMMERCIAL BIN SERVICE

ITEM NO: 2

DATE: April 08, 2016

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

SPR16051
CAMPOS ESTATES SUBDIVISION
100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)
NUNLEY GREG
MARTIN DEL CAMPO JANET
NORTH OF CALDWELL AVE EAST OF BEN MADDOX
126-120-078

No comments.

Same comments as as

03/30/2016

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

Resubmittal required. See comments below.

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

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

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

Type of refuse service not indicated.

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

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

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

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

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

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

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

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

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

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

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

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



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

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



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

RESIDENTIAL REFUSE CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 6, 2016

ITEM NO: <u>2</u>	RESUBMITL
SITE PLAN NO:	SPR16051
PROJECT TITLE:	CAMPOS ESTATES SUBDIVISION
DESCRIPTION:	100 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION (R-1-6) (X/AE)
APPLICANT:	NUNLEY GREG
PROP. OWNER:	MARTIN DEL CAMPO JANET
LOCATION:	NORTH OF CALDWELL AVE EAST OF BEN MADDOX WAY
APN(S):	126-120-078

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

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

Additional Comments:

- Street names need to be reviewed and require prior approval by the City.



Leslie Blair

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 2 **April 08, 2016**
SITE PLAN NO: SPR16051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE EAST OF BEN MADDOX
APN(S): 126-120-078

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

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

Special comments: _____


Signature Date: 4/5/16



Site Plan Review Comments For:

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

FORM NO: 2

DATE: April 06, 2018

SITE PLAN NO:

SPR 10051

PROJECT TITLE:

CAMPOS ESTATES SUBDIVISION

DESCRIPTION:

100 LOTS SINGLE FAMILY RESIDENTIAL
SUBDIVISION (R-1-6) (X/AE)

APPLICANT:

NUNLEY GREG

PROPO OWNER:

MARTIN DEL CAMPO JANET

LOCATION:

NORTH OF CALDWELL AVE EAST OF BEN MADDOX

PHONE(S):

126-120-078

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

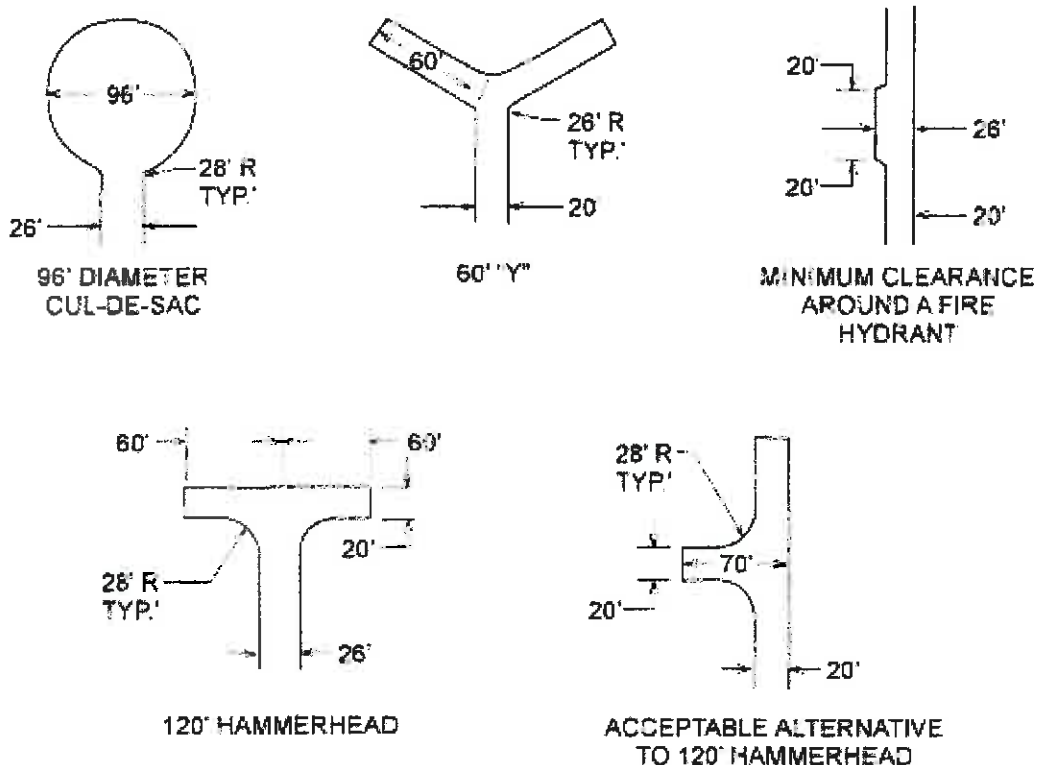
Emergency Access:

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

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

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

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



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

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

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

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

Fire Protection Systems:

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

Special Comments:

-



A handwritten signature in black ink, appearing to be 'Kurt B.', is written over a horizontal line.

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: April 6, 2016

SITE PLAN NO: 2016-051 Resubmittal
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GREG
PROP. OWNER: MARTIN DEL CAMPO JANET
LOCATION TITLE: NORTH OF CALDWELL AVE WEST OF BEN MADDOX WAY
APN TITLE: 126-120-078
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

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

PROJECT SPECIFIC INFORMATION: 04/06/2016

1. A Tentative Subdivision Map is required.
2. Provide the correct street names on the tentative subdivision map.
3. Submit the application with the required material.
4. Comply with previous comments.

Previous Comments

PROJECT SPECIFIC INFORMATION: 03/30/2016

1. Provide a local street connection to the south for future connectivity to the parcels not a part of the subdivision (i.e., Ingram Pump site / property).
2. The local street connections shall comply with the P-22 "Super Block Connectivity" Engineering Standards.
3. Provide a local street connection at a mid-point of the subdivision as commented by the City Traffic Engineer.
4. Lots 68, 83, 85, 100 shall depict the a "no build area" on the reverse corner lots, as shown in Figure 1 (see below), includes a 15 foot by 25-foot section near the outside-rear corner of the lots as well as the five-foot setback along the rear property line.
5. Comply with the R-1-6 development standards.

- 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:

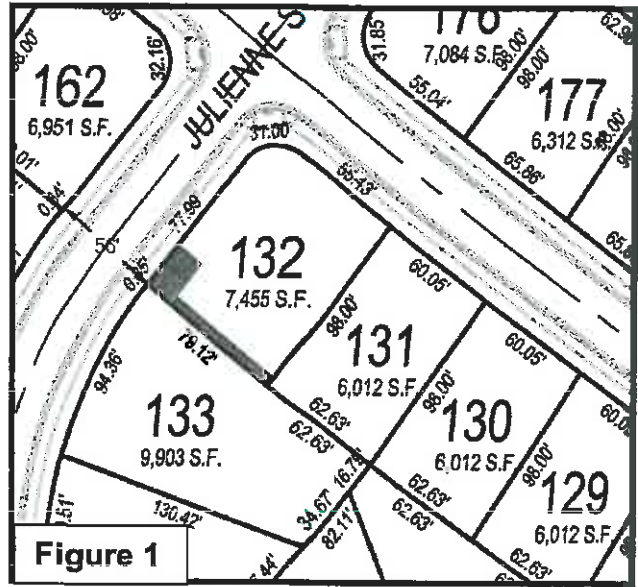
Maximum Height: 12 feet (as measured from average grade next to the structure)

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 covered parking stalls per lot (see Zoning Ordinance Section 17.34.020).



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 

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: **2**

RESUBMITL

SITE PLAN NO: SPR16051
PROJECT TITLE: CAMPOS ESTATES SUBDIVISION
DESCRIPTION: 100 LOTS SINGLE FAMILY RESIDENTIAL SUBDIVISION (R-1-6) (X/AE)
APPLICANT: NUNLEY GRÉG
PROP. OWNER: MARTIN DEL CAMPO JANET
LOCATION: NORTH OF CALDWELL AVE EAST OF BEN MADDOX WAY
APN(S): 126-120-078

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

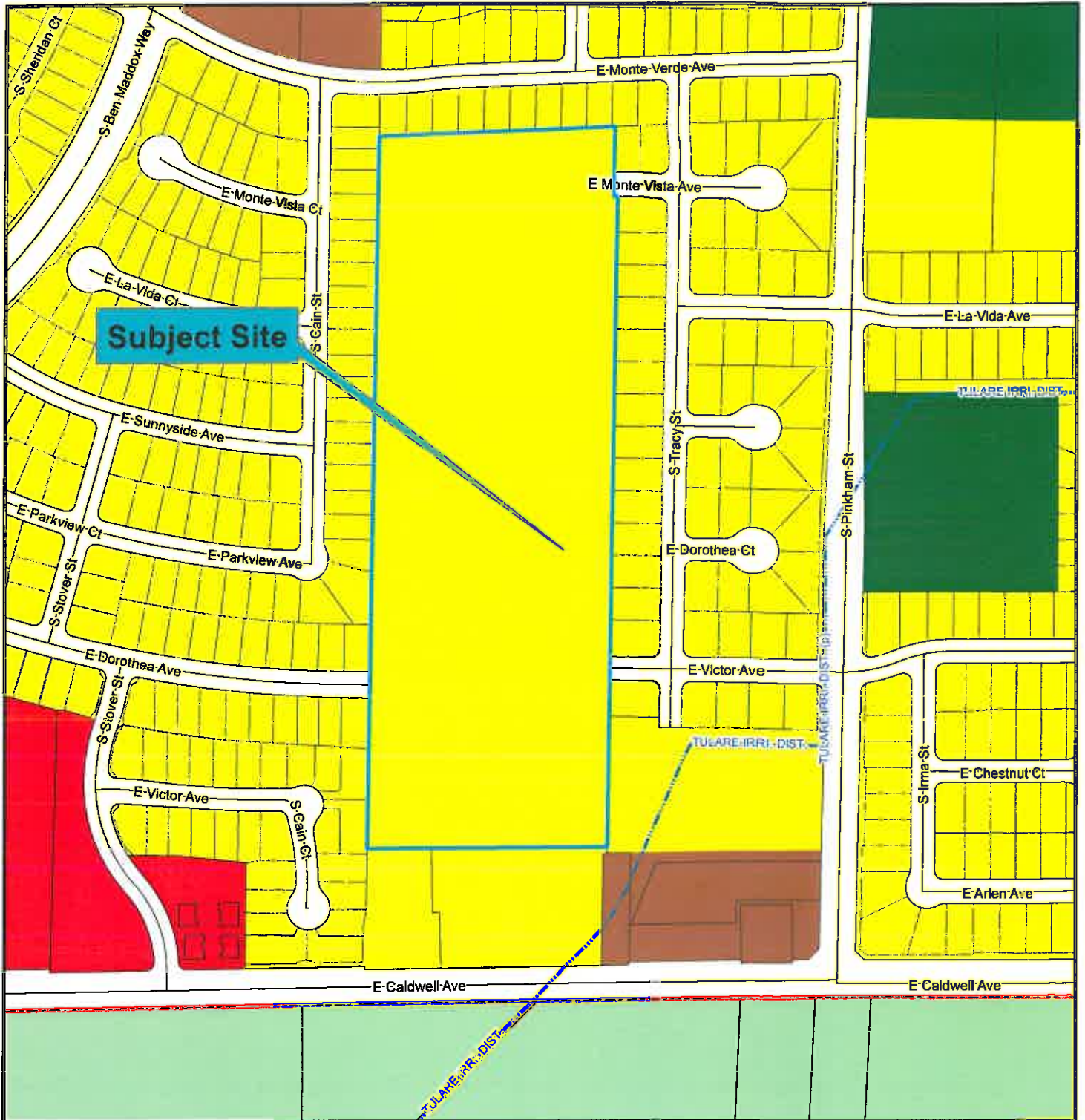


AUTHORIZED SIGNATURE

4-4-16

DATE

Campo Estates TSM No. 5554



Zoning Map



	Neighborhood Commercial
	Quasi-Public
	6000 SF Min Site Area
	3000 SF Min Site Area
	County Areas



Campo Estates TSM No. 5554



0 60 120 240 360 480 Feet

Legend

- Streets
- Railroad
- Waterways



Aerial Photo