

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, AUGUST 28, 2017, 7:00 PM REGULAR MEETING,

VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVENUE, VISALIA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. **Please** begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42
5. PUBLIC HEARING – Paul Scheibel
Variance No. 2017-18: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of two water treatment tanks. The site is located at on the east side of Mooney Blvd., approximately 110 feet north of Wren Ave. (APN 090-222-001) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-68.
6. PUBLIC HEARING – Andy Chamberlain
Variance No. 2017-17: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-M-2 (Multi-family Residential) zoned property, for the installation of one water holding tank. The site is located at 2232 South Santa Fe Street (APN: 123-080-001).The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-59.
7. PUBLIC HEARING – Andy Chamberlain
Continued Public Hearing – Conditional Use Permit No. 2017-08, and Mitigated Negative Declaration No. 2017-13: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001). A Mitigated Negative Declaration (MND No. 2017-13) has been prepared for the project.

8. PUBLIC HEARING – Andy Chamberlain

Variance No. 2017-19: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of two new treatment vessels. The site is located at 621 West Caldwell Avenue, on the south side of Caldwell Avenue between South Oak View Street and South West Street (APN: 126-570-001). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-60.

9. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2017-22: A request by ARCO AM/PM to construct a new ARCO AM/PM gas station consisting of a 6,500 square foot convenience store building, a 3,850 square foot automated carwash building, and a 6,800 square foot fuel canopy with 10 fuel dispensers. The Cameron Creek ARCO AM/PM is part of the Cameron Creek Shopping Center and zoned C-MU (Commercial Mixed Use). The parcel for the proposed ARCO AM/PM gas station is located on the southeast corner of West Caldwell Avenue and South West Street (APN: 126-870-037). A Mitigated Negative Declaration (MND No. 2017-39) has been prepared for the project.

10. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2017-28: A request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA-Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-073). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-61.

11. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, SEPTEMBER 7, 2017 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 11, 2017



Continued Public Hearing REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 28, 2017

PROJECT PLANNER: Andrew Chamberlain
(559) 713-4003; andrew.chamberlain@visalia.city

SUBJECT: Continued Public Hearing for Conditional Use Permit No. 2017-08: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone.

Location: The project site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-08, as conditioned, based upon the findings and conditions in Revised Resolution No. 2017-15. 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 approve Conditional Use Permit No. 2017-08 based on the findings and conditions in Revised Resolution No. 2017-15.

PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 200-unit apartment multi-family complex in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of Shirk Street and Doe Avenue. The proposed density at 11.4 units per net acre is within the density range of Residential Medium Density (10 to 15 units per acre).

CONTINUED PUBLIC HEARING FROM APRIL 24, 2017

The Planning Commission conducted a public hearing on April 24, 2017 for this project. There was considerable public testimony in opposition to the proposed multiple-family development. The issues included traffic, schools, crime, noise, and property values. A representative of Viking Ready mix, located south of the project site, indicated that they did not oppose the project as long there is notice to all of the renters as a part of the lease agreement. After taking public testimony the Planning Commission considered issues raised, questioning staff on traffic and noise. Staff responded that the peak hour trips for the project size did not require a traffic analysis and that a noise study was not done.

The City Attorney recommended that the item be continued to allow for a noise study to address the potential for significant noise impacts to the project from the Viking Ready Mix site to the south.

The Planning Commission continued CUP No. 2017-08 to a date undetermined, to allow the preparation of a Noise Study. Staff requested bids for a noise study from several certified

companies resulting in the attached noise study for the proposed project. The Noise Study identified several mitigation measures which warranted the preparation of the attached Mitigated Negative Declaration to incorporate the mitigation measures into the project.

The project was re-noticed in the newspaper and by mail to the 300-foot radius and the list of interested parties created at the previous meeting. The original staff report and exhibits from the April 24, 2017 meeting area attached. Resolution No. 2017-15 has been revised to reflect adoption of the Mitigated Negative Declaration.

Noise Study

The attached noise study, Environmental Noise Assessment - Visalia Apartments July 14, 2017, prepared by Bollard Acoustical Consultants, addresses the potential noise impacts to the proposed apartment complex from traffic on Shirk Street, and the potential noise impacts arising from the apartment complex affecting the adjacent single family residential areas.

Viking Ready Mix – The noise study found the potential noise impacts from the Viking Ready Mix site to the south to be not significant, and is not recommending any noise mitigation measures based upon the Viking site.

Related Noise Impacts – The noise study found that the potential noise from Shirk Street does warrant mitigation for some of the apartments and pool area as described below. In addition, the study determined that the potential noise impacts to the single family area from the apartment air conditioners be mitigated as described below.

The following specific mitigation measures should be incorporated into the project design and construction:

1. A 6-foot tall solid noise barrier should be constructed around the proposed pool area to reduce Shirk Road traffic noise levels to less than the 65 dB Ldn exterior standard established in the City of Visalia General Plan. The barrier should be constructed of concrete or masonry; although a partial or full glass barrier would be acceptable provided the glass has a Sound Transmission Class (STC) rating of 30 or higher and the total barrier height is at least 6 feet relative to the pool area elevation. The location of the required noise barrier is shown in Figure 2.
2. To ensure interior traffic noise levels remain below the City of Visalia 45 dB Ldn standard within the apartments proposed along Shirk Road, window upgrades should be implemented in these units. Specifically, upper-floor windows along Shirk Road with views of the roadway should be upgraded to an STC 32 rating, and ground-floor windows along that roadway should be upgraded to an STC 30 rating. Window upgrade locations are shown in Figure 2.
3. To ensure HVAC condenser unit noise levels do not exceed the City's 45 dB Leq nighttime noise level standard at the neighboring residential uses, one of the following three noise mitigation options should be implemented:
 - a. Construct screen walls immediately adjacent to the condenser units to a height at least 1 foot above the top of the condenser units. Recommended screen locations are shown in Figure 2.
 - b. Relocate all condenser units at least 60 feet from the nearest residential property lines.
 - c. Specify quieter condenser units with sound pressure levels not exceeding 48 dB Leq at a distance of 30 feet from the operating condenser unit.

Staff has incorporated these recommendations as required mitigation measures in the Mitigated Negative Declaration. Revised Resolution No. 2017-15, includes the adoption and certification of the Mitigated Negative Declaration, which includes the required mitigation measures.

Previously Discussed Issues

Traffic

The City's Traffic Safety Engineer reviewed the project using the City's Procedures for Traffic Impact Analysis policy and has indicated that the peak hour trips for the project size do not require a traffic analysis. While there will be an increase in peak hour trips, staff has determined that the improvements are sufficient to support the proposed project without significant negative impacts to circulation. The overall development pattern in the area is consistent with development trends on the periphery of the community. Typically, single family development occurs first, and multiple family second, and retail and related services third. The major expansions of the collector and arterial roadways follow the residential developments which usually only install portions of the major roadways, waiting for Capital Improvement Projects (CIP), to complete the missing portions and infrastructure.

The current Capital Improvement Project (CIP) for Shirk Street is from the Highway 198 interchange to Goshen Avenue. This CIP is currently budgeted in the 2018-19 fiscal year beginning with environmental and project reports. Construction of this portion of Shirk St is budgeted in fiscal year 2021-22 and coincides with other CIP projects for the installation of sewer and storm drain. The portion of Shirk Street north of Goshen Avenue is not currently included in a CIP program, however based upon needs could possibly be prioritized and included within the existing CIP. Projects such as the proposed residential development are the type of actions which result in the inclusion and prioritization of CIP projects on an annual basis. Enough activity in an area may expand an existing CIP project or result in the creation of a new one.

As a part of the proposed project, Shirk Street adjacent to the project site would be improved, with only the existing two travel lanes on the west side being used until such time as improvements occur north and south of the project site. The area south to Goshen Avenue requires additional right-of-way. North of the subject site, Shirk Street is constructed to four lanes, but lacks the required transition north of Ferguson Avenue to get back to two lanes. In the short term, Shirk Avenue adjacent to the subject site would be similar to the roadway to the north up to Ferguson Avenue (across the fire station parcel), with portions of the street barricaded until such time as a complete section of roadway is available.

Schools

A representative from the Visalia Unified School District spoke, indicating that the District will be able to accommodate students from this project. Based upon the project profile, the District estimates 36 to 65 students may be generated. Correspondence C-3 identifies the elementary school site at Ferguson and Denton as being a "shovel ready" site, which may be open as early as August 2019 depending upon State funding.

Conclusion

Based upon the noise analysis and incorporation of mitigation measures into the project, staff is recommending approval of Conditional Use Permit No. 2017-08, based upon consistency with the General Plan Land Use Designation of Medium Density Residential, and Zoning Designation of R-M-2 (Multiple Family Medium Density), and the project design.

The Planning Commission continued the item based upon requiring a noise study to determine if any noise mitigation would be required. The Commission did not discuss or request any other actions for continuation, other than noise. Commissioners did point out that the continuation would provide the applicant an opportunity to meet with the neighborhood. The applicant did hold a meeting on August 21, 2017, with mailed notices to the 300-foot radius, and supplemental mailing list as described in the applicant's correspondence C-1 and C-2.

A condition for a "Tenant Noise Notification" on the lease agreement for the apartments has been incorporated into the conditions for the project. Based upon the Noise Study, this is not specifically required, but will provide constructive notice to future apartment residents of the general noise levels that can occur.

BACKGROUND INFORMATION

General Plan Land Use Des:	Medium Density Residential
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit)
Zoning and Land Use:	North: QP - Quasi Public – Fire Station South: I – Industrial - Vacant East: R-1-5 Low Density Residential – Single Family Houses West: IL – Light Industrial – Tulare County Educational and Administrative Classrooms and Offices
Environmental Review:	Initial Study No. 2017-13
Special Districts:	N/A
Site Plan:	2016-020

Project Description - Background

The conditional use permit is a request to allow development of a 200-unit apartment multi-family complex in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of Shirk Street and Doe Avenue. The proposed density at 11.4 units per net 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 21 two-story buildings, the elevations are provided in Exhibits "B", "C", and "D". The applicant has indicated that there will be three types of units, consisting of 88-one bedroom units and 112-two bedroom units. The complex will include nine enclosed garage structures and carports spread throughout the project, with a total of 433 parking stalls, for an average of 2.2 stalls per unit. The complex will also include a club house building with an arbor, park area, open space, swimming pool, and spa.

The complex will have a six-foot high wrought iron fence with stucco pilasters along the Shirk Street and Doe Avenue frontage. The stucco pilasters will be matched to the on-site buildings. Along the east and north property lines shared with the single family residential areas, there will be a seven-foot high block wall.

There are two primary access points to the site, one on Shirk Street, and one on Doe Avenue, along with a limited access point on Roeben Street for solid waste trucks and emergency service vehicles. The Roeben access point will not be for general use by the residents. All the entrances are gated, with the entrances on Shirk and Doe having a gate access pad for visitors, the Roeben access point will not have a gate access pad.

This project includes sidewalk, curbing and landscaping frontage improvements along Shirk Street and Doe Avenue. The right-of-way paving on Shirk would not occur with the construction of the complex, it will be done as an arterial roadway improvement project by the City of Visalia. 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 northwest corner of Doe and Roeben, which will be filled in prior to development.

Correspondence

Five pieces of correspondence were received prior to the publishing of this report.

C-1. Pacific Rim Companies (Applicant)

The correspondence dated August 15, 2017, is a notice from the applicant for the neighborhood meeting, which was held on August 21, 2017.

C-2. Paul Owhadi (Applicant)

The correspondence is the applicant's follow-up letter from the neighborhood meeting. It indicates that there were six individuals who attended the neighborhood meeting. Information from the meeting included that the units would be market rate and there would be no affordable housing component. The applicant indicated that they would be requesting a zone change on the 1.5 acre portion of the site on the south side of Doe Avenue, from Industrial to a commercial designation. This would allow them to create a better buffer to the residential area and provide some services to the neighborhood.

C-3. Visalia Unified School District

The correspondence identifies the elementary school site at Ferguson and Denton as being a "shovel ready" site, which may be open as early as August 2019 depending upon State funding.

C-4. San Joaquin Valley Air Pollution Control District

The correspondence indicates that the Air District has concluded that the project would have no significant adverse impact on air quality. The Air District does identify that the project would be subject to District Rule 9510 and the related Air District regulations.

C-5. Neighborhood Group – Six signatures

This correspondence requests denial of Conditional Use Permit No. 2017-08. It includes a series of requested changes to the use permit should the Planning Commission choose to approve it.

Reduce the total number of units by allowing only single story development, or moving all the units 100 feet from the existing single family residences.

Staff Response: The subject site is approximately 17.5 acres, not including the portion on the south side of Doe Avenue. At one unit per 3,000 sq. ft. of site area, the site would be eligible for 254 units. The project is proposed at 200 units, which is approximately 11.4 units per acre. The Medium Density Residential density is called out in the Land Use Element at 10 to 15 units per acre.

Noise Study

Noise Study shows a 6-foot high wall between the apartments and houses, which should be higher similar to the higher walls at the new subdivision to the east at 8 to 10 feet.

Staff Comment: The current requirement is for a 7-foot high wall between the apartments and single family houses. The condition of approval includes language that the wall shall be a minimum of 7 feet high on both sides which may result in one side being up to 8 feet high.

The orientation of Apartment Unit No. 2 needs to be turned to not have the balconies and windows facing east.

Staff Comment: The unit orientation along the east property line shared with the single family homes requires all the units to be oriented with the primary windows and balconies not facing directly into the neighborhood to the east.

The concrete batch plant south of the project site does create noise which may affect the apartments, and resulted in tall walls as mitigation in the new subdivision to the east. This needs to be addressed.

Staff Comment: The noise analysis specifically targeted the concrete batch plant, finding that the operation during the noise study did not exceed the City Noise Standards found in the Noise Ordinance. Staff recognizes that there may be occasions when the batch plant and other industrial uses may have occasional noise episodes, which may be considered excessive by nearby residents. Staff has included a condition of approval that all residents receive constructive notice in their lease that there may be occasional noise incidents related to the adjacent industrial areas.

No time limits on the use of the on-site pool and park area. The project should be conditioned to prohibit the use of these areas after dusk due to them being a nuisance to the residents to the north and east.

Staff Response: The Community Building. The pool is approximately 350 feet from the single family residential area and is mostly shielded from the single family area by the Community Building, thus not warranting any time limits on its use. The open park area is approximately 100 feet from the single family residences. Based upon the required 7-foot high block wall along the single family areas, staff would not be recommending limiting the use of the Park area. While the apartment complex will potentially have a set of rules for the pool, park and Community Building, the separation from the single family area and intervening building and wall provide adequate separation without needing to limit the time of use. If the pool and Community Building were directly adjacent to the single family area, staff may have considered conditions to reduce potential noise conflicts.

Mitigated Negative Declaration

The letter questions how no mitigation measures were required for the increase in traffic from the proposed project, and what improvements are being done as a part of the project. The main question being "When and how will Shirk be improved (not directly adjacent to the apartments?)".

Staff Comment: The Traffic section above discusses the potential timing of the Shirk Avenue improvements. The related two-lane portions of Shirk Street north of Goshen Avenue are not currently included in a Capital Improvement Program (CIP). Projects such as the proposed residential development are the type of actions which result in the inclusion and prioritization of CIP projects on an annual basis.

The existing access point on Shirk south of Doe for the batch plant trucks causes sight and maneuvering difficulties now, which may get worse in the future. Future access onto Doe for these trucks will cause cut-through traffic in the neighborhood.

Staff Comment: Staff is not able to address the future circulation for the batch plant. The batch plant trucks do not have access to Doe Avenue at this time, and may not have it in the future.

The mitigation for the on-site air conditioning units should be the relocation to eliminate any future concerns about loud replacement units and safety due to creating hidden spaces with sound walls.

Staff Comment: The identified mitigation measures address the potential noise impacts from the on-site air conditioning units. Noise barrier walls, certified quiet units, and relocation are all viable mitigation options. While noise barrier walls and relocation would be the best mitigation related to maintaining noise reduction in the future, staff is not recommending limiting the applicant's choice of mitigation.

The study does not address light pollution or glare affecting single family residents that are aligned with the main entrances on Shirk Street and Doe Avenue.

Staff Comment: The access point on Shirk Street to the main drive aisle has an access drive and parking field between it and the single family to the east. The access point on Doe Avenue does "T" directly in the main drive aisle with only 20 feet to the block wall adjacent to the single family residential area. Staff does not anticipate significant light or glare from these access points based upon the minimum wall height of 7 feet along the single family area. To provide some additional light buffering, staff has included a condition requiring that evergreen trees (2 -3 per access point) be placed in the landscape areas adjacent to the walls, in line with the access drives.

Environmental Review

Initial Study No. 2017-13 was prepared for the proposed project. During the public hearing on April 24, 2017, the issue of potential noise impacts from the adjacent Viking Ready Mix concrete batch plant was raised. The Planning Commission continued the public hearing and directed staff to have a noise analysis prepared.

The attached noise study, Environmental Noise Assessment - Visalia Apartments July 14, 2017, prepared by Bollard Acoustical Consultants, addresses the potential noise impacts to the proposed apartment complex from traffic on Shirk Street, and the potential noise impacts arising

from the apartment complex affecting the adjacent single family residential areas. While the noise analysis did not identify any significant impacts related to the Viking Ready Mix site, it did include mitigation measures for the Shirk Street traffic and on-site air conditioning units. Therefore Mitigated Negative Declaration No. 2017-13 has been prepared for this project. Other potential impacts are determined to be not significant and were covered by the Environmental Impact Report prepared for the City of Visalia General Plan, which was certified by Resolution No. 2014-37, on October 14, 2015.

The mitigation measures described above in this report have been incorporated into the project requirements for construction in Revised Resolution No. 2017-15. All of the mitigation measures are physical barriers (solid block wall), or the replacement of window or mechanical units with certified low noise components.

RECOMMENDED FINDINGS

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 Mitigated Negative Declaration No. 2017-13 has been prepared for this project, to specifically address the reduction of potential noise impacts to less than significant. Other potential impacts are determined to be not significant and were covered by the Environmental Impact Report prepared for the City of Visalia General Plan, which was certified by Resolution No. 2014-37, on October 14, 2015, will be used for this project. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the mitigation measures identified in Mitigated Negative Declaration No. 2017-13 shall be incorporated into the project and monitored through the building permit process to be in compliance.
3. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C" and "D" and corresponding floor plans shown in Exhibit "E". In addition, the garages and Community Building shall match Exhibits "F" and "G".

4. That a seven-foot high block wall shall be installed along the north and east portions of the site adjacent to the R-1 single family residential area. The block wall height shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.
5. That a wrought iron fence with stucco platters matching the buildings be provided along the Shirk Street and Doe Avenue frontages. The wrought iron sections along Shirk Street may be replaced with matching six-foot high stucco walls as an option. In addition, the wrought iron fence sections next to the swimming pool shall be replaced with matching six-foot high stucco walls to meet the required noise mitigation measure.
6. That the setbacks illustrated in Exhibit "A" between the apartment buildings and adjacent single family residential areas, which meet or exceed the minimum requirements in the R-M-2 zone, be maintained, as shown in the exhibits and described below:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project)	25 feet	35 to 120 feet
Side (Fire Station)	5 feet per story	15 feet

7. 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 200 units on the subject site.
8. That the community building and garages be developed as shown in Exhibits "F" and "G".
9. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
10. That the Roeben Street access point shall only be used for solid waste, emergency services and related vehicles and purposes. The residents and guests shall not use the access point for ingress/egress to the site.
11. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
12. 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.
13. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
14. 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.

15. Provide street trees per the City's Street Tree Ordinance.

16. That evergreen trees (2 - 3 per access point) be placed in the landscape areas adjacent to the walls, in line with the access drives from Shirk Street and Doe Avenue to reduce potential headlight glare into the single family areas.

17. That the project is subject to the San Joaquin Valley Air Pollution Control District rules and regulations as detailed in Correspondence C-4.

18. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Revised Resolution No. 2017-15
- Mitigated Negative Declaration No. 2017-13
- Noise Analysis – Bollard Acoustical 2017
- Correspondence C-1 through C-5
- Documents/Petitions Submitted at the April 24, 2017 Public Hearing
- Staff Report – April 24, 2017 – CUP No. 2017-08
- Exhibit "A" – Site Plan
- Exhibit "B" – Exterior Elevation Plans
- Exhibit "C" – Exterior Elevation Plans
- Exhibit "D" – Exterior Elevation Plans
- Exhibit "E" – Floor Plans
- Exhibit "F" – Community Building Elevations
- Exhibit "G" – Garage Elevations
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

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 R-M multi-family residential zones, 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 amenities of a low density atmosphere.

17.16.015 Applicability.

The requirements in this chapter shall apply to all property within R-M zone districts.

17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;

- D. Swimming pools used only by residents 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, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision 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. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

17.16.030 Accessory uses.

In the R-M multi-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 17.16.090B.

17.16.040 Conditional uses.

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

- A. 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;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. 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 and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. 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 chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.16.050 Site area and configuration.

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

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.

17.16.080 Side yards.

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.

17.16.090 Rear yard.

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 that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

17.16.100 Height of structures.

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 and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that 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.

17.16.140 Site plan review.

A site plan review 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.

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

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.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood 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.

17.16.180 Landscaping.

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.

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.

17.16.200 Signs.

Signs shall be placed in conformance with Chapter 17.48.

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.

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

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 that 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.

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.

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.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions

under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2017-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-08, A REQUEST BY CHRISTOPHER OWHADI TO CONSTRUCT A 200 UNIT APARTMENT COMPLEX WITH A COMMUNITY BUILDING IN THE R-M-2 (MEDIUM DENSITY RESIDENTIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF SHIRK STREET AND DOE AVENUE (APN: 077-530-065, 077-530-066, 077-750-001, AND 077-740-001).

WHEREAS, Conditional Use Permit No. 2017-08, is a request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The project site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 24, 2017, the Planning Commission did continue the item for the preparation of a noise analysis to a date not specified; and

WHEREAS, the continued public hearing was re-noticed, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 28, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds that Conditional Use Permit No. 2017-08, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared, and adopted which disclosed that no significant environmental impacts would result from this project, and mitigation measures would be required based upon a noise analysis, and that the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, was used for the adoption of the General Plan Land Use designation of the subject site. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that Mitigated Negative Declaration No. 2017-13 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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

1. That the proposed project, 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 Mitigated Negative Declaration No. 2017-13 has been prepared for this project, to specifically address the reduction of potential noise impacts to less than significant. Other potential impacts are determined to be not significant and were covered by the Environmental Impact Report prepared for the City of Visalia General Plan, which was certified by Resolution No. 2014-37, on October 14, 2015, will be used for this project. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the mitigation measures identified in Mitigated Negative Declaration No. 2017-13 shall be incorporated into the project and monitored through the building permit process to be in compliance.
3. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C" and "D" and corresponding floor plans shown in Exhibit "E". In addition, the garages and Community Building shall match Exhibits "F" and "G".
4. That a seven-foot high block wall shall be installed along the north and east portions of the site adjacent to the R-1 single family residential area. The block wall height shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.
5. That a wrought iron fence with stucco platters matching the buildings be provided along the Shirk Street and Doe Avenue frontages. The wrought iron sections along Shirk Street may be replaced with matching six-foot high stucco walls as an option.

In addition, the wrought iron fence sections next to the swimming pool shall be replaced with matching six-foot high stucco walls to meet the required noise mitigation measure.

6. That the setbacks illustrated in Exhibit "A" between the apartment buildings and adjacent single family residential areas, which meet or exceed the minimum requirements in the R-M-2 zone, be maintained, as shown in the exhibits and described below:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project) feet	25 feet	35 to 120
Side (Fire Station)	5 feet per story	15 feet

7. 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 200 units on the subject site.
8. That the community building and garages be developed as shown in Exhibits "F" and "G".
9. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
10. That the Roeben Street access point shall only be used for solid waste, emergency services and related vehicles and purposes. The residents and guests shall not use the access point for ingress/egress to the site.
11. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
12. 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.
13. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
14. 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.

15. Provide street trees per the City's Street Tree Ordinance.

16. That evergreen trees (2 - 3 per access point) be placed in the landscape areas adjacent to the walls, in line with the access drives from Shirk Street and Doe Avenue to reduce potential headlight glare into the single family areas.

17. That the project is subject to the San Joaquin Valley Air Pollution Control District rules and regulations as detailed in Correspondence C-4.

18. That all applicable federal, state, regional, and city policies and ordinances be met.

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

**NOTICE OF A PROPOSED
MITIGATED NEGATIVE DECLARATION**

Project Title: Conditional Use Permit No. 2017-08

Project Description: The project is a request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The site is located on the northeast corner of Shirk Street and Doe Avenue APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001).

The project site will be developed with a 200 unit apartment complex, including public street improvements along a section of Doe Avenue and Shirk Street. The improvements include curb, gutter and sidewalk, and landscaping, along with right-of-way paving. The complex will have two access points, one on Doe Avenue and one on Shirk Street, along with a service/emergency access point onto Roeben Street.

Project Location: The site is located on the northeast corner of Shirk Street and Doe Avenue APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001).

Contact Person: Andrew Chamberlain, Senior Planner

Phone: (559) 713-40003

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

Reasons for Mitigated Negative Declaration: Initial Study No. 2017-013 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, CA.

Comments on this proposed Mitigated Negative Declaration will be accepted from August 3, 2017 to August 23, 2017.

Date: 5-3-17

Signed: 

Paul Scheibel, AICP
Environmental Coordinator
City of Visalia

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Project Location: The site is located on the northeast corner of Shirk Street and Doe Avenue APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001).

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	(X)
Noise Study	(X)
Traffic Impact Study	()

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 Mitigated 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: 8-3-17

Review Period: 20 days

INITIAL STUDY

I. GENERAL

A. Conditional Use Permit No. 2017-08: The project is a request by Christopher Owahdi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone.

The project site will be developed with a 200 unit apartment complex, including public street improvements along a section of Doe Avenue and Shirk Street. The improvements include curb, gutter and sidewalk, and landscaping, along with right-of-way paving. The complex will have two access points, one on Doe Avenue and one on Shirk Street, along with a service/emergency access point onto Roeben Street.

B. Identification of the Environmental Setting:

The site consists of disturbed land, which has been routinely disked for weed control/fire prevention. The site was used for agricultural row crops up to 2006, when adjacent development to the east and north began to isolate the site from the agricultural activities on the north side of Ferguson Avenue. The site has an existing single-family residential subdivision on the east and north sides, along with a Fire Station on the north side. An arterial roadway is along the west side (Shirk Street), and a collector roadway is along the south side (Doe Avenue). The surrounding zoning and land uses are as follows:

- North: QP & R-1-5 / (Quasi Public & single family residential) – Fire Station No. Five
- South: I - Industrial / Industrial & Vacant / undeveloped land
- East : R-1-5 (Single-family Residential) / single family residential subdivision
- West : I - Industrial– Continuation School & Industrial

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

C. Plans and Policies: The City's General Plan Land Use Element (LUE) designates the site as Medium Density Residential. The site is zoned R-M-2 (Medium Density Residential). The proposed 200 unit multiple family residential development is an allowed use subject to discretionary approval of a Conditional Use Permit in accordance with the City's Zoning Ordinance. The proposed project includes improvements to the arterial and collector roadways adjacent to the site.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project, which cannot be mitigated as described herein. The City of Visalia Land Use Element, Circulation Element, and Zoning Ordinance contain policies and regulations that are designed to mitigate impacts to a level of non-significance.

III. MITIGATION MEASURES

The following mitigation measures will reduce potential environmental impacts related to Noise Impacts to a less than significant level as shown below:

Noise – The noise study, Environmental Noise Assessment - Visalia Apartments July 14, 2017, prepared by Bollard Acoustical Consultants, addresses the potential noise impacts to the proposed apartment complex, and the potential noise impacts arising from the apartment complex affecting the adjacent single family residential areas.

Viking Ready Mix – The noise study found the potential noise impacts from the Viking Ready Mix site to the south to be not significant, and is not recommending any noise mitigation measures based upon the Viking site.

Related Noise Impacts – The noise study found that the potential noise from Shirk Street does warrant mitigation for some of the apartments and pool area as described below. In addition, the study determined that the potential noise impacts to the single family area from the apartment air conditioners be mitigated as described below.

The following specific mitigation measures shall be incorporated into the project design and construction:

1. A 6-foot tall solid noise barrier should be constructed around the proposed pool area to reduce Shirk Road traffic noise levels to less than the 65 dB Ldn exterior standard established in the City of Visalia General Plan. The barrier should be constructed of concrete or masonry; although a partial or full glass barrier would be acceptable provided the glass has a Sound Transmission Class (STC) rating of 30 or higher and the total barrier height is at least 6 feet relative to the pool area elevation. Location of the required noise barrier is shown in Figure 2.
2. To ensure interior traffic noise levels remain below the City of Visalia 45 dB Ldn standard within the apartments proposed along Shirk Road, window upgrades should be implemented in these units. Specifically, upper-floor windows along Shirk Road with views of the roadway should be upgraded to an STC 32 rating, and ground-floor windows along that roadway should be upgraded to an STC 30 rating. Window upgrade locations are shown in Figure 2.
3. To ensure HVAC condenser unit noise levels do not exceed the City's 45 dB Leq nighttime noise level standard at the neighboring residential uses, one of the following three noise mitigation options should be implemented:
 - a. Construct screen walls immediately adjacent to the condenser units to a height at least 1 foot above the top of the condenser units. Recommended screen locations are shown in Figure 2.
 - b. Relocate all condenser units at least 60 feet from the nearest residential property lines.
 - c. Specify quieter condenser units with sound pressure levels not exceeding 48 dB Leq at a distance of 30 feet from the operating condenser unit.

Staff has incorporated these recommendations as required mitigation measures. Therefore, to ensure that these requirements are met for the proposed project, the project shall be developed and shall operate in substantial compliance with the Noise Impact Mitigation Measure 1.1 through 1.3. These mitigation measures are included in Section IV below as a part of this Mitigated Negative Declaration.

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. MITIGATION MONITORING PROGRAM

<u>Mitigation Measure</u>	<u>Responsible Party</u>	<u>Timeline</u>
Noise Impact Mitigation Measure 1.1: A 6-foot tall solid noise barrier should be constructed around the proposed pool area to reduce Shirk Road traffic noise levels to less than the 65 dB Ldn exterior standard established in the City of Visalia General Plan. The barrier should be constructed of concrete or masonry; although a partial or full glass barrier would be acceptable provided the glass has a Sound Transmission Class (STC) rating of 30 or higher and the total barrier height is at least 6 feet relative to the pool area elevation..	Project Applicant	Noise Impact Mitigation for specified barriers (walls) and equipment shall be enforced through the building permit and construction inspection.
Noise Impact Mitigation Measure 1.2: To ensure interior traffic noise levels remain below the City of Visalia 45 dB Ldn standard within the apartments proposed along Shirk Road, window upgrades should be implemented in these units. Specifically, upper-floor windows along Shirk Road with views of the roadway should be upgraded to an STC 32 rating, and ground-floor windows along that roadway should be upgraded to an STC 30 rating. Window upgrade locations are shown in Figure 2.	Project Applicant	Noise Impact Mitigation for specified windows shall be enforced through the building permit and construction inspection.

<p>Noise Impact Mitigation Measure 1.3: To ensure HVAC condenser unit noise levels do not exceed the City's 45 dB Leq nighttime noise level standard at the neighboring residential uses, one of the following three noise mitigation options should be implemented:</p> <ol style="list-style-type: none"> Construct screen walls immediately adjacent to the condenser units to a height at least 1 foot above the top of the condenser units. Recommended screen locations are shown in Figure 2. Relocate all condenser units at least 60 feet from the nearest residential property lines. Specify quieter condenser units with sound pressure levels not exceeding 48 dB Leq at a distance of 30 feet from the operating condenser unit. 	<p>Project Applicant</p>	<p>Noise Impact Mitigation for specified equipment shall be enforced through the building permit and construction inspection.</p>
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V. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS


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

VI. 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.
- Environmental Noise Assessment - Visalia Apartments, Bollard Acoustical Consultants, Inc. July 14, 2017

VII. NAME OF PERSON WHO PREPARED INITIAL STUDY


 Andrew Chamberlain
 Senior Planner


 Paul Scheibel, AICP
 Environmental Coordinator

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2017-08		
NAME OF PROPONENT:	Christopher Owahdi	NAME OF AGENT:	Christopher Owahdi
Address of Proponent:	29160 Heathcliff Rd, Suite 411 Malibu, CA 90265	Address of Agent:	29160 Heathcliff Rd, Suite 411 Malibu, CA 90265
Telephone Number:	(424) 234-5550	Telephone Number:	(424) 234-5550
Date of Review	August 3, 2017	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:

- 1 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

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) 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

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)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 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 dedicated 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?
- 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?

VII 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?

VIII HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 1 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)?

- 1 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?
- 1 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?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

IX 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?

X 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?

XI NOISE

Would the project:

- 3 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?
- 3 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?
- 2 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?

XII 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?

XIII PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XIV 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?

XV TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- 2 b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 1 f) Result in inadequate parking capacity?

XVI UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVII TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 3 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The Sierra Nevada mountain range is a scenic vista that can be seen from Visalia on clear days. This project will not adversely affect the view of this vista.
- b. There are no scenic resources on the site.
- c. The City has development standards related landscaping and other amenities that will ensure that the visual character of the area is not degraded.
- d. The project will create new sources of light that is typical of a multiple family development. Proposed light fixtures are subject to the City's development standards, such that while not demonstrated by current municipal code, are generalized and required through the site plan review process to apply to developments in order to promote the public's welfare by reducing harmful glare upon nearby residences. Any light fixtures that are adjacent to existing and proposed residential developments will be required by conditions of approval of the discretionary permit to be directed and/or shielded to not fall upon adjacent properties.
In addition, the mounting heights of the light fixtures are required by condition of approval to be developed to limit or eliminate direct and indirect light and glare from falling upon the adjacent residential properties. The mitigation of light and glare shall be demonstrated on building permits submitted in association with the development.

II. AGRICULTURAL RESOURCES

- a. The site has been out of agricultural production for approximately six years, with single family residential along the east and north sides of the site. The effects of conversion of prime agricultural land to urban development were examined in the City's General Plan EIR as a significant effect on the environment, for the City's entire urban growth boundary, which necessarily applies to the site-specific impacts at the project site. However, a Statement of Overriding Conditions was prepared in association with the General Plan EIR for the conversion of prime agricultural land to urban development. Therefore, this project will have less than significant impacts.
- b. The site is not under Williamson Act contract or not within an Agricultural Preserve.
- c. The project will not have an effect resulting in the change of other agricultural land. Thus, the project has no potential to create significant impacts to farmland.

III. AIR QUALITY

- a. The project in itself does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's air quality plan. 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.

- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. 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.

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. The San Joaquin Valley is a region that is already at non-attainment for air quality. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion into urban development. The City adopted urban development boundaries as mitigation measures for air quality.

The project could result in short-term air quality impacts related to dust generation due to grading activities. The Applicant is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations.

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. The project location will be adjacent to existing residential subdivisions and a fire station. The project will establish 200 multiple family residential units on 17.5 acres resulting in a unit density of 11.4 units to the acre. Based on this information, staff concludes that the increase in the amount of potential traffic generated by the project will not significantly increase or cause the current level of service of the road system to change. The City's Circulation Element indicates the road segment at the intersection of Shirk Street and Doe Avenue to be at an acceptable capacity and level, which reflects operations with moderate delay resulting from a small amount of conflicting vehicular traffic. Alternate transportation in the form of sidewalks and bus stop locations are being developed as a part of the project along the public roadways. Connecting sidewalks from the project to the right-of-way will be installed as a part of the proposed project. Potential impacts to the existing road capacity serving the site will not be significant since the project will complete a portion of the Shirk Street, and Doe Avenue improvements. This will support the current level of service at or above acceptable levels, which would ultimately improve idle times and associated pollutant concentrations.

Potential increase in pollutant concentrations generated by the amount of traffic anticipated with the project would

be offset with the Applicant's compliance with the SJVAPCD Indirect Source Review (Rule 9510) procedures, or payment of mitigation fees to the SJVAPCD.

- e. The project's anticipated amount of traffic use may generate objectionable odors associated with increased emissions in the area. However, potential noxious odors generated would be offset with the Applicant's compliance with the SJVAPCD Indirect Source Review (Rule 9510) procedures, or payment of mitigation fees to the SJVAPCD.

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. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. A site inspection conducted by Planning Division staff on March 16, 2017 confirmed this conclusion.
- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. The project will develop fallow land with residential structures and parking. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use. Review of the site plan and an on-site inspection conducted by Planning Division staff on March 16, 2017 confirmed this conclusion.
- e. The City has a municipal ordinance in place to protect oak trees. On on-site inspection by Planning Division staff on March 16, 2017 confirmed that there are no existing oak trees 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 shall 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 shall 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 shall 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. A grading and drainage plan must be submitted for review to the City to ensure proposed improvements will be designed to city engineering 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 generally 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.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The project area is not located within two miles of an airport. Thus, the project would not pose a significant threat to the safety of people.
- 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.

VIII. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. Development standards applicable to the project require that storm water drainage from the site and street runoff be connected to the existing City storm water drainage system, thus the improvements

will be consistent with the adopted City Storm Drain Master Plan.

- b. The project will not substantially deplete groundwater supplies in the project vicinity. New buildings proposed with the project will be served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. Planned improvements to the site, which include additions of storm drain lines along with existing small drainage ponds, will effectively contain run-off water either on or off the site. Therefore, the project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. The project is not a source which would otherwise create substantial degradation of water quality.
- g. The project area is located within Zone X02. Sites designated as being within Zone X02 are areas outside of 500-year floods and are not prone to 100-year floods.
- h. The project area is located within Zone X02. Sites designated as being within Zone X02 are areas outside of 500-year floods and are not prone to 100-year floods.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat and already developed, which will contribute to the lack of impacts by mudflow occurrence.

IX. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundaries of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.

The project is consistent with the Land Use Element of the General Plan for multiple family residential development. The intent and goals of the Circulation Element are met by the project's purpose to complete street improvements at an arterial-to-collector intersection. The proposed project is consistent with all other elements of the General Plan.

Construction of the project will be required to comply with standards established by the Noise Element and Noise Ordinance for construction near residential uses.

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

X. 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.

XI. NOISE

- a. The project will result in noise generation typical of urban development. The Visalia Noise Element and City Ordinance contain criterion for acceptable noise levels inside and outside residential living spaces. This standard is 65 dB DNL for outdoor activity areas associated with residences and 45 dB DNL for indoor areas. The project proposes a land use that is in accordance with the underlying General Plan land use and zoning designations for the site. Noise Impact Analysis prepared for the proposed project (ref.: Environmental Noise Assessment - Visalia Apartments, Bollard Acoustical Consultants, Inc. July 14, 2017) identified several potential noise impacts and mitigation measures, which will reduce the impacts to less than significant through incorporation into this document/project.
- b. Noise Impact Analysis prepared for the proposed project (ref.: Environmental Noise Assessment - Visalia Apartments, Bollard Acoustical Consultants, Inc. July 14, 2017) addresses the potential noise impacts to the proposed apartment complex from traffic on Shirk Street, and the potential noise impacts arising from the apartment complex affecting the adjacent single family residential areas. The noise level data presented in the Noise Impact Analysis identified that ambient noise levels generally exceed the performance standards identified in the Noise Ordinance. In addition, interior noise levels, when adjusted for ambient noise levels, will be below the applicable noise standards for interior noise. To ensure that community noise standards are met for noise-sensitive land uses on the and adjacent to the site, the Noise Analysis identifies Mitigation Measures that shall be followed, and will be implemented through the building permit process.

The Visalia Noise Element and Ordinance contain criterion for acceptable noise levels. The proposed project locates buildings at least 60 feet from the nearest arterial roadway (Shirk Street), outside of the 50' dB noise contour where the noise exposure levels are considered normally acceptable. Potential impacts by noise generation by traffic along the designated arterial streets will be reduced to a less than significant impact by implementation of the prescribed Mitigation Measures incorporated into this document.

- c. The project may result in temporary ground-borne vibration or ground-borne noise levels during the course of construction which may impact existing residences adjacent to the project site. The City's Noise Ordinance already contains standards and guidelines for the use of construction equipment. Since the project's construction will be limited in hours of operation and completed in two phases, such increase in existing noise levels is

considered to be less than significant in impacting the surrounding neighbors.

- c. Noise levels will increase beyond current levels as a result of the project. These levels will be typical of noise levels associated with traffic and urban uses. Therefore, the increase is considered to be less than significant.
- d. The project will result in temporary increase in ambient noise levels in the area. The City's Noise Ordinance already contains standards and guidelines for the use of construction equipment. Since the project's construction will be limited in hours of operation, such increase in existing noise levels is considered to be less than significant in impacting the surrounding neighbors.
- e. The project area is not located within 2 miles of a public airport.
- f. There is no private airstrip near the project area.

XII. POPULATION AND HOUSING

- a. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use of the area. The project will not directly induce substantial population growth. The residential development is consistent with the General Plan, which designates the site for Medium Density Residential development.
- 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.

XIII. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities can adequately serve the site without a need for alteration.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration.
 - iii. Current school facilities can adequately serve the site without a need for alteration. The Visalia Unified School District has provided written comments stating that all school students generated by this project can be accommodated.
 - iv. Current park and recreation facilities can adequately serve the site without a need for alteration.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XIV. RECREATION

- a. The proposed project will not 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.
- b. The proposed project does include on-site recreational facilities in the form of a pool and clubhouse, and will not have an adverse physical effect on the environment.

XV. TRANSPORTATION AND TRAFFIC

- a. Both the Land Use Element Program EIR and the Circulation Element EIR identify roadways in the area as adequate to meet circulation needs. The proposed project includes improvements to the existing streets serving the site which will bring the portions of these roadways adjacent to the project site in compliance with the improvements identified in the Circulation Element for this area.
Based on the project including arterial and collector roadway improvements, public sidewalks, and access to bus stops, staff does not anticipate a significant change in the current acceptable level of service for personal and public transportation systems. The City's Circulation Element Update (2014) indicates the road segment of Shirk Street at Doe Avenue to be at an acceptable level of service and capacity, which reflects operations with moderate delay resulting from a small amount of conflicting vehicular traffic.
Potential impacts to the existing road capacity serving the site will not be significant since the project will install the improvements along the arterial and collector roadway serving the site, which will reduce additional burden to the roadways. This would help to support the current level of service.

The project will cause average annual daily traffic levels to increase in the vicinity, though not beyond levels identified in the City's Circulation Element Update. Implementation of the Circulation Element's policies and payment of appropriate impact fees will mitigate impacts that may occur.

- b. The project plans for the development of the site in accordance with the site's underlying zoning designation. Average annual daily traffic levels will increase in the vicinity. With the construction of improvements identified in the City of Visalia Circulation Element and the development plan proposed for this project, the project will not cause Levels of Service of streets and intersections beyond what has been identified in the Circulation Element Update.
- c. The project will not result in nor require a need to change air traffic patterns.
- d. Upon development, roads will be improved to City standards so that there will be no increased hazards.
- e. Upon development of the site, roads will be improved to City standards that will provide adequate emergency access.
- f. The project will be required to meet the City's parking requirements for multiple family residential developments as required in the City's Zoning Ordinance. A parking analysis provided with the project indicated that the amount of parking proposed for the project will meet or exceed the City's minimum standards.

XVI. UTILITIES AND SERVICE SYSTEMS

- a. The site is designated for multiple family residential development by the City General Plan. The project is not proposed to exceed what has already been planned for in

this area.

- b. The project will require sanitary sewer lines to connect to an existing City sewer main. Usage of this line and the extension of service from other lines from the project are consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.
- c. The project development will include the connection of storm drains to an existing City storm water drainage line for both storm water and street run-off. The construction of these lines are consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company currently serves 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 adequately serve the site without a need for alteration.
- g. The project should 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.

XVII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of

historical resources as defined in Public Resources Code section 5020.1(k), or

- b) The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. In accordance with AB52, the local area tribes were contacted with no response indicating a known tribal resource which would require mitigation or monitoring beyond the normal practices for the identification and protection of cultural resources during the construction phase of the project.

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 inherently 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 3, 2017
Date

Andrew Chamberlain

From: Susan Currier
Sent: Monday, March 13, 2017 3:50 PM
To: Andrew Chamberlain
Subject: FW: CUP No. 2017-08

FYI

From: Kerri Vera [<mailto:tuleriverenv@yahoo.com>]
Sent: Monday, March 13, 2017 1:39 PM
To: Susan Currier
Subject: CUP No. 2017-08

Dear Ms. Currier, thank you for your letter date February 28, 2017, regarding the planned 200 unit apartment complex project in Visalia CA. At this time, we do not have any knowledge of culturally sensitive items or sites within the proposed project area. However, if items or sites are revealed during research or project initiation, within the project site, please contact us.

Thank you again, for your correspondence efforts.

Respectfully,

Kerri Vera
Director
Department of Environmental Protection
Tule River Tribe

POB 589, Porterville CA 93257
ph(1): 559/783-8892
ph(2): 559/783-9984
fax: 559/783-8932
email(1): tuleriverenv@yahoo.com
email(2): kerri.vera@tulerivertribe-nsn.gov

Environmental Noise Assessment

Visalia Apartments

Visalia, California

BAC Job # 2017-110

Prepared For:

City of Visalia Planning Department

Attn: Mr. Andrew Chamberlain
315 E. Acequia Avenue
Visalia, CA 93291

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

July 14, 2017



Introduction

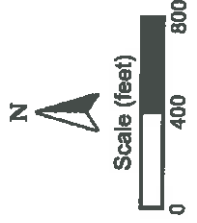
The proposed Visalia Apartments consists of a multi-family residential development located at the northeast corner of Shirk Road and Doe Avenue in the City of Visalia, California. The development will contain apartments primarily located adjacent to these roadways, and common outdoor activity areas (a pool and a park) at the southwest corner of the site. Land uses in the project vicinity include residential uses to the adjacent northeast and industrial uses to the south. The project proposes to construct a 6-foot CMU noise barrier along the northern and eastern property lines, between the project site and the existing residences. The project area and site plan are shown in Figures 1 and 2, respectively.

Due to potential for elevated noise levels at the project site resulting from traffic on local roadways and industrial activities at the concrete plant to the immediate south, and for elevated noise levels at the existing residences to the northeast resulting from the construction and operation of this project, Bollard Acoustical Consultants, Inc. (BAC) was retained to prepare this noise assessment. Specifically, the purposes of this assessment are to quantify existing and future noise levels at the project site resulting from traffic on adjacent roadways and from nearby industrial sources, to quantify project-generated noise levels at the existing residences to the northeast, and to compare those levels against the applicable City of Visalia standards for acceptable noise exposure at residential uses.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. As a result, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.



Legend




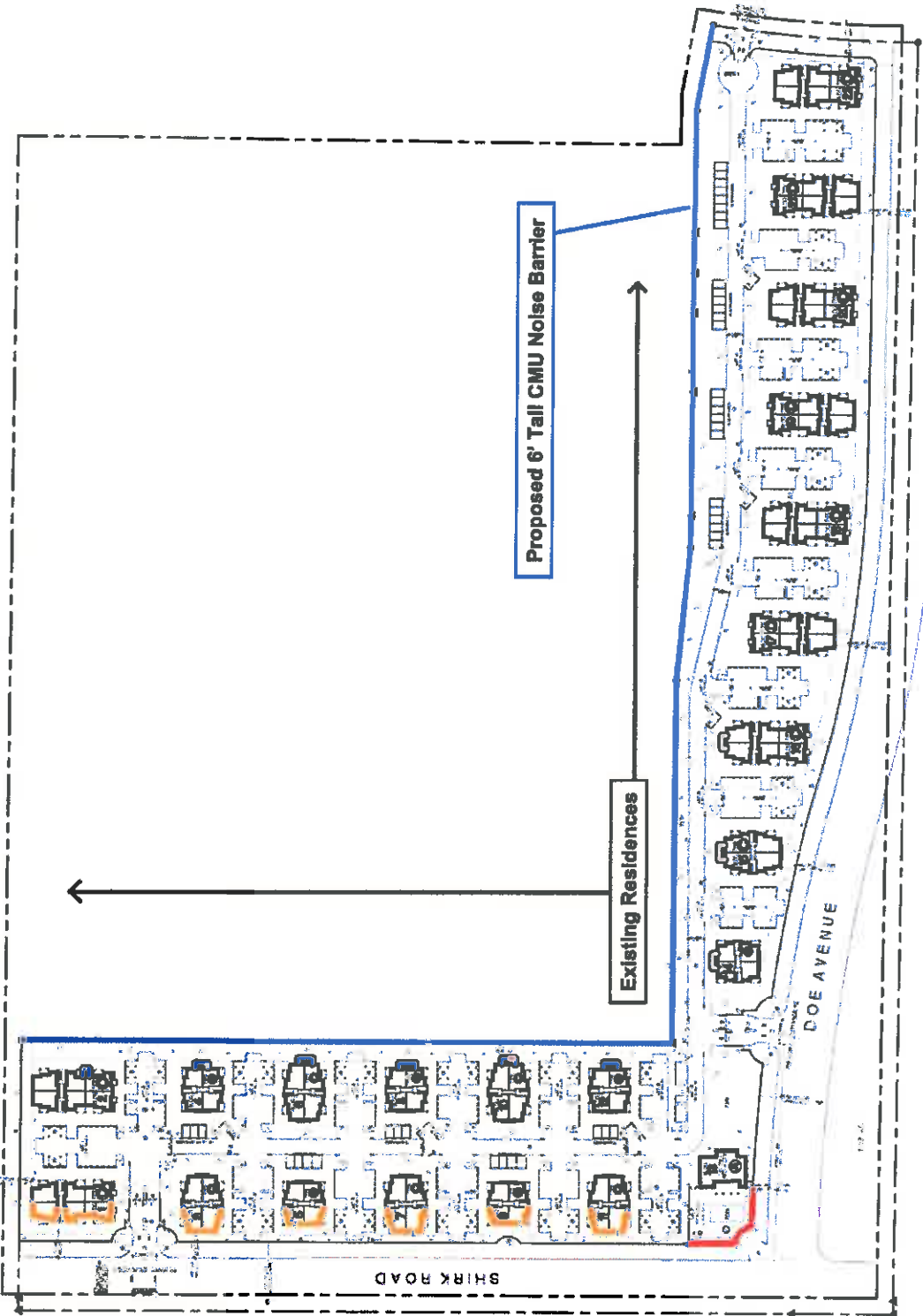
-  Approximate Project Area
-  Long-Term Noise Measurement Site
-  Short-Term Noise Measurement Site

Figure 1
 Project Area and Noise Measurement Locations
 Visalia Apartments - Visalia, California



Proposed 6' Tall CMU Noise Barrier

Existing Residences



Scale (feet)

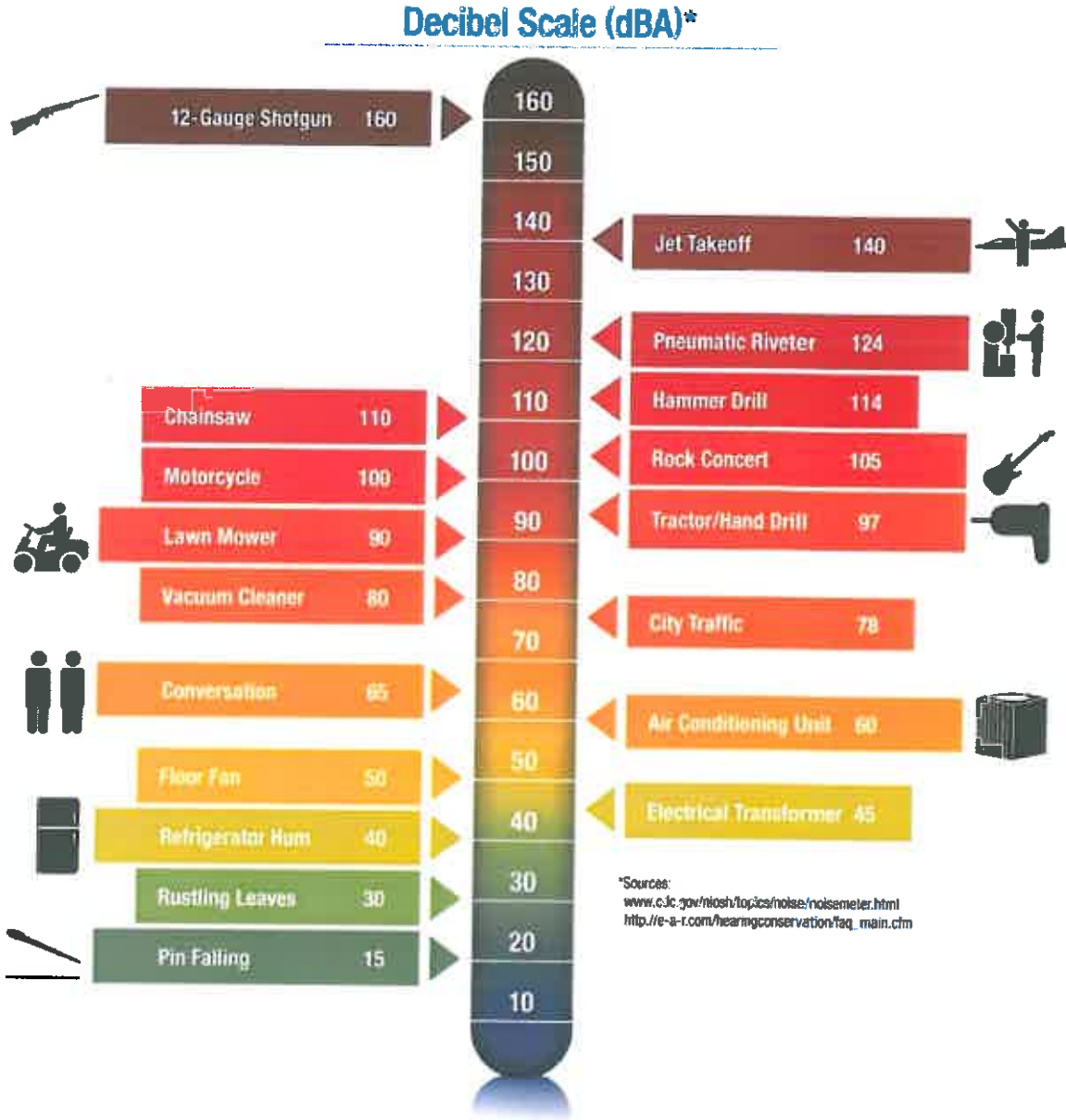


Legend

- Required 6' Tall Noise Barrier Location
- Required Window Upgrade Locations
STC 30 ground-floor, STC 32 upper-floor
- Required HVAC Screen Locations (approximate)

Figure 2
 Project Site Plan and Noise Mitigation Measures
 Visalia Apartments - Visalia, California

Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise generated by transportation noise sources.

The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Criteria for Acceptable Noise Exposure

City of Visalia General Plan

The Noise Element of the City of Visalia General Plan establishes acceptable noise level limits for various land uses affected by transportation noise sources. These limits are presented in Table 8-3 of the General Plan, shown below as Table 1.

**Table 1
Noise Standards – Transportation Noise Sources
City of Visalia General Plan**

Noise-Sensitive Land Use	Outdoor Activity Areas ¹		Interior Spaces
	DNL/CNEL ² , dB	DNL/CNEL ² , dB	L_{eq} dB ³
Residential	65	45	--
Transient Lodging	65	45	--
Hospitals, Nursing Homes	65	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	65	--	45
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45

Notes:

(1) Outdoor activity areas generally include backyards of single-family residences and outdoor patios, decks or common recreation areas of multi-family developments.

(2) The CNEL is used for quantification of aircraft noise exposure as required by CAC Title 21.

(3) As determined for a typical worst-case hour during periods of use.

In addition to transportation noise standards, the General Plan establishes acceptable noise level limits for stationary noise sources affecting noise-sensitive uses, such as noise generated by the industrial uses to the south of the project site, or the pool area within the project site affecting the residential uses to the northeast. These limits are reproduced below as Table 2.

Table 2 Noise Level Standards for Stationary Noise Sources City of Visalia General Plan		
Noise Level Descriptor	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
	Hourly L_{eq} , dB	50
Maximum Level (L_{max}), dB	70	65

Source: City of Visalia General Plan, Safety & Noise Element

City of Visalia Municipal Code

Chapter 8.36 of the Visalia Municipal Code provides exterior noise standards relevant to the proposed project. The exterior noise standards established in the Municipal Code are graduated depending on the duration of the intruding noise source. Higher noise levels are permitted provided the noise source in question is generated for shorter durations. The City's exterior noise level standards, provided in Table 3, are applied at the property line of noise-sensitive land uses. The municipal code defines noise-sensitive land uses as residential uses, churches, hospitals, schools, and public libraries. The Municipal Code standards are effectively similar to the Noise Element standards.

Table 3 Exterior Noise Level Standards City of Visalia Municipal Code			
Cumulative Number of minutes in any one-hour time period	Statistical Descriptor	Noise Level Standards, (dBA)¹	
		Daytime (6 a.m. to 7 p.m.)	Nighttime (7 p.m. to 6 a.m.)
30	L_{50}	50	45
15	L_{25}	55	50
5	L_8	60	55
1	L_2	65	60
0	L_{max}	70	65

Note:

- Each of the noise level standards specified in this table shall be reduced by five (5) dBA for pure tone noises, noises consisting primarily of speech or music, or recurring impulsive noises.

Source: Section 8.36.40 of the City of Visalia Municipal Code

Standards Applicable to this Project

For traffic noise sources affecting the project site, the Table 1 noise standards of 65 dB L_{dn} and 45 dB L_{dn} would apply to all proposed noise-sensitive exterior and interior areas of the apartments, respectively. Specifically, the 65 dB L_{dn} exterior standard is applied at the common outdoor activity areas (proposed pool and community park) and the 45 dB L_{dn} interior standard is applied at the interiors of the proposed residential units.

For stationary noise sources affecting the project site (specifically, the concrete batch plant to the south), and for noise generated by the project site affecting nearby noise-sensitive uses, the performance standards established in the General Plan and Municipal Code would apply. The Municipal Code establishes more specific statistical descriptors than the General Plan, providing L_{50} , L_{25} , L_8 , L_2 , and L_{max} standards compared to only L_{eq} and L_{max} in the General Plan. Because of this, the specific noise standards used to evaluate stationary noise impacts will be applied on a case-by-case basis depending on the maximum duration of each noise source throughout any worst-case hour.

For all stationary noise sources affecting the project site and for all noise generated on the project site affecting the residences to the immediate northeast, the exterior L_{max} standards of 70 and 65 dB L_{max} and the exterior L_{eq}/L_{50} standards of 50 and 45 dB L_{eq} are applicable during daytime and nighttime hours, respectively. These standards are applied at the property lines of the affected uses.

The L_{25} , L_8 , and L_2 standards apply to noise sources present for more than 15 minutes, 5 minutes, and 1 minute out of any worst-case hour, respectively. These standards will be compared to each noise source analyzed in this report, as applicable.

Existing Ambient Noise Environment at the Project Site

The existing ambient noise environment at the project site is primarily defined by traffic on Shirk Road to the west, with contributions from traffic on Doe Avenue and industrial activities at the concrete batch plant to the south. To generally quantify existing noise levels in the project vicinity, BAC conducted long-term (continuous) noise level measurements from June 27-29, 2017.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used for the noise level measurements. The meter was calibrated before use with an LDL Model CAL200 acoustic calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The noise measurement location is shown in Figure 1, and the results are presented numerically and graphically in Appendices B and C, respectively. The measurement site was selected to represent ambient noise exposure at the existing residences to the adjacent northeast of the project site, for use in determining whether these residences would experience

noise impacts as a result of project construction. The results indicate an average measured day/night noise level of 58 dB L_{dn} .

Concrete Plant Noise Survey

To quantify noise levels generated by the concrete batch plant located to the south of the project site, BAC conducted short-term noise level measurements of plant operations and various individual site-specific noise sources on June 30, 2017. Noise measurement equipment met the same specifications as described previously. The results of the measurements are summarized below in Table 4.

Description	Distance (feet)	Measured Noise Level, dB ¹		
		L_{eq} (average)	L_{max} (maximum)	SEL (total event energy)
Batch plant operations	300	58	66	N/A ²
Truck passby	10	N/A ²	79	85

Notes:

- ¹ Multiple measurements of each source were taken. The levels shown in this table represent the normalized results of these measurements, which were averaged to generate representative noise levels for each source.
- ² The applicability of certain noise level descriptors depends on the characteristics of the noise source. For relatively steady-state sources such as the batch plant, average noise generation (L_{eq}) is effective for quantifying resulting hourly noise exposure. For recurring single-event noise sources, such as truck movements, hourly noise levels are computed by summing the total sound energy of each passby and averaging the resulting sound energy over one hour, and the applicability of the L_n standards depends on the total operational time in a worst-case hour.

Source: Bollard Acoustical Consultants, Inc. (2017)

The Table 4 data were utilized in the analysis of future industrial noise levels at the project site, which is presented in a subsequent section of this report.

Evaluation of Future Traffic Noise Levels at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic data to predict future traffic noise levels at the project site. Future average daily traffic volumes for Shirk Road and Doe Avenue were conservatively assumed to double relative to existing traffic volumes on these roadways, which were obtained from existing traffic count data provided by the City of Visalia. The FHWA Model inputs and predicted future traffic noise levels at the project site are provided in Appendix D, and the results are summarized below in Table 5.

Roadway	Location	Distance from Centerline (feet)	Offset (dB) ²	L _{dn} (dB)
Shirk Road	Pool area	85		69
	Community park	230	-5	57
	Nearest first-floor building facades	85		69
	Nearest upper-floor building facades	85	+3	72
Doe Avenue	Pool area	85		64
	Community park	90		64
	Nearest first-floor building facades	80		65
	Nearest upper-floor building facades	80	+3	68
Notes:				
¹ A complete listing of FHWA Model inputs and results are provided in Appendix D.				
² A +3 dB offset was applied to the upper-floor façades due to reduced ground absorption at elevated floor levels. A -5 dB offset is due to proposed intervening buildings relative to Shirk Road.				
Source: Bollard Acoustical Consultants, Inc. (2017)				

As indicated in Table 5, the proposed common use pool area would be exposed to future Shirk Road and Doe Avenue traffic noise levels of up to 69 and 64 dB L_{dn} respectively, and the proposed community park area would be exposed to future Shirk Road and Doe Avenue traffic noise levels of up to 58 and 64 dB L_{dn} respectively. As a result, noise mitigation measures will be required to reduce noise levels in the pool area to compliance with the City of Visalia exterior standard of 65 dB L_{dn}. These mitigation measures are discussed in a subsequent section. No exterior noise mitigation measures are required for the proposed community park.

Exterior Traffic Noise Mitigation Measures

BAC computed the effectiveness of solid noise barriers in reducing traffic noise at the proposed pool area of the apartment project. The results of these calculations, which are provided in Appendix E, indicate that the construction of a 6-foot tall concrete or masonry noise barrier around the proposed pool area would reduce future traffic noise exposure to less than 65 dB

L_{dn} , satisfying the City of Visalia exterior standard. The location of the required noise barrier is shown in Figure 2.

If visibility of the pool area from Shirk Road is desired by the project architect, sufficient noise reduction could be achieved with a glass barrier (either fully glass or partially glass on top of concrete/masonry), provided the glass is rated at a Sound Transmission Class (STC) of 30 or higher and the barrier is at least 6 feet in total height.

Interior Traffic Noise Mitigation Measures

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, provided future traffic noise levels do not exceed 70 dB L_{dn} at exterior building facades, standard construction would be adequate to ensure compliance with the City of Visalia General Plan 45 dB L_{dn} interior noise level standard.

As indicated in Table 5, future noise levels at the proposed building facades are predicted to exceed 70 dB L_{dn} at some locations. To ensure interior noise levels remain below the 45 dB L_{dn} standard, window upgrades are required for residences located along Shirk Road. Specifically, all upper-floor windows in proposed residences located adjacent to Shirk Road with a view of the roadway should be upgraded to a Sound Transmission Class (STC) rating of 32. First-floor windows in these locations should be upgraded to an STC rating of 30 to provide a margin of safety and ensure the proposed facades provide sufficient noise reduction. In addition, mechanical ventilation (air conditioning) should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Evaluation of Future Industrial Noise Levels at the Project Site

The primary industrial noise source affecting the project site is the concrete batch plant to the south. As described previously, BAC completed site-specific noise level measurements at the plant on June 30, 2017 to quantify operational noise levels for use in determining future noise exposure at the proposed apartments. Associated noise sources include batch plant operations and on-site truck activity.

The northern gate of the concrete plant site is the closest point to the project site, located approximately 180 feet from the nearest proposed residences. Trucks do not enter and exit the plant directly onto Doe Avenue, but instead follow a driveway west to Shirk Road/Road 92. The batch plant is located approximately 650 feet from the nearest residences and is shielded by an existing wall and aggregate stockpiles.

BAC utilized the noise level data collected from this batch plant to predict future noise levels at the project site, conservatively assuming a 50% increase in plant noise generation relative to existing measured levels and 50 future daily truck trips to and from the site (100 passby events per day). Because batch plant noise generation is fairly steady-state and punctuated by brief

increases associated with truck passbys, the L_{eq} and L_{max} descriptors would be applicable and these standards were used to determine the significance of industrial noise at the project site.

Additionally, because a disproportionate number of truck trips could occur in one worst-case hour, the L_{eq} standard would be more restrictive than the L_{25} , L_8 , and L_2 standards and satisfaction of the L_{eq} standard (assuming all 100 events occur in one hour, resulting in continuous truck noise generation) would ensure satisfaction of the less restrictive time-limited standards. As a result, these statistical descriptors were not used in the evaluation of noise impacts from this source.

The predicted future concrete plant noise levels are shown below in Table 6.

Source	Distance (feet) ¹	Offset ² (dB)	Resulting Noise Level, dB	
			L_{eq} (average)	L_{max} (maximum)
Batch plant operations	650	-10	41	49
Truck movements (100)	180		44	54

Notes:

¹ Distance from the geometric center of the noise source to the nearest project site property line.

² A -10 dB offset was applied to predicted batch plant noise exposure at the project site to account for an existing barrier on the batch plant site, substantially shielding plant operations from view of the proposed residences. No offset was applied to on-site truck traffic.

Source: Bollard Acoustical Consultants, Inc. (2017)

The Table 6 data indicate that future concrete plant noise levels are not predicted to exceed the City of Visalia daytime and nighttime noise standards at the project site, even under extreme worst-case hourly operations. Additionally, due to the 25 dB of noise reduction provided by standard residential construction, interior noise levels are predicted to comply with the City standards with a wide margin of safety. As a result, no further mitigation is required for this noise source.

Evaluation of Project-Generated Off-Site Noise Impacts

The project site is located adjacent to existing residential uses, which border the northeastern side of the site. These residences may be impacted by increased noise exposure resulting from construction of the proposed project. Noise sources associated with this project would also include on-site parking lot activity, heating/ventilating/air conditioning (HVAC) noise, and human-generated noise resulting from use of the proposed pool and park areas. These noise sources are each evaluated in the subsequent sections.

The noise exposure criteria applicable to project-generated noise affecting existing residential uses are the stationary noise standards established in the City of Visalia General Plan and Municipal Code.

Parking Lot Noise

To quantify future parking lot noise exposure at the nearest existing residences, BAC utilized parking lot noise measurement file data collected by BAC in 2016 and intended to accurately represent noise levels associated with parking lot use. Each measurement sample used to calculate a typical parking lot event noise level included an arrival/departure, doors opening and closing, and conversation between passengers outside of the car. Those file data indicate that individual parking lot movements (arrivals or departures) typically generate noise levels of 65 dB SEL and 60 dB L_{max} at a distance of 50 feet. The duration of an entire event does not typically exceed 30 seconds.

The apartment parking areas proposed nearest to the existing residences to the northeast are located approximately 70 feet from the property line (as measured from the geometric center of the parking lot) and contain up to 22 parking spaces each. The parking spaces nearest to the existing residences are located approximately 40 feet from the property line. At these distances, noise levels associated with one individual parking lot movement would be 62 dB SEL and 57 dB L_{max} .

It was conservatively assumed that the highest-capacity lots (22 spaces per lot) located nearest to the existing residences could empty and fill completely within a worst-case hour, resulting in 44 hourly parking movements. The resulting worst-case noise levels at the nearest existing residences would be 43 dB L_{eq} and 62 dB L_{max} . The proposed 6-foot CMU wall (see Figure 2) would provide approximately 5 dB of noise parking area noise reduction, resulting in levels of 38 dB L_{eq} and 57 dB L_{max} at the nearest residences. These levels are well within compliance with the City of Visalia General Plan standards.

The applicability of the more specific noise standards established by the Municipal Code depends on the duration of parking lot activity. Given 44 parking movements in an hour and 30 seconds of noise generation per movement, parking lot activity could occur constantly for 22 minutes out of an hour in each lot (a very conservative assumption). This renders the L_{25} , L_8 , and L_2 noise standards established in the Municipal Code applicable to parking lot activity. However, the predicted maximum noise level of 57 dB L_{max} at the nearest property line is less than the City of Visalia daytime and nighttime L_2 standards, ensuring compliance with these standards (a noise source logically cannot exceed a certain level for a portion of an hour if it does not exceed that level at any point during the hour). The predicted L_{max} is higher than the nighttime L_8 standard of 55 dB and the nighttime L_{25} standard of 50 dB, but violation of these standards would require parking lot noise levels to remain near the L_{max} value (a brief noise level spike generated by slamming doors) for a significant portion of the total 22 minutes of parking lot activity. This scenario would not occur during normal parking lot use. As a result, parking lot noise levels are predicted to comply with all applicable City of Visalia standards and no further parking lot noise mitigation is necessary.

HVAC Noise

The proposed apartments will be equipped with HVAC units to provide climate control to residents. According to plans provided by the project applicant, the HVAC units will be located at the ground level, around the apartment buildings. The distance between the property lines of the existing residences to the northeast and the HVAC units proposed nearest to these residences would be as low as 30 feet for HVAC condenser units of apartments bordered to the east by existing residences (see Figure 2) and 65 feet for HVAC units of apartments bordered to the north by existing residences (see Figure 2).

BAC utilized noise level reference data for residential HVAC condenser units to predict noise levels at the nearest existing residences. Those data indicate that a typical packaged HVAC unit can be expected to generate a sound pressure level of approximately 53 dB at a distance of 30 feet from the operating condenser unit. With both condenser units proposed at the ends of the apartment buildings operating concurrently, the combined noise exposure would be 56 dB at a distance of 30 feet. The predicted future HVAC noise levels at the nearest noise-sensitive property lines are shown below in Table 7. Because HVAC noise is steady-state (variations in noise levels are minimal throughout an operational hour), the L_{eq} standard would be the most restrictive standard applicable.

Property Line ¹	Distance to Property Line (feet)	Offset ² (dB)	Sound Level at Property Line (dB L_{eq})
East	30	-6	50
North	65	-6	43

Notes:
 1. Nearest property lines are shown in Figure 2.
 2. Noise reduction due to shielding provided by the proposed 6-foot CMU noise barrier.
 Source: Bollard Acoustical Consultants, Inc. (2017)

The Table 7 data indicate that HVAC condenser unit noise generated at the apartments where the condenser units would be located 30 feet of the adjacent residential property line would exceed the City of Visalia nighttime standard of 45 dB L_{eq} . As a result, consideration of additional HVAC noise mitigation is warranted.

To reduce HVAC noise levels to compliance with the City of Visalia standards at the nearest residential property lines, barriers or screens could be constructed around any HVAC condenser units located less than 60 feet from the residential property lines to the north and east. Screen walls should be of sufficient height to shield the equipment from view of these residences. The locations where screen walls would be required for HVAC condenser equipment are shown in Figure 2. As an alternative to constructing the aforementioned screen walls around the condenser units, the condenser units currently proposed within 30 feet of the eastern property line could be relocated to a minimum distance of 60 feet. As an additional alternative, quieter

condenser units could be specified which produce sound levels of 48 dB L_{eq} or less at a distance of 30 feet from the operating condenser unit.

Apartment Outdoor Activity Area Noise Generation

The project proposes two common outdoor activity areas, a pool area and a community park, both located in the southwest corner of the site. The pool area is located approximately 270 feet from the nearest residential property line and will be mostly shielded from view by a proposed intervening building. The park is located to the east of the pool, approximately 120 feet from the nearest residential property line. Figure 2 shows the locations of these areas.

BAC file data collected in 2016 indicate that typical noise levels associated with a public swimming pool in active use are 60 dB L_{eq} and 65 dB L_{max} at a distance of 30 feet. Noise levels generated by neighborhood parks vary depending on whether the parks are intended for passive or active use. For this analysis, it was conservatively assumed that the proposed park could generate noise levels resembling an active-use park during worst-case hours. BAC file data for parks of this variety indicate noise levels of up to 55 dB L_{eq} and 75 dB L_{max} at a distance of 100 feet.

These data were utilized with the project site plans to calculate future noise exposure at the residences to the northeast resulting from future use of these areas. A conservative -5 dB of reduction was applied to account for shielding provided by the 6-foot CMU wall included in the project design. The results of that analysis are shown below in Table 8.

Outdoor Area	Distance (feet) ¹	Offset ² (dB)	Resulting Noise Level, dB	
			L_{eq} (average)	L_{max} (maximum)
Pool	270	-10	31	36
Park	120	-5	48	68

Notes:

¹ Distance from the geometric centers of the proposed common outdoor activity areas to the nearest existing residential property lines to the northeast.

² A -10 dB offset was applied to predicted pool noise levels to account for substantial shielding provided by a proposed intervening building and the proposed 6-foot CMU wall along the northeast project boundary. A smaller -5 dB offset was applied to predicted park noise levels to account for the proposed wall and absence of proposed intervening buildings.

Source: Bollard Acoustical Consultants, Inc. (2017)

The Table 8 data indicate that noise generated by use of the proposed common outdoor activity areas would not exceed the City of Visalia General Plan L_{eq} and L_{max} daytime noise standards. Due to the intermittent and unpredictable nature of noise sources associated with recreational activities, predicting specific statistical noise levels for comparison to the L_{25} , L_8 , and L_2 daytime standards established in the Municipal Code is not feasible. However, given the conservative

assumptions used to predict park area sound levels and the satisfaction of those levels with the City's average and maximum noise level descriptors, exceedance of the City's other statistical noise level descriptors is not expected.

Because use of the pool and park areas would occur during daytime hours, the City of Visalia nighttime noise standards were not applied to these noise sources. As a result, noise generated by the proposed outdoor activity areas is predicted to comply with all applicable City of Visalia noise standards, and no further mitigation is required for these sources.

Conclusions & Recommendations

The proposed Visalia Apartments are predicted to be exposed to future traffic noise levels in excess of the City of Visalia noise standards. Additionally, noise generated by project HVAC condenser units is predicted to exceed the City of Visalia performance standards at the existing residences to the northeast. As a result, the following specific mitigation measures should be incorporated into the project design and construction:

- A 6-foot tall solid noise barrier should be constructed around the proposed pool area to reduce Shirk Road traffic noise levels to less than the 65 dB L_{dn} exterior standard established in the City of Visalia General Plan. The barrier should be constructed of concrete or masonry, although a partial or full glass barrier would be acceptable provided the glass has a Sound Transmission Class (STC) rating of 30 or higher and the total barrier height is at least 6 feet relative to the pool area elevation. The location of the required noise barrier is shown in Figure 2.
- To ensure interior traffic noise levels remain below the City of Visalia 45 dB L_{dn} standard within the apartments proposed along Shirk Road, window upgrades should be implemented in these units. Specifically, upper-floor windows along Shirk Road with views of the roadway should be upgraded to an STC 32 rating, and ground-floor windows along that roadway should be upgraded to an STC 30 rating. Window upgrade locations are shown in Figure 2.
- To ensure HVAC condenser unit noise levels do not exceed the City's 45 dB L_{eq} nighttime noise level standard at the neighboring residential uses, one of the following three noise mitigation options should be implemented:
 - o Construct screen walls immediately adjacent to the condenser units to a height at least 1 foot above the top of the condenser units. Recommended screen locations are shown in Figure 2.
 - o Relocate all condenser units at least 60 feet from the nearest residential property lines.
 - o Specify quieter condenser units with sound pressure levels not exceeding 48 dB L_{eq} at a distance of 30 feet from the operating condenser unit.

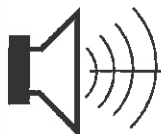
Implementation of these mitigation measures will ensure traffic and industrial noise exposure at the project site and project noise exposure at the adjacent residences do not exceed the applicable noise standards established in the City of Visalia General Plan and Municipal Code.

These conclusions are based on noise level data collected in the project vicinity and reference file data, the project site plan shown in Figure 2, and on noise reduction data for standard residential dwellings. Deviations from the project site plan shown in Figure 2 could cause future noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's noise assessment for the proposed Visalia Apartments in the City of Visalia, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions regarding this assessment.

Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



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**Appendix B-1
 Visalia Apartments
 Ambient Noise Monitoring Results - Site 1
 Tuesday, June 27, 2017**

Hour	Leq	Lmax	L50	L90
0:00	49	62	48	46
1:00	50	65	49	47
2:00	51	64	50	47
3:00	50	62	48	46
4:00	53	62	51	47
5:00	55	69	53	50
6:00	55	63	54	52
7:00	55	76	53	50
8:00	51	66	50	47
9:00	50	66	48	46
10:00	49	62	48	45
11:00	50	61	49	47
12:00	50	67	49	47
13:00	49	60	49	46
14:00	52	73	49	47
15:00	51	68	50	47
16:00	53	75	51	48
17:00	51	71	50	47
18:00	51	74	47	44
19:00	51	71	49	45
20:00	51	58	50	46
21:00	51	68	48	45
22:00	50	61	49	46
23:00	49	60	48	45

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	55	49	51	55	49	52
Lmax (Maximum)	76	58	68	69	60	63
L50 (Median)	53	47	49	54	48	50
L90 (Background)	50	44	47	52	45	47

Computed Ldn, dB	58
% Daytime Energy	60%
% Nighttime Energy	40%

**Appendix B-2
 Visalia Apartments
 Ambient Noise Monitoring Results - Site 1
 Wednesday, June 28, 2017**

Hour	Leq	Lmax	L50	L90
0:00	48	61	46	44
1:00	47	59	45	43
2:00	48	65	46	43
3:00	49	60	47	43
4:00	52	70	50	46
5:00	53	66	52	49
6:00	52	65	51	49
7:00	53	67	52	49
8:00	53	74	50	47
9:00	53	71	51	47
10:00	49	65	47	45
11:00	51	72	48	46
12:00	51	66	50	48
13:00	52	61	51	49
14:00	52	77	50	47
15:00	51	67	49	47
16:00	53	68	53	50
17:00	54	76	53	50
18:00	51	64	50	47
19:00	52	76	50	47
20:00	52	65	50	47
21:00	51	62	50	47
22:00	50	69	49	46
23:00	52	74	48	46

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	54	49	52	53	47	51
Lmax (Maximum)	77	61	69	74	59	65
L50 (Median)	53	47	50	52	45	48
L90 (Background)	50	45	48	49	43	45

Computed Ldn, dB	57
% Daytime Energy	69%
% Nighttime Energy	31%

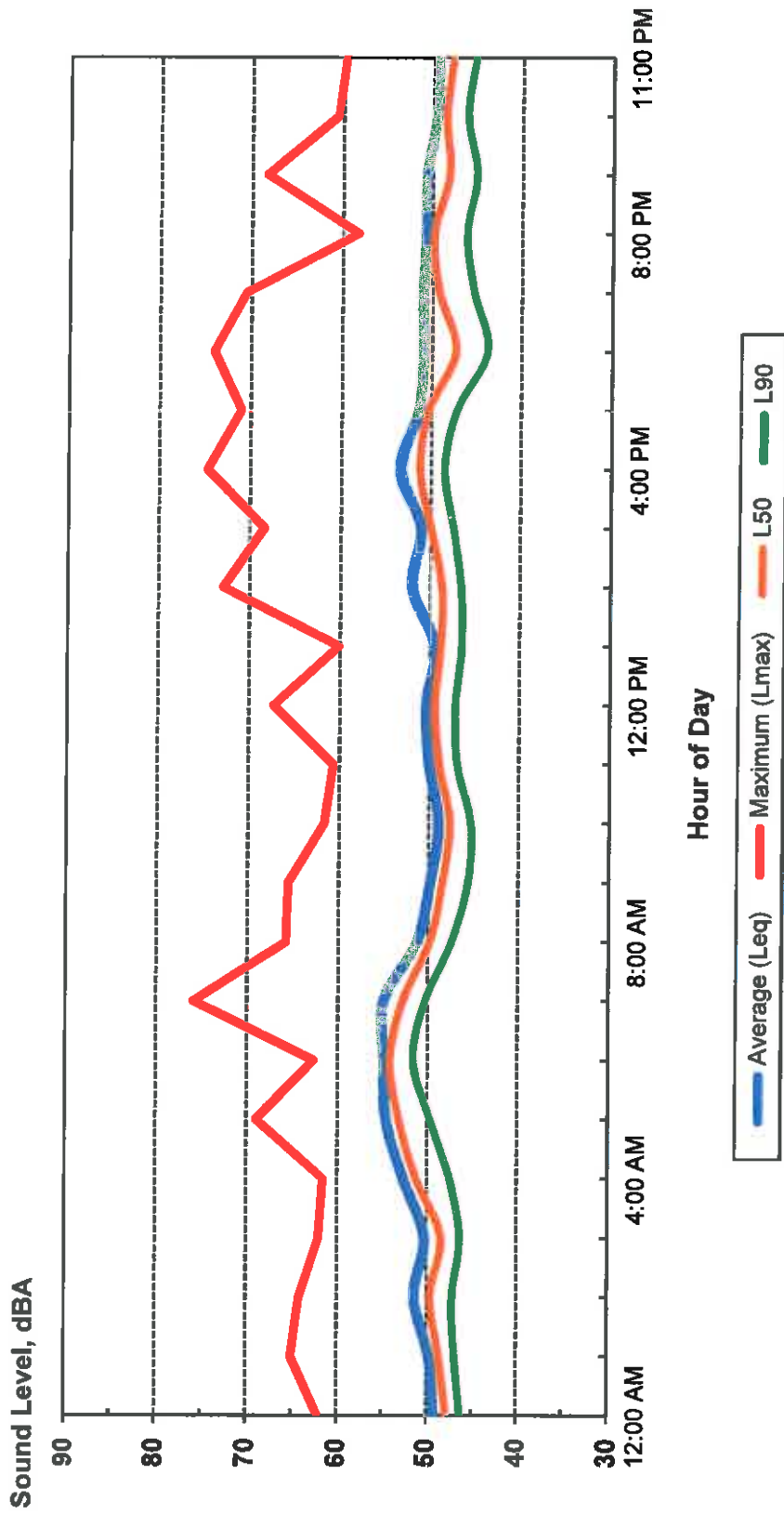
**Appendix B-3
 Visalia Apartments
 Ambient Noise Monitoring Results - Site 1
 Thursday, June 29, 2017**

Hour	Leq	Lmax	L50	L90
0:00	49	65	47	45
1:00	49	63	48	46
2:00	49	61	48	46
3:00	50	64	48	45
4:00	52	64	50	46
5:00	55	74	54	50
6:00	54	71	53	50
7:00	53	64	52	49
8:00	50	66	48	46
9:00	51	73	49	46
10:00	51	63	50	47
11:00	50	65	50	46
12:00	50	61	49	47
13:00	53	65	52	49
14:00	53	63	52	48
15:00	52	62	51	48
16:00	53	73	51	48
17:00	54	79	52	48
18:00	51	68	50	47
19:00	51	71	50	47
20:00	52	64	51	48
21:00	53	64	51	49
22:00	52	60	51	48
23:00	52	68	49	47

	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	54	50	52	55	49	52
Lmax (Maximum)	79	61	67	74	60	65
L50 (Median)	52	48	50	54	47	50
L90 (Background)	49	46	48	50	45	47

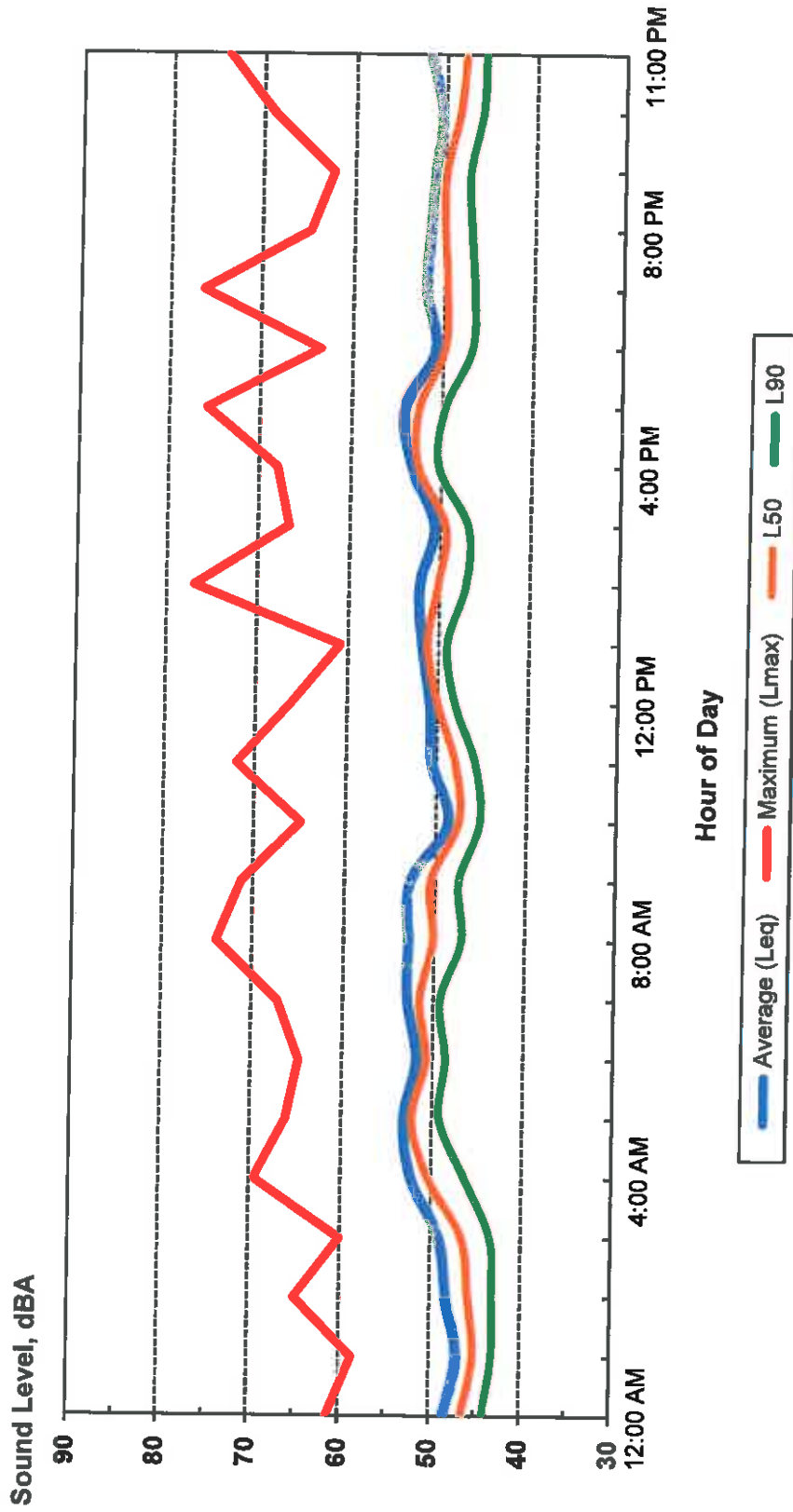
Computed Ldn, dB	58
% Daytime Energy	62%
% Nighttime Energy	38%

Appendix C-1
Visalia Apartments
Ambient Noise Monitoring Results - Site 1
Tuesday, June 27, 2017



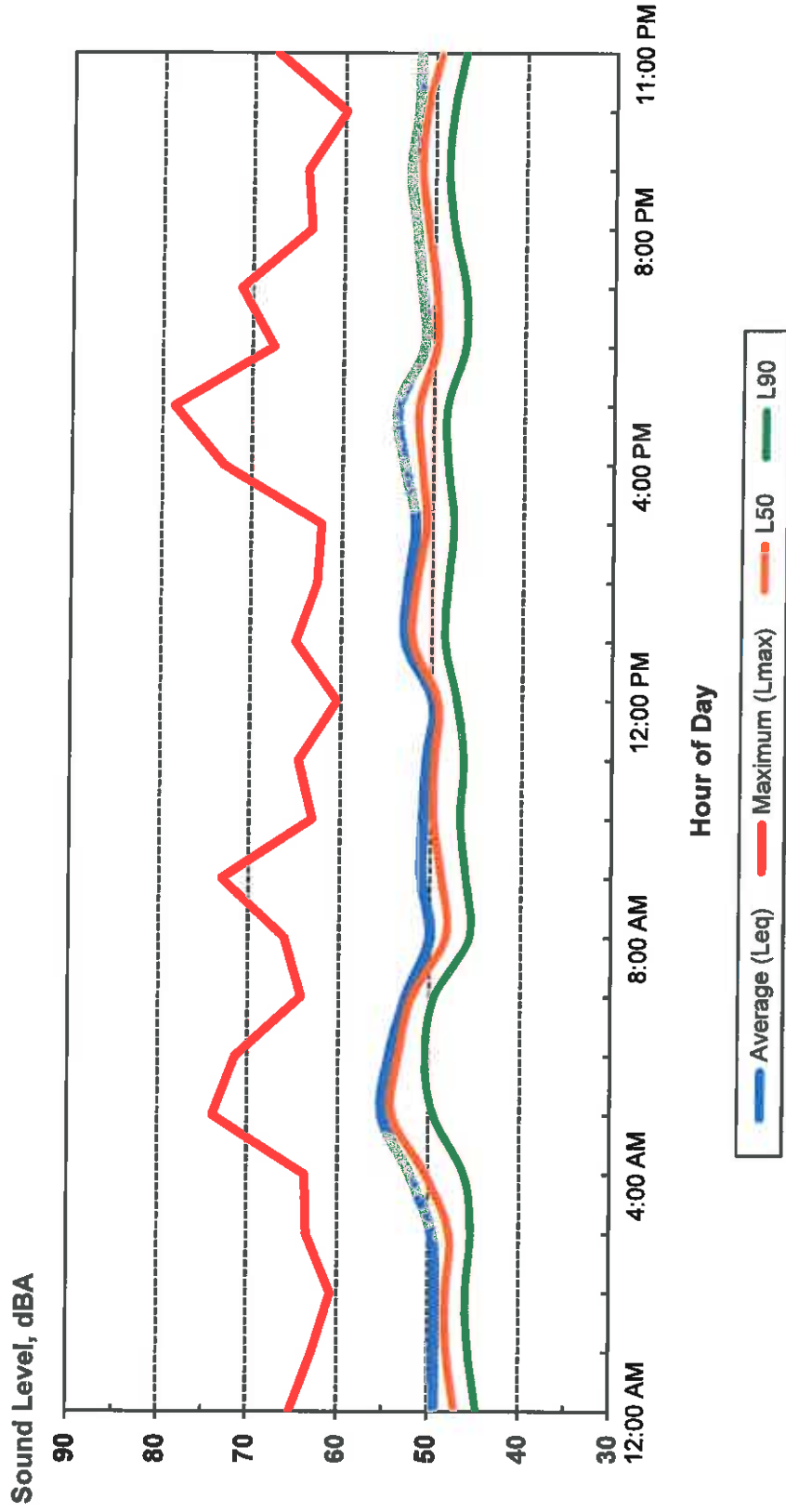
Ldn: 58 dB

Appendix C-2
Visalia Apartments
Ambient Noise Monitoring Results - Site 1
Wednesday, June 28, 2017



Ldn: 57 dB

Appendix C-3
Visalia Apartments
Ambient Noise Monitoring Results - Site 1
Thursday, June 29, 2017



Ldn: 58 dB

**Appendix D-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2017-110
Project Name: Visalia Apartments
Roadway Name: Shirk Road

Traffic Data:

Year: Future
Average Daily Traffic Volume: 12,938
Percent Daytime Traffic: 70
Percent Nighttime Traffic: 30
Percent Medium Trucks (2 axle): 1
Percent Heavy Trucks (3+ axle): 8
Assumed Vehicle Speed (mph): 40
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Common Pool Area	85	0	64	53	67	69
2	Community Park	230	-5	52	42	56	57
3	Nearest first-floor facades	85	0	64	53	67	69
4	Nearest upper-floor facades	85	3	67	56	70	72

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	33
70	72
65	154
60	333

Notes: Average Daily Traffic Volume was conservatively estimated by doubling existing traffic volumes for the segment of Shirk Road adjacent to the project site, obtained from the City of Visalia.

Appendix D-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2017-110
 Project Name: Visalia Apartments
 Roadway Name: Doe Avenue

Traffic Data:

Year: Future
 Average Daily Traffic Volume: 3,914
 Percent Daytime Traffic: 70
 Percent Nighttime Traffic: 30
 Percent Medium Trucks (2 axle): 1
 Percent Heavy Trucks (3+ axle): 10
 Assumed Vehicle Speed (mph): 40
 Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Common Pool Area	85	0	59	48	63	64
2	Community Park	90	0	58	48	62	64
3	Nearest first-floor facades	80	0	59	48	63	65
4	Nearest upper-floor facades	80	3	62	51	66	68

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	17
70	36
65	77
60	165

Notes: Average Daily Traffic Volume was conservatively estimated by doubling existing traffic volumes for the segment of Doe Avenue immediately west of Shirk Road, obtained from the City of Visalia.

Appendix E
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2017-110
 Project Name: Visalia Apartments
 Roadway Name: Shirk Road
 Location(s): Common Pool Area

Noise Level Data: Year: Future
 Auto L_{dn}, dB: 64
 Medium Truck L_{dn}, dB: 53
 Heavy Truck L_{dn}, dB: 67

Site Geometry: Receiver Description: Common Pool Area
 Centerline to Barrier Distance (C₁): 70
 Barrier to Receiver Distance (C₂): 15
 Automobile Elevation: 0
 Medium Truck Elevation: 2
 Heavy Truck Elevation: 8
 Pad/Ground Elevation at Receiver: 0
 Receiver Elevation¹: 5
 Base of Barrier Elevation: 0
 Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	L _{dn} , dB				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	58	47	62	64	Yes	Yes	Yes
7	7	56	46	61	63	Yes	Yes	Yes
8	8	55	45	60	61	Yes	Yes	Yes
9	9	54	44	59	60	Yes	Yes	Yes
10	10	53	43	58	59	Yes	Yes	Yes
11	11	52	42	57	58	Yes	Yes	Yes
12	12	51	41	56	57	Yes	Yes	Yes
13	13	50	40	55	56	Yes	Yes	Yes
14	14	50	39	54	55	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



Fresno
1470 W Herndon Ave Suite 100
Fresno, CA 93711
P: 559.256.1300 F: 559.256.5100

August 15, 2017

Andrew Chamberlain
SENIOR PLANNING
c/o 315 East Acequia Avenue
Visalia, CA 93291

Re: Luxury Multifamily Housing at Shirk & Doe, Visalia, CA.

Via Email: Andrew.Chamberlain@visalia.city

Dear Mr. Chamberlain:

Please be advised that the enclosed letter was distributed to all property owners within a 300 ft. radius of the site located at Shirk and Doe. The purpose of the enclosed letter is to inform the property owners of the details of the proposed Luxury Multifamily Housing project and to invite them to attend a meeting scheduled for Monday, August 21, 2017, for a Question and Answer session.

Your support is greatly appreciated.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Paul Owahdi", written in a cursive style.

Paul Owahdi
President
PACIFIC RIM COMPANIES



Fresno
1470 W Herndon Ave Suite 100
Fresno, CA 93711
P: 559.256.1300 F: 559.256.5100

August 15, 2017

Dear Neighbors:

Re: Luxury Multifamily Housing at Shirk & Doe, Visalia, CA.

My name is Paul Owahdi and I am the President of Pacific Rim Companies. We are the developers of the 20 acre parcel at Shirk and Doe in Visalia. It is my wish to meet with the neighboring property owners in order to discuss the proposed luxury multifamily homes project and to obtain your collective and/or individual input. Our goal is to be good neighbors and would like very much to work in concert with the adjoining property owners as well as any other individuals in the surrounding area.

Several years ago the subject property was rezoned from industrial use to multifamily zoning and over a year ago the city updated its general plan consistent with multifamily zoning designation. In the absence of a multifamily development, the subject property would have been an extension of the industrial park and not compatible with the neighboring residential use.

We are very proud of the projects developed by our company including those located in the corridor of Central California. The proposed gated luxury multifamily housing community will not only enhance the neighborhood, it also provides housing accommodations in compliance with the housing element. Subject to a zone change from industrial to commercial, we also intend to develop the adjoining 1.5 acres to a neighborhood retail center to better serve the needs of the area. I urge you and your neighbors to join us in visiting some of our projects in Fresno, Porterville and Bakersfield in order to be assured that this proposed multifamily project will also be an asset to the City of Visalia and the immediate neighborhood.

My team and I would like to meet with you and any other interested parties at The Pearson Companies, Newmark Grubb Conference Room located at 3447 South Demaree Street in Visalia on Monday, August 21, 2017 at 6:00 PM. During which time, we will further explain the proposed project and hope to obtain your input. Our intent is to present to you the details of the project and will gladly answer any questions that you and your colleagues may have. We are looking forward to hearing from you and hopefully being able to meet you in person at the Pearson Companies conference room.

Below you will find my pertinent contact information. Should you have any questions, please do not hesitate to reach out to admin@pacrim2.com in care of Paul Owahdi.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Paul Owahdi", written in a cursive style.

Paul Owahdi
PACIFIC RIM COMPANIES

E-Mail – August 22, 2017

Honorable Mayor, Distinguished Members of the City Council and The Planning Commission:

The purpose of this email is to inform you of the following regarding the proposed multifamily project at the above referenced location. As you were previously informed, in an attempt to reach out to the public, we mailed over three hundred invitations to all property owners within a 300 foot radius from the subject property. The purpose was to conduct a Q&A Session with the concerned individuals in order to better inform the public regarding the details of the project. Accordingly the meeting was held last evening at 6.00 PM in Visalia. Only 6 individuals participated and of which two of the participants were from the school district. The others included a couple and two single individuals. Our team responded to each and every question raised by the concerned homeowners. The property owners were assured of the high quality of the proposed market rate, gated community. They also were notified that the project has no affordable component or would be involved with any tax credits. A degree of concern was expressed about the current industrial zoning of the 1.5 acre parcel fronting on Doe Avenue directly behind their backyard. We informed them of our intent to request a zone change from industrial to a neighborhood retail center in order to better serve the neighbor, and to create a buffer zone between their residence, the proposed multifamily and the existing gravel pit. We hope that The City will be supportive of the zone change from industrial to neighborhood retail, in the future. Overall the meeting was positive and productive for all parties.

We are looking forward to the public hearing before the Planning Commission scheduled for August 28th. Should you have any questions please do not hesitate to contact me .

Warmest regards,
Paul Owhadi
PACIFIC RIM COMPANIES

Todd Oto, Ed.D.
Superintendent

Robert Gröeber
Assistant Superintendent,
Administrative Services



Board of Education

John L. Crabtree
William A. Fulmer
Patricia M. Griswold
Juan Guerrero
Jim L. Qualls
Charles Ulmschneider
Lucia D. Vazquez

August 22, 2017

Mr. Andrew Chamberlain
City of Visalia
Planning Division
559-713-4003
andrew.chamberlain@visalia.city

re: New elementary school at Ferguson and Denton

Dear Andy:

We understand that there have been some questions regarding the potential opening date of the elementary school at Ferguson and Denton Streets in North West Visalia. This school site and plans are already approved by the State so it is "shovel ready"; and all we need is funding to move forward.

The continued growth in the North West quadrant of the City makes this site our most likely next new elementary school. We need to receive the State match for Riverway Elementary which just opened for student this month in August 2017. Assuming that State reimbursement comes in a timely manner, this new school could open as early as August 2019. Any significant delays in State funding could impact that date. It is expected that this new school will provide enrollment relief to at least Goshen, Hurley, and Oak Grove elementary schools. We will do another attendance area boundary study in advance of the new school opening to determine the attendance area for this new school and the surrounding elementary schools.

I hope this information is helpful. If you have any questions or need additional information, never hesitate to ask. Feel free to refer anyone that has questions of the City regarding our growth plans to us directly!

Best Regards,

Robert Gröeber

August 23, 2017

Andrew Chamberlain
City of Visalia
Community Development Department
315 E. Acequia Avenue
Visalia, CA 93291

Project: Initial Study / Mitigated Negative Declaration (IS/MND) for Conditional Use Permit No. 2017-08

District CEQA Reference No: 20170927

Dear Mr. Chamberlain:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Initial Study / Mitigated Negative Declaration (IS/MND) for Conditional Use Permit No. 2017-08 consisting of a 200 unit apartment complex with a community building (Project). The Project is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-750-001, and 077-740-001), in Visalia, CA. The District offers the following comments:

1. **Significance Impact for Criteria Pollutants** – The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NO_x, 10 tons/year ROG, and 15 tons/year PM₁₀. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. **District Rule 9510 (Indirect Source Review)** – At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the Project is subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 657-8400 FAX: (209) 657-8475

Central Region (Main Office)
1890 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6081
www.valleyair.org www.healthyairliving.com

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-8725
Tel: 661 392-5600 FAX: 661-392-5685

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultrn.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan if applicable, prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4841 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
6. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: sy

RECEIVED

August 2017

Re: CUP No. 2017-08 - Mitigated Negative Declaration and Noise Assessment AUG 23 2017

To Project Planner - Andrew Chamberlain

COMM. DEVELOP.
CITY OF VISALIA

I am in opposition to this CUP and would like the following addressed and resolved before the approval of the CUP. My first request is to deny the CUP. If the project is allowed, I would like the decrease in the total number of units. This can be done by only allowing single story units or removing all the units within 100 feet of the residential homes.

Environmental Noise Assessment -

Page 3:

- The Figure used within the assessment needs to be changed. It shows a 6-foot wall to be constructed between the proposed apartments and the existing residential homes. This is incorrect. It should be much higher. If the author of this document or the Mitigated Negative Declaration performed a site visit, they would notice that a 2-foot wood retaining wall is currently present underneath the existing 6-foot wood fence. If a 6-foot masonry wall is to be constructed, the wall would only be 4 feet high on the residential side. If a wall is to be constructed, the wall needs to be 8 or 10 feet tall on the residential side. This would be similar to the new wall recently constructed by Wathen Castanos to separate the concrete plant and the new homes just south of this proposed site.
- Apartment unit #2 is shown in the North East corner of the proposed site. It is located south of the Fire Station. This unit is orientated with windows and balconies facing the residents to the east. Although this may have little to no Noise issues, this graphic (as well as all other site maps) needs to be corrected.

Page 11:

The assessment states that the future concrete plant noise levels are not predicted to exceed the City of Visalia day and night noise standards. As a resident that currently lives in the area, I myself and or neighbors have observed and even woken up to the concrete plant activity. How can the concrete plant have little to no impact to these new apartments when it currently has impacts to the existing homes to the north of the plant AND the new homes to the east of the plant were required to have a 10 foot masonry wall constructed? This was omitted and needs to be addressed.

Page 15:

The assessment states that the park and pool uses during the night were not considered nor analyzed. This is troublesome to me because this allows the private park and pool for the apartments to have no time restrictions, which will lead to increased noise and nuisance to the residents to the north and east. A condition needs to be placed that prohibits the use of the pool and park after dusk.

Mitigated Negative Declaration -

Section III Mitigation Measures

- The study stated that no traffic analysis was performed because it assumed that the City of Visalia General Plan, the land use element, circulation element, and zoning ordinance addresses areas that need to be mitigated. How is this so? Where in those documents do they specifically say what this project needs to do? Where does it talk about the existing traffic conditions? Those problems that residents currently face daily? When and how will Shirk be improved (not directly next to the apartments)? Shirk is mainly a two lane road between 198 and Riggin. What will be done to fix that? More specifically, when will the City fix those roads? Measure N was passed to fix our roads, when is Shirk going to be fixed?
- The study finds that the concrete plant to the south to be 'not significant'. This is hard to believe when Wathen Castanos just built a 10-foot wall to mitigate noise.

C-5

- The concrete plant has a separate access point to and from Shirk and Doe. That access is too close to the current intersection of Shirk and Doe. It is difficult to see and maneuver when a truck is present. In addition, this direct access to Shirk does not restrict truck traffic from heading east into the neighborhood. It happens NOW. What happens when this apartment complex is built? What happens when the road is widened? I can see it now, access to these trucks will be directly onto Doe and increased cut through traffic will occur through the neighborhood to Akers.
- Within the noise study and summarized in the mitigated negative declaration, the apartments have three choices to address the compressors to the air condition units. Option A offers to have a wall constructed that extends 1 foot above the compressor. This option will create a spot for bad things to happen or be hidden. Option C asks for quieter condensers to be used. This option will not guarantee that over time, these units will be maintained and retain the initial dB levels. Option B (which is the preferred) is to have the units relocated. This option is best to mitigate the unwanted noise to the residents, does not create a safety concern and will guarantee the noise will not arrive at a later date.
- The study does nothing to address the light pollution and glare that will affect the residents that align with the entries from Shirk or Doe. The current configuration has two access points that during the night will have headlights from entering vehicles shining directly into the residential homes. Higher screening is needed to prevent this if this project is considered to be approved.

Please have all these issues and all the items brought up at the August 28th Planning Commission Meeting addressed and resolved. These apartments are a hardship to all the homeowners who bought their home, did their homework and were told that the vacant lot was 'Service Commercial' and a self storage (Darrel's) type would be installed. **Deny this CUP.**

Rashelli Nelson

Leot Nelson

A d M

Manan Dohad

Kristen Ren

6438 W. Brock Ave.
My name is Patrick Hoffman and I live at 987 St. in Visalia. I request the Commission to deny CUP 2017-08 because this application is not in accordance with the zoning ordinances and is detrimental to the public health, safety, and welfare as identified here.

In the event that this Commission does not deny the Conditional Use Permit, we as a community understand that this is our only opportunity to express our concerns and conditions to this Commission. These are the conditions that what we would like you to impose on this application or any future development to protect the existing homeowners:

- Reduce the overall number units to less than half.
- Push all structures out to Doe and Shirk
- Increase the residential setback to 100 feet.
- Increase the CMU wall to 10 foot - 12 high wall
- Increase parking and have garages for every unit.
- Within the setback have fully establish trees planted (min. 10 inch diameter trunks) spaced 15 feet apart. With a root control.
- Reconfigure the access into the site.
- No walking paths or roadways within the setback.

504+ online Signatures

To: Visalia Planning Commission and Visalia City Council:

We are opposing Condition Use Permit No. 2017-08 allowing a 200 unit , 2-story apartment complex to be built in our community on the Northeast corner of Shirk and on Doe Ave extending to Roeben St. This large scale project will bring 1000+ tenants to that area in the next 1-2 years. This will increase traffic and congestion on the existing road including Shirk, Roeben, Ferguson and Akers, which are already in need of improvements and expansion to accommodate the current residents. The project will overload already crowded schools and will affect Hurley, Oak Grove and Willow Glen Elementary Schools, Ridgeview Middle School and Redwood High School as the district tries to balance school populations. This project could lower property values and will decrease the quality of life that currently exists in our neighborhoods and community. This project will create one of the most densely populated housing areas in Visalia without updating any of the infrastructure or providing any new commercial areas to support it. This is an urban style project being built in a rural area. This will lead to over saturation of R-M-2 (Apartments), over 26 acres in less than a square mile of our neighborhoods.

265 total Signatures

PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

DATE	NAME & ADDRESS	SIGNATURE
4/17	John Smith 1234 Willow Ct.	"Signature"
4/19	RON GROVE 6303 W. Babcock Rd. Home	
4/19	BARRY MCLEAN 6319 W. Babcock	
4/19	Dorey Oliveira	
4/19	Derek Hurwess 6351 W. Babcock	
4/19	Melissa-Hurwess 6351 W. Babcock Ave. #112	
4/22	RAUL GUTIERREZ 2115 N. MARCIN CT.	
4/22	ALMA GUTIERREZ 2115 N. MARCIN CT.	
4/22	Alfred A. Flores 125 N. Roeben St, Visalia, CA 93291	
4/22	Natalie & Eric 4112 6436 W. Pine Ave. Litas	
4/22	Ben MORA 6022 W. Babcock C.T.	
4/22	DELYN MORA 6022 W. Babcock CT.	
4/22	MCKAY MORA 6022 W. Babcock CT.	
4-22	Sandra Sherman 2800 N Boise Street	
4-22	Stuart Sherman 2800 N Boise Street	
4-22	Casey Sherman 2800 N Boise Street	
4-22	Jesse Sherman 6435 W. Clinton Ave.	
4-22	Tara Sherman 6435 W. Clinton Ave.	
4-22	Javier Ruelas 2118 N. Mac Carden Ct	
4-22	ASUSENA FLORES 6216 W. Prospect Ave.	
4-22	Michelle Reid 6206 W. Perry Ct	
4-22	Tyler May 5943 W. Perry Ave.	
4-22	Rachelle Altesa 6426 W. Babcock Ct	
4-22	Daniel Altesa 6426 W. Babcock Ct	
4-22	Branden Lindgren 610-8 W. Lark Ave	
4-22	NOR + MARIANA ALTESA 6253 W. Clinton Ct	

(25)

April 11, 2017

To Visalia Planning Committee:

RE: Opposition of Conditional Use Permit No. 2017-08

From: Homeowners and concerned residents within the immediate community

We are vehemently in opposition to Permit No. 2017-08 being granted allowing apartments being built in behind and around our community on the Northeast corner lot of Shirk and Doe Avenue. The reason for this opposition is an increase in crime and a decrease in housing value. Additionally the roads are not conducive to play or safe for children meandering about. The increase in noise and decrease in privacy that a 200 unit apartment complex would create directly behind our residential homes, is unacceptable. We are a tight knit community and already have added noise from the industrial plant directly behind many of our homes. We were sold these homes believing that the only thing if anything that could be built in that area would be similar homes to ours.

DATE	NAME & ADDRESS	SIGNATURE
April 11, 2017	Marlene Calles 1413 W. Vine Ct.	Marlene Calles
4/11/17	Joshua Silva 6605 W. Vine Ct.	Joshua Silva
4/11/17	Eric Alaga 6403 W. Vine	Eric Alaga
4/11/17	Matthew Randall 6258 W. Vine	Matthew Randall
4/11/17	RENE LARES 6301 W. VINE	RENE LARES
4/11/17	Kim Birkel 13012 W. Vine	Kim Birkel
4/11/17	EMILIA AMEROL 10125 W. VINE CT.	EMILIA AMEROL
04/12/17	Glen Haldiman 6648 W. Vine Ct.	Glen Haldiman
04/12/17	Janice Holman 6648 W. Vine Ct.	Janice Holman
4-12-17	Steve Northon 6601 W. Perez Ave	Steve Northon
4-12-17	Jane Northon 6601 W. Perez Ave	Jane Northon
4-12-17	Jimmy Alcaraz 6623 W. K. Ave	Jimmy Alcaraz
4-12-17	NELLIE Alexander 6623 W. Perez Ave	NELLIE Alexander
4-12-17	Tarob Kitson 6641 W. Perez Ave	Tarob Kitson
4-12-17	Michelle Kiron 6641 W. Perez Ave	Michelle Kiron
4-12-17	Herb Melendez 2009 N Stokes	Herb Melendez
4-12-17	Esperanza Pallas 2015 N Stokes	Esperanza Pallas
4-12-17	VINCENT AVILA 2015 N STOKES CT	VINCENT AVILA

25

April 11, 2017

To Visalia Planning Committee:

RE: Opposition of Conditional Use Permit No. 2017-08

From: Homeowners and concerned residents within the immediate community

We are vehemently in opposition to Permit No. 2017-08 being granted allowing apartments being built in behind and around our community on the Northeast corner lot of Shirk and Doe Avenue. The reason for this opposition is an increase in crime and a decrease in housing value. Additionally the roads are not conducive to play or safe for children meandering about. The increase in noise and decrease in privacy that a 200 unit apartment complex would create directly behind our residential homes, is unacceptable. We are a tight knit community and already have added noise from the industrial plant directly behind many of our homes. We were sold these homes believing that the only thing if anything that could be built in that area would be similar homes to ours.

DATE	NAME & ADDRESS	SIGNATURE
4-18-17	Christine Emmons 6502 W. Oriole Ct.	Christine Emmons
4-18-17	Dian Drexler 6533 W Oriole Ct	[Signature]
4-18-17	Sylvia Dorado 6533 W. Oriole Ct	[Signature]
4-18-17	Charles [unclear] 6542 W. Oriole St	[Signature]
4-18-17	Adem Wilson 6606 W. Oriole Ave.	[Signature]
4-18-17	Heather Wilson 6606 W. Oriole Ave.	[Signature]
4-18-17	Juanne Avila 6614 W. Oriole Ave	[Signature]
4-18-17	Adriana Hernandez 6615 W. Oriole Ave.	[Signature]
4-18-17	Billy Maxwell 6541 W. Oriole CRT	[Signature]
4-18-17	Cruz Maxwell 6541 W. Oriole CRT	[Signature]
4-18-17	Greg Romanazzi 6613 W. Oriole Ct.	[Signature]
4/18/17	[unclear] " " "	[Signature]
* 4/18/17	Josh Hekey 6610 W Wren Ave.	[Signature]
4/18/17	MIKE KELLS 6112 W WREN AVE	[Signature]
4/18/17	Vincent Falcone 6512 W Wren Ave	[Signature]
4/18/17	Sandra Vartanian 6729 W. Wren	[Signature]
4/18/17	DAVID WINTERS 2649 N. Sidney St.	[Signature]
4/18/17	Lisa Wright 2641 N. Sidney St. VISALIA CA.	[Signature]

25

PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08










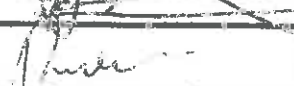
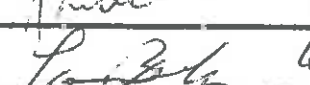













From: Concerned Home Owners and Residents

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
4/17	John Smith 1234 Willow Ct.	"Signature"
4/22	Wilma Okano 6348 W Modoc Ave	Wilma Okano
4/22	Kenny Okano 6348 W Modoc Ave	Kenny Okano
4/22	Dave Kears 2202 N. Boise St.	Dave Kears
4/22	Nichoni Kears 2701 N. Boise St.	Nichoni Kears
4/22	Frances Fernandez 2016 N Stokes Ct	Frances Fernandez
4/22	Alex Avila 6120 W. Delaware Ct	Alex Avila
4/22	Brenda Wood 5961 W Babcock Ave	Brenda Wood
4/22	Mike Wood "	Mike Wood
4/22	Debbie Winters 2149 N Sidney St	Debbie Winters
4/22	Jennifer Diani 2024 N. Marlin St	Jennifer Diani
4/22	Anthony Givett 2029 N. Marlin St	Anthony Givett
4/22	Manuel Pios 6439 W Vine	Manuel Pios
4/22	Manuel Pios 6439 W Vine	Manuel Pios
4/22	Joey Metzger 6230 W. Buena Vista	Joey Metzger
4/22	Susan Vossler 6230 W. Buena Vista Ct	Susan Vossler
4/22	Dean Hennies 6347 W. CERES	Dean Hennies
4/22	Deborah Prieschel 6254 W Ceres Ave	Deborah Prieschel
4/22	KAREN ROSS 1214 W. Whitegate	KAREN ROSS
4/22	Poo Patel 6300 W. Delaware Ave	Poo Patel
4/22	Torey Patel 6300 W. Delaware Ave	Torey Patel
4/22	Joe Rue 2015 N. Marlin	Joe Rue
4/22	Tim P. 2005 N. Marlin	Tim P.
4/22	Will Junkie 2005 N. Marlin	Will Junkie
4/22	KAMLESH JAIN 6021 W DELAWARE CT.	KAMLESH JAIN
4/22	Abby Jain 6021 W Delaware Ct	Abby Jain
4/22	Matthew Johnson 2228 N. Tommy Ct.	Matthew Johnson

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PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

DATE	NAME & ADDRESS	SIGNATURE
4/17	John Smith 1234 Willow Ct.	"Signature"
4/22/17	Abraham Morfin	 1850 W Mac Card
4/22/17	JACOB MURFIN	 6204 W BUREN
4-22-17	OTIS O'NEAL	 6812 W BUREN DIST.
4/22/17	Elizabeth Maurice	
4/22/17	Damon Maurice	
4/22/17	Arthur Norton	 6223 W. BUREN DR. Upland, CA
4/22/17	Jeanette S. Norton	 6223 W. BUREN Upland CA
4/22/17	Lourdes Abeytes	 1810 W Mac Card
4/22/17	KULDEEP SINGH	 6202 W BUREN
4/22/17	PROBHOOT K-7111	 6202 W BUREN
4-22-17	Lori Banks	 6215 W. BUREN
4/22/17	DON BANKS 6215 W. BUREN ST.	
4/22/17	CINCY ADAMS 2002 N. MAZARDEN CT	
4/22/17	JANIV ADAMS 2002 N. MAZARDEN CT	
4/22/17	ANRELLA MORTIN 2038 N. MAZARDEN CT	
4-22-17	Jose Andrade 2104 N. MAZARDEN CT	
4-22-17	DEREK BRADON 1938 N. MAZARDEN ST	
4-22-17	Evilka Carrillo 1946 N. MAZARDEN ST	
4-22-17	Frank Jara 2113 N. MAZARDEN CT	
4/22/17	Jack Taylor	
4-22-17	RAN CANU	
4/22/17	HARVIN KALLOKALLIS 6253 W. BUREN CT	
4/22/17	Janet Kallokallis	
4/22/17	Celia Aleman 6253 W. BUREN CT	

24

April 11, 2017

To Visalia Planning Committee:

RE: Opposition of Conditional Use Permit No. 2017-08

From: Homeowners and concerned residents within the immediate community

We are vehemently in opposition to Permit No. 2017-08 being granted allowing apartments being built in behind and around our community on the Northeast corner lot of Shirk and Doe Avenue. The reason for this opposition is an increase in crime and a decrease in housing value. Additionally the roads are not conducive to play or safe for children meandering about. The increase in noise and decrease in privacy that a 200 unit apartment complex would create directly behind our residential homes, is unacceptable. We are a tight knit community and already have added noise from the industrial plant directly behind many of our homes. We were sold these homes believing that the only thing if anything that could be built in that area would be similar homes to ours.



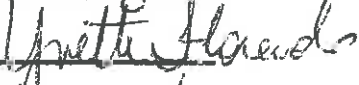
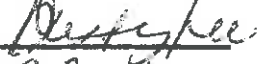






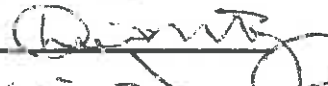













DATE NAME & ADDRESS SIGNATURE

DATE	NAME & ADDRESS	SIGNATURE
4/15/17	Ron Pitts 6421 W ORIOLE Ave VISALIA	Ron Pitts
4/15/17	Rhonda Pitts 6421 W ORIOLE Ave VISALIA	Rhonda Pitts
4/15/17	James Perrin 6344 W. Oriole Ave Visalia	James Perrin
4/15/17	Samah Perriso 6344 W. Oriole Ave visalia	Samah Perriso
4/16/17	Amanda Perez 6343 Oriole Ave. Visalia	Amanda Perez
4/17/17	RONNIE RAMIREZ 6420 W. ORIOLE AVE. VISALIA, CA	Ronnie Ramirez
4/17/17	Brian Zumbly 6420 W. ORIOLE AVE. VISALIA, CA	Brian Zumbly
4/17/17	Bundy Ens 6330 W Oriole Ave Visalia	Bundy Ens
4/17/17	Sandy Ens 6330 W Oriole Ave Visalia	Sandy Ens
4/17/17	Sylvia Rodriguez 6315 W. Oriole Ave. Visalia	Sylvia Rodriguez
4/17/17	Melissa Silva 6302 W. Oriole Ave.	Melissa Silva
4/17/17	Danny Silva 6302 W. Oriole Ave.	Danny Silva
4/17/17	Casey X 6301 W Oriole Ave	Casey X
4/17/17	J. W. LADONINO 5349 W. Modoc	J. W. LADONINO
4/17/17	Deanna Espinoza 6222 W Oriole Ave. Visalia	Deanna Espinoza
4/17/17	Adam Espinoza 6222 W Oriole Ave. Visalia	Adam Espinoza
4/17/17	Paula Davalos 6410 W. Lark Ave.	Paula Davalos
4/17/17	Eduardo Davalos 6410 W. Lark Ave.	Eduardo Davalos
4/17/17	Melissa Ramirez 6420 W. Oriole Ave	Melissa Ramirez

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PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

<u>DATE</u>	<u>NAME & ADDRESS</u>	<u>SIGNATURE</u>
4/17	John Smith 1234 Willow Ct.	"Signature"
4-17	Ben Rich 2150 N Stokes	
4-17	Bill Florendo 2124 N. Stokes Ct	
4/17	Yvette Florendo 2124 N. Stokes Ct.	
4/17	Dusty Lee 2034 N. STOKES CT	
4/17	Xai Lee 2034 N. STOKES CT	
4/17	Ashley Shaw 2008 N. STOKES CT.	
4/17	James Shaw 2008 N. Stokes Ct.	
4/17	Elizabeth Licer 6413 W Perez Ave.	
4/17/2017	Anacle Zamora 6353 W. Perez Ave.	
4/17/17	Cris Zamora 6343 W Perez Ave	
4/17/17	Diana Marquez 2006 W Lindsay Court	
4/17/17	David VIKENT 2006 W LINDSAY CT	
4/17/17	Gene Croppa 6255 W. Perez	
4/17/17	Matthew Jackson 6246 W. Perez Ave	
4/17/17	Kristin Jackson 6246 W. Perez Ave.	
4-17-17	Cindy Raper 7301 Ave 43rd, Dunob	
4-17-17	Liz Dodson 6302 W. Perez Ave.	
4-17-17	Deborah Ballisteres 6332 W Perez Ave	
4-17-17	Laura Martin 6337 W Perez Ave	
4-17-17	Sophia Almanza 6346 W. Perez Ave	
4-17-17	Elie Gregory 6254 W Perez Av Col 4	
4-17-17	Renee Brigman 6360 W. Perez	
4/17/2017	ZACKERY BRIGMAN 6360 W PEREZ	
4-17-17	Jeremy Brigman 6360 W Perez	

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PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

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DATE	NAME & ADDRESS	SIGNATURE
4/17	John Smith 1234 Willow Ct.	"Signature"
4/17/17	Anna Dodd 6611 W. Perez	[Signature]
4/17/17	Tim Dodd 6611 W. Perez	[Signature]
4/17/17	Lupe Garcia 2145 N. Stokes Ct.	[Signature]
4/17/17	Alicia Garcia 2145 N. Stokes Ct.	[Signature]
4-17-17	Brad Ewert 2138 N. Stokes Ct.	[Signature]
4-17-17	Ryan Ewert 6301 W. Prospect Ave	[Signature]
4-17-17	Ashley Buckner 2145 N. Stokes Ct.	[Signature]
4-17-17	Amber Calton 6301 W. Prospect Ave	[Signature]
4-17-17	Francisco Fernandez 2016 N. Stokes Ct.	[Signature]
4-17-17	Val Pridemore 6301 W. Prospect Ave	[Signature]
4-17-17	Val Pridemore 6301 W. Prospect Ave	[Signature]
4-17-17	Val Pridemore 6301 W. Prospect Ave	[Signature]
4-17-17	Amber Calton 6301 W. Prospect Ave	[Signature]
4-17-17	Elia Trigueros 16335 W. Perez	[Signature]
4/17/17	Lindsay Wiedke 16335 W. Perez Ave	[Signature]
4/17/17	Jenny Davis 16335 W. Perez Ave	[Signature]
4/17/17	Clara Hernandez 1247 W. Duane Ave	[Signature]
4/17/17	Wendy Alvarez 6301 W. Prospect Ave	[Signature]
4/17/17	William Brock 6301 W. Prospect Ave	[Signature]
4/17/17	Kirsten Rasmussen 7030 N. Kent	[Signature]
4/18/17	Michael McCarty 2226 N. Bond	[Signature]
4/18/17	Andrea Buffington 11111 N. Bond	[Signature]

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April 11, 2017

To Visalia Planning Committee:

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DATE	NAME & ADDRESS	SIGNATURE
4/12/17	CHRIS De Leon 2702 N. Sidney	[Signature]
4/18/17	DANIEL SANCHEZ 2714 N. SIDNEY ST	[Signature]
4/16/17	Jesus Dominguez 2714 N. SIDNEY ST	[Signature]
4/18/17	Maria SANCHEZ 2714 N. SIDNEY	[Signature]
4/10/17	Susana Dominguez 2714 N. SIDNEY	[Signature]
4/18/17	MICHAEL WOLFE 2701 N. SIDNEY	[Signature]
4/18/17	LARRY CAMACHO 6702 W. WILSON AVE	[Signature]
4/18/17	MISTY CAMACHO 6702 W. WILSON AVE	[Signature]
4/19/17	Patrick Karsenswan 6613 W. WILSON AVE	[Signature]
4/18/17	James Everett 2722 N. BOSE ST.	[Signature]
4-18-17	Jennifer Peterson 4407 W. Leichman Ave	[Signature]
4-18-17	MARIE GALLER 3619 N. Leichman Pt	[Signature]
4/18/17	Bethany Christensen 115 N. Sherman St	[Signature]
4/19/17	Matthew [unclear] 4803 Wilton St	[Signature]

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DATE NAME & ADDRESS SIGNATURE

(2) 4/12/17 Louise & Cheryl Gonzalez 6932 W. Vine Ave [Signature]
4/12/17 Lina Mantooth 6310 W. Vine Ct [Signature]
4/12/17 Jason Mantooth 6310 W. Vine Ct [Signature]
4/12/17 Bryan Celf 6250 W. Vine Ct [Signature]
4/12/17 CHRIS CANASOS 6500 W. PROSPECT AVE. [Signature]
4/12/17 CHRIS DICKMAN 6312 W. PROSPECT AVE [Signature]
4/12/17 REBECCA DICKMAN 6312 W. PROSPECT AVE [Signature]
4/12/17 Armando Villarreal 6320 W. Prospect Ave [Signature]
4/12/17 Raquel Villarreal 6320 W. Prospect Ave [Signature]

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PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

4/17

DATE **NAME & ADDRESS** **SIGNATURE**
4/17 John Smith 1234 Willow Ct. "Signature"

4/21/17 Nicole Ball 6415 W. Wren Ave. Nicole Ball

4-21-17 Nicole Gutierrez 525 N. Tallurack St Nicole Gutierrez

4/21/17 Juan Gutierrez 525 N Tallurack St Juan Gutierrez

4/21/17 Tim Miller 6196 W. Whitley Tim Miller

4/21/17 ERIC BALL 6415 W. WREN AVE Eric Ball

8

4/21/17 Kara Cripps 5947 W. Middlefield Kara Cripps

4/21/17 DENISE WASEM 6116 W LARK AVE Denise Wase

4/21/17 SCOTT WASEM 6116 W LARK AVE Scott Wase

Blank lined area for additional entries.

PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

DATE **NAME & ADDRESS** **SIGNATURE**
4/17 John Smith 1234 Willow Ct. "Signature"

~~4/17 Lucy Crenshaw 2148 N. Lindsay Ct. [unclear]~~

~~4/22 Siang P. Moua + McKay Moua 6022 W. Babcock Ct.~~

~~4/22 Rochelle Crisp 138 N. Roebuck St. Rochelle Crisp~~

~~4/22 Rick McFarlane 2114 N. Macdonald St R. McFarlane~~

~~4/22 Alisha Tobias 10604 W. Vine Ct. Alisha Tobias~~

5

Blank lined area for additional entries.

PETITION TO OPPOSE CUP (Conditional Use Permit) 2017-08

From: Concerned Home Owners and Residents

DATE

NAME & ADDRESS

SIGNATURE

4/17

John Smith 1234 Willow Ct.

"Signature"

4/20

Brea: Jerran Fisher 3908 W Oriole Ct

B Fisher

①

153 Online Petition Comments

Name	City	State	Zip	SignedOn	Comment
Alesa Hefner	Visalia	CA	93291	4/19/2017	I live in the area and we are already being impacted by over crowded schools!
Sarah Smith	Visalia	CA	93291	4/19/2017	This is just going to make it harder on the community and kids in these schools! I do Not want the city to allow these apartments to be built. It will bring too much traffic. I paid extra to live in this part of town specifically to avoid this!
JoAnn Malony	Visalia	CA	93291	4/19/2017	Our school is already very impacted and traffic is extremely heavy in this area. Most interesections in the area do not have permanent lights and that already presents a problem. This would create a bigger disaster. I am opposed to this apartment complex to be built by my neighborhood. I grew up in Visalia. It is a lovely place, and I want it to always be there, the pretty town it was. this "urban bloc" is the wrong thing, for Visalia, entirely. As the petition says, the infrastructure is inadequate. I live in this area. This is too much high density housing to put in any area of Schools are already overcrowded. This "project" WILL MAKE TRAFFIC worse in this part of the City. There is not enough money in the city to build bigger roads or more schools!
Jane Cook	LA	CA	90026	4/19/2017	I do NOT want this built!!!!!! I'm
Sarah Smith	Visalia	CA	93291	4/19/2017	I do not want these apartments being built in my neighborhood! They will negatively affect the roads and traffic, the schools being overcrowded, the value of our homes and bring more crime. I do not want apartments built in this area! Lame apartments!
Juan Gutierrez	Visalia	CA	93291	4/19/2017	I'm signing this petition because this will effect my sons who live in the neighborhood and because I teach at Hurley elementary school.
Suzu Coburn	Visalia	CA	93291	4/19/2017	Not only are the schools over crowded, but Shirk Road cannot handle the traffic it receives now, it will not handle adding 1000 more. I work on Doe ave and traffic is really bad during the "travel" times already. Keep our little parks a safe place to go and be with our families and don't allow these great schools to become over impacted. So many families moved to this area and invested a lot to AVOID impacted living. This would be the worst decision the city would make. Schools are already impacted
Nicole Ball	Visalia	CA	93281	4/19/2017	Already have a hard time getting on Shirk. And issues with vandalism and
ShaeLee May	Visalia	CA	93291	4/19/2017	
Molly sampietro	Visalia	CA	93291	4/19/2017	
David Thornburg	Visalia	CA	93277	4/19/2017	
Heather Kellerhals	Visalia	CA	93291	4/19/2017	
Alicia Sodersten	Visalia	CA	93291	4/19/2017	
Jennifer Foley	Visalia	CA	93291	4/19/2017	
Brandon Alisio	Visalia	CA	93291	4/19/2017	

Steve yandell Carole Garcia	Visalia Visalia	CA CA	93291 93291	4/19/2017 4/19/2017	Negative impact on my neighborhood. Overcrowding schools This part of our City does not have adequate infrastructure to support the apartments and its proposed residents. The intersections of Goshen and Demarree are a mess and during drive times it takes sometime 4 cycles of the lights to proceed through the intersection. The City has indicated that plans have been made to improve this intersection, but completion is up to two years away. There are still large power poles in the middle of Rigglin Road near the new school.
Rocky Pipkin	Visalia	CA	93291	4/19/2017	The apartments will cause property values to decrease and upset and cause a decrease in the quality of life. that such a development includes at least 50% cost of the next elementary school built upfront to the city. As they will be bringing in almost an entire school population with a development such as this. I think the area is next to current industrial developments, and can be a good buffer for the neighborhood, but the traffic will be problematic. Therefore, they also need to contribute a substantial subsidy to improve and expand Shirk road (which can also be problematic because I think it is still a county maintained road). We have seen in other nearby developments off of Shirk how this element did not happen and put a burden on the county/city to. AnE much needed repairs and expansions to the road and it hasn't happened. Leading to worsening traffic and road damage. The roads are not equipped to support the current level of traffic they receive. We should not add more traffic flow without better traffic management. I care about our neighborhood! Prevent over crowding of the schools that would be affected. I also do not feel that the infrastructure will accommodate such a large complex. Relocating to This area The traffic on shirk is already ridiculous. To add 200+ people/cars is not a good move. Build them somewhere else. I'm greatly concerned about the traffic congestion that this complex will cause...as it is, there is already a problem on Akers and Rigglin.
Kristeina Wolfert	Visalia	CA	93291	4/19/2017	
Merina Amos Asusena Flores	Visalia Alhambra	CA CA	93291 91801	4/19/2017 4/19/2017	
Virginia Alviso Janette Serrano	Visalia Visalia	CA CA	93291 Visalia	4/19/2017 4/19/2017	
Allison Tyler	Visalia	CA	93291	4/19/2017	
Denise C. Lopez Gilstrap	Visalia	CA	93291	4/19/2017	

Adrian Oberle	Vernal	UT	84078	4/19/2017	Our schools are already over populated and this will make things worse. On top of it will decrease home values.
Barbara Brown	Visalia	CA	93292	4/19/2017	Against 200 apartments being built one Doe/Shirk/Roeben. Our roads are already in turmoil. The additional traffic will make the situation worse. Also my children are already in classrooms with 32 children class sizes are too big as it is the schools are bursting at the seams and while adding schools will help uprooting our kids who have been in these schools their entire academic career is not helpful to their well being.
Shannon Fontes	Visalia	CA	93291	4/19/2017	We need to fix the existing problems neighbourhoods and roads and schools are dealing with on a daily basis before overloading Visalia with more I don't want more traffic
Kate Noel	Visalia	CA	93277	4/19/2017	To bring in this kind of housing unit would completely ruin the nice, friendly, welcoming neighborhoods we've made.
Renee Brigman	Visalia	CA	93291	4/19/2017	The traffic is already horrific! I have friends & family there. Try thinking southeast Visalia for that apartment building.
Brittney Holt	Visalia	CA	93291	4/19/2017	I don't want these apartment complexes being built next to my parents neighborhood .
Barbara Ludekens	Visalia	CA	93277	4/19/2017	I live in the neighborhood and this is a stupid idea!
Jessica Trinidad	Visalia	CA	93292	4/19/2017	This apartment complex should NOT be built in this area. The negative impact it will have on the surrounding neighborhoods, businesses and schools needs to be considered. Shirk is a poorly maintained two lane road and it would be detrimental to add the additional traffic this complex would bring. Even more detrimental would be what it will do to our schools in this area. Students have already been shifted around to try to reduce overcrowding. The city should consider fixing some of these problems before adding to them.
Todd Bragg	Visalia	CA	93291	4/19/2017	They're takin our jobs!
Jennifer Giannandrea	Visalia	CA	93291	4/19/2017	I am signing due to overcrowding of our schools, do not need the increase in traffic, do not want my property value to decrease. Do not want the issues that apartment buildings have so close to the current residential area.
Brook Sodersten	Visalia	CA	93291	4/19/2017	The roads need to be fixed before a project of this magnitude is taken on. My family utilizes this area often and have friends who live right there. Also we have kids who attend the affected schools. This is a bad idea for everyone, including the residents who will live in these apartments.
Ashley Schutz	Visalia	CA	93291	4/19/2017	
Claudia Madrigal	Visalia	CA	93291	4/19/2017	
Michael Craycraft	Visalia	CA	93291	4/19/2017	

Erica Lambert	Visalia	CA	93291	4/19/2017	Ours schools are already overcrowded and can't handle an influx of new students. Plus, that many residences in one small area could create a traffic I live in this area and my children go to Hurley Elementary school. There is already too much congestion on Shirk & Acres and our schools will be impacted We are having a similar issue in my neighborhood. The developers don't care about the neighborhood, all they can see is profit. The planning commissions are intimidated by these developers or are getting paid by them to pass projects that don't make sense.
MaryAnn Marquez	Visalia	CA	93291	4/19/2017	This is a really nice area and residents are happy the way it is. Having these apartments go in will bring down people's property value and bring down the value of the area all together.
Alicia Duncan	Fresno	CA	93704	4/19/2017	I live in the affected area and don't want the apartments built. I am signing because I oppose the new building of 200 apartments. I do not condone this structure in our area
ASHLYN MOYA	Visalia	CA	93277	4/19/2017	Each of the homeowners in our area have invested due to the location, safe neighborhoods, and schools. Building a high density apartment complex will contradict all of the features that we currently appreciate in our neighborhood.
Stephanie Orong	Porterville	CA	93257	4/19/2017	Logistically, this does not make sense, and is a slingshot project for an out of town developer who is motivated by the bottom line. Respect to the home owners opinion should be given and heavily weighed when considering this development. If Visalia wants to build on citizen satisfaction and maintain safe neighborhoods, they will respect our opposition to this project and consider other options.
Patricia Anderson	Visalia	CA	93291	4/19/2017	We dont have the water resources to keep building in this area
Sean Nourie	Visalia	CA	93291	4/19/2017	I don't want more high density living around my neighborhood. zoned for a strip mall. We had expected that to be the case. The recent increase in homes to this immediate area has effected traffic dramatically. An additional flux of 1000 tenants would over impact the services and roads essentially trapping us in our neighborhood. Road widening, traffic lights, or even having Roeben extend all the way to Goshen ave should be considered prior to any further development of housing. Buisnesses or churches I feel would gladly be welcome and be more appropriate and cost effective for the city and current residents in the area.
Audra Gosvener	Fort Collins	CO	80524	4/19/2017	
Teresa Pardee	Visalia	CA	93291	4/19/2017	
Kimberly Tolman	Visalia	CA	93291	4/19/2017	
Jason Deisman	Visalia	CA	93291	4/19/2017	

Jennifer Rachal	Visalia	CA	93291	4/19/2017	with family homes. We do not want the congestion or decrease in home value that a high density apartment building will bring. We would have built somewhere else if we knew this type of large scale construction would be taking place down the street!
Kyle Newton	Visalia	CA	93291	4/19/2017	Multi family housing is already being built nearby.
Jason Tejada	Visalia	CA	93290	4/19/2017	I don't want to inherit lower property values with higher traffic and crimes in the area. Keep Section 8 out of this area. I'm already dealing with a new register sex offender and probationers coming to this part of town.
Tim Crisp	Visalia	CA	93291	4/19/2017	I'm not interested in another apartment complex near my home and the infrastructure isn't there to support it.
KAREN CRISP	VISALIA	CA	93291	4/19/2017	I don't want a 200 apartment building complex in our neighborhood. Our neighborhood is single family homes or condos. That's the way it should stay.
Milt Mossi	Napa	CA	94558	4/20/2017	My Grandchildren will be affected by this proposal.
Nadira Sutton	Visalia	CA	93291	4/20/2017	I am signing because the infrastructure of this area cannot support these apartments! The schools are already at maximum capacity and peak time
Sarah Arbizo	Visalia	CA	93291	4/20/2017	Overcrowding in schools, decreased property values.
Leah Boragno	Visalia	CA	93291	4/20/2017	That is my back yard!! City just assessed my house an additional \$58,00 !!! Not if they build an apartment complex!!! it won't be worth that much!!!
Noel VanderHoek	Visalia	CA	93291	4/20/2017	It is already congested enough and needs great improvements before we start adding to the population on this side of town!
Lizette Vicuna	Visalia	CA	93291	4/20/2017	I do not agree with this. We need more restaurants/ grocery stores on our side of town.
Michael Willnow	Visalia	CA	93291	4/20/2017	Don't want more apartments, congestion. Don't turn Visalia into another
Blanca Bonilla	Visalia	CA	93292	4/20/2017	Impact traffic our schools
Shelsy Hutchison	Visalia	CA	93281	4/20/2017	We don't need that many tenants in that area and it will bring the value of homes in the area down.
Karyl Strobe	Visalia	CA	93291	4/20/2017	The schools are already over crowded (specifically Middle & High Schools). A large multi family housing complex will surely compound the problem & the new high school is YEARS from being built. Get the services needed in place instead of making the current problem worse.
Hector Martinez	Visalia	CA	93291	4/20/2017	Im signing because I live around there
Nicole Allen	Visalia	CA	93292	4/20/2017	I live in this area and the schools are already extremely overcrowded and the city has done nothing to fix the roads to accommodate all the new

Alisha Sandidge	Visalia	CA	93291	4/20/2017	<p>The congestion will be dangerous to the surrounding schools. Homeowners do not need to take the risk of transient folks coming in and out of the large apartment complex. Apartments translate into temporary residence and temporary residents do not value the surrounding properties and schools like homeowners do. This traffic will also be dangerous to pets and small children. My daughter lives in that area. They don't need apartment complexes in that I'm signing because I do not believe 200 apartments in this area is a good use of the space or would be good for our infrastructure. VT</p> <p>I don't believe this is in the best interest for this area. Traffic is horrible already and this will make it worse!</p> <p>Our city doesn't have the adequate infrastructure to support these apartments! I concur with the other commenters about the traffic on Shirk Rd. during commute times. It's already pretty burdensome without additional high-I have many friends in this area of town and want the best for their families Stop the population growth of Visalia, especially in the north west area I own a home in this neighborhood and strongly oppose apartments being built. It will greatly congest our roads and parks and schools. Don't do it.</p> <p>The city allowed allowed apartments to be built in the historic district ruining a part of the history of Visalia. Does Visalia have the jobs for the 400 plus people this apartment complex hopes to rent too? I would say no. If this developer wants to build a complex of that size I'm sure it can be done in a different area that will not affect the safety and future of the single family homes and schools.</p> <p>I live in the area and my kids go to school at already over populated schools. I live close to where the units would be and I'm concerned about traffic Traffic impact</p> <p>Increased traffic on poor roadways plus more overcrowding of local schools. it is not the proper time to add housing such as this. The city needs to first better roads, shopping centers and other infrastructure so that the current housing can be supported. Then we can consider adding in more housing. I work in this area and would like it to stay clean.</p>
Doreen Vitale	Visalia	CA	93277	4/20/2017	
Vanya Tanner	Visalia	CA	93291	4/20/2017	
Marina Meek	Visalia	CA	93291	4/20/2017	
STEVE NORONHA	Visalia	CA	93291	4/20/2017	
Brent Winn	Visalia	CA	93291	4/20/2017	
Debbie Mackenzie	Visalia	CA	93277	4/20/2017	
Brooke Duncan	Visalia	CA	93292	4/20/2017	
Kelly Graham	Visalia	CA	93291	4/20/2017	
Jessie Ramirez	Visalia	CA	93291	4/20/2017	
Anthony Maldonado	Visalia	CA	93277	4/20/2017	
Amanda McEiree	Visalia	CA	93291	4/20/2017	
Lauren Van grouw	Visalia	CA	93291	4/20/2017	
Jennifer Ferguson	Visalia	CA	93291	4/20/2017	
Joseph Rachal	Visalia	CA	93291	4/20/2017	
Kim Butt	Visalia	CA	93291	4/20/2017	
Audrey Silva	Visalia	CA	93291	4/20/2017	

Pamela l'ANSON	Fresno	CA	93720	4/20/2017	<p>The traffic is already bad in the area, the schools are over crowded and there are enough commercial stores to support the support the neighborhood already. We need some retail in the area, not more housing.</p> <p>shirk is dangerous road and does not need more traffic congestion, moved into this neighborhood thinking those would be prof offices. This will bring homeless to the area. If they are low income property value will be affected. There is plenty of other open land not butted up to privately owned homes available. People who own tend to respect their property and take care of it and surrounding areas more than those who do not.</p> <p>I agree that Shirk cannot handle the traffic. The area will need to be built up a lot before handling that many more new residents. Too fast... maybe after years of building up and preparing for that many new people/traffic.</p> <p>Shirk can not handle any additional congestion. Crime follows apartments, low income or not. High density apartments bring high density vehicles. Criminals love car theft in apartments due to easy access to many different types of vehicles is small location. Crime will trickle out into our nice neighborhoods that we are working so hard for. Please don't allow this. There has to be plenty of open land available that is not butted up to privately owned homes? I oppose the apartments along Shirk.</p> <p>The current road conditions on shirk, goshen and riggins will not accommodate 1500+ more vehicles on the road. I'm talking about improving the roads to the 99 and 198 with double lanes and turning lanes.</p> <p>We do not approve this apt complex. Our schools will overcrowd and crime will rise in our area.</p> <p>I don't want this next to my house please.</p> <p>would be negatively impacted if this is approved. Currently the surrounding schools are already experiencing overcrowding and approving these apartments would simply be adding to this issue. As others have stated, Shirk road needs improvement and cannot handle additional traffic. In addition, the high volume of apartments this close to our home would lower the value of our home. Lastly, large apartment complexes have been associated with increased crime rate which would consequently be affecting the safety of our neighborhood.</p>
Lucy Crenshaw	Visalia	CA	93277	4/20/2017	
Mel Langmaack	Visalia	CA	93277	4/20/2017	
Lucy Crenshaw	Visalia	CA	93277	4/20/2017	
Heifi Proctor	Visalia	CA	93291	4/20/2017	
Alberto Nino	Visalia	CA	93291	4/20/2017	
Emmanuel Alvarez	Visalia	CA	93291	4/20/2017	
Tyler Campbell	Visalia	CA	93291	4/20/2017	
Alicia Gordon	Visalia	CA	93292	4/21/2017	

Alene Burciaga	Visalia	CA	93290	4/21/2017	apt complex will downgrade our property value and increase traffic to our quiet community
Steve Kleinknight	Visalia	CA	93277	4/21/2017	This would negatively impact the new home construction in the area. This is a single family neighborhood. Traffic will be increased in an already heavily traveled area. Stoplights and stop signs are needed, not increased traffic. I'm strongly believe the construction of this new complex will bring several issues in all aspect to our community.
Juan Carlos Alvarado	Visalia	CA	93291	4/21/2017	While everyone needs a decent place to live, dense development does not create that space or provide quality of life for either the apartment dwellers or the surrounding neighborhood.
Marilyn Harper	Visalia	CA	93291	4/21/2017	Angelica Jimenez
Angelica Jimenez	Visalia	CA	93291	4/21/2017	I'm against high density housing in our area of the city.
Tim Wilson	Visalia	CA	93291	4/21/2017	I am opposed to increased traffic to an already heavy residential area.
Jesus Rodela	Visalia	CA	93291	4/21/2017	Build some restaurants or coffee shops ...No more congestion. Even Demaree will not be able to support the traffic density.
Heidi Enos	Visalia	CA	93291	4/21/2017	I'm concerned with this development significantly altering our neighborhood values, feel, and infrastructure demands.
Steve Huntley	Visalia	CA	93291	4/21/2017	it's my neighborhood & do not want apartments here.
Christina Garcia	Visalia	CA	93291	4/21/2017	I oppose large apartment complexes in Visalia.
Deene Souza	Visalia	CA	93291	4/21/2017	My husband and I moved to this area partially to get away from apartment complexes. We like this area and the housing community, but if these apartments are built here, we are strongly considering moving elsewhere.
Chelsea Hernandez	Visalia	CA	93291	4/21/2017	Please reject plans to build the apartments as this would be devastating to our hard working families.
Jose Garcia	Visalia	CA	93291	4/21/2017	The major roads are not large enough to accommodate this increase in traffic-- they are already past capacity in the morning and evening drives.
Tanya Perez	Visalia	CA	93277	4/21/2017	I live there and dont want apartments behind me!!
Katelyn Dias	Victorville	CA	92392	4/21/2017	It will create school overcrowding, traffic issues, and ultimately be detrimental to home values in the area.
Kenny Hyatt	Visalia	CA	93277	4/21/2017	it's too much for our street trafficking as bad as it already is the dangers of our
Frank Andrews	Visalia	CA	93291	4/21/2017	Thats too big of a complex of people
Wendy Schilling	Visalia	CA	93291	4/21/2017	I'm a teacher for VUSD. Our schools are already at capacity!
Cecelia Karlie	Visalia	CA	93292	4/22/2017	

Angela Bither	Visalia	CA	93277	4/22/2017	Do not want this project in this area. Schools are already crowded and infrastructure not appropriate The traffic conditions on Shirk, Akers, and Ferguson is already horrific. The city still has temporary stop lights at Akers and Ferguson that creates confusion for many drivers. We do not need Section 8 tenants in our neighborhoods. Been there, dealt with that, and moved as far to the N/W edge of the city to avoid gangs, bums, and trash. Overcrowding This area is already over crowded to add more, on top of what is already under construction, would be ridiculous without some serious road changes and potentially another elementary school. This area is just not ready for this amount of cars/people!!!!
Mark Kucala	Visalia	CA	93291	4/22/2017	This area can not handle the traffic currently set alone 1,000 plus more families. Additionally, there are two very busy parks and churches that hold sporting events in the area that bring in extra people. This area simply cannot accommodate this housing at this time.
Chris Kinser	Visalia	CA	93291	4/22/2017	
Stephanie Kinser	Visalia	CA	93277	4/22/2017	I came from LV, NV where my neighborhood had been impacted greatly by integrating low income: caused gangs to spread into good neighborhoods, crime had increased, and neighborhoods also began declining. I oppose the addition of apartments in this area We just closed escrow on our home. Apartments will clog the traffic and our schools cannot accommodate more students I want to see a bigger park and more homes with less apartments. I just built my home down the street and would have built somewhere else if I knew I would possibly be living that close to a 200-unit apartment complex. I am signing this petition because we are looking to buy in that area due to it being quiet, clean, and a safe environment, great for raising a family. This will only create a bad environment and will welcome lots of problems. Priscilla Drain-Skaalen Reasons are already listed in article
Melinda Tandy	Visalia	CA	93291	4/22/2017	I am a concerned homeowner opposing the building of the 200-unit apartment complex in my neighborhood.
Lisa Anderson	Visalia	CA	93277	4/22/2017	Already have summer field apartments near by This plan adds too much pressure to already overcrowded schools.
Jason Mihalcin	Visalia	CA	93291	4/22/2017	
Mary Chavez	Visalia	CA	93291	4/22/2017	
Jacqueline Gridiron	Visalia	CA	93291	4/22/2017	
Michelle Villarreal	Visalia	CA	93291	4/22/2017	
Chrissy Walter	Sanger	CA	93657	4/22/2017	
Priscilla Skaalen	Visalia	CA	93291	4/22/2017	
Robin Walker	Visalia	CA	93291	4/22/2017	
Michael Harris	Visalia	CA	93291	4/23/2017	
Kevin Porterfield	Visalia	CA	93291	4/23/2017	
Rozamond Carlson	Anaheim	CA	92804	4/23/2017	

Phillip Bradford	Visalia	CA	93291	4/23/2017	The affect it will have on our community.
Eric Bush	Visalia	CA	93291	4/23/2017	I believe high density low income apartments will lower property values and increase crime in our area, among many other reasons, it's a very bad idea I'm against the building of these apartments. It will only have a negative impacted on this community
Seija Rodrigues	Coarsegold	CA	93614	4/23/2017	This will negatively impact public safety as well as traffic congestion
Jay Manning	Visalia	CA	93291	4/23/2017	This area cannot support a 200 unit apartment complex. The roads are congested as of now and the schools are already overloaded. We also do not have the police presence to ensure the safety of this additional population. I strongly oppose this complex.
Stacy Manning	Visalia	CA	93618	4/23/2017	I oppose apartments don't want what comes with apartments they come with lots of different people who are associated with drugs weirdos and eventually aren't taken well care of and look like trash.
norma scalia	Visalia	CA	93291	4/23/2017	I'm opposed to apartments in our neighborhood, not to more single family
Robert Rocha	Visalia	CA	93291	4/23/2017	We built out house here to move away from apartments like the one being proposed. It will increase crime and negatively affect traffic. It will also over This would cause more congestion to our roads during construction and even after development it will bring way more population and vehicle traffic. Also I am concerned about it overcrowding the neighborhood, and schools.
Patrick Hoffman	Visalia	CA	93291	4/23/2017	I am signing this person because I work on Shirk and this would be a disaster for our company.
Gricelda Tovar	Visalia	CA	93291	4/24/2017	Concern over the affect on housing prices. I believe my home value will decrease due to this high density housing.
Kristina Moss	Visalia	CA	93277	4/24/2017	This complex will have negative effects on schools and neighborhoods
Laurie Mcglasson	Visalia	CA	93291	4/24/2017	We strongly oppose such a high density project in an area that is next to a nice Park and Elementary school and also the fact that our schools are already crowded and would not be able to handle all the additional kids as well as all the traffic that comes with Apartment buildings. Most of the people in this area have worked hard to buy in this are due to the great schools and safe Family friendly neighborhoods. This would be a real burden to this whole are.
Marilyn Belknap	Visalia	CA	93291	4/24/2017	We don't want these apartments in our area
Jeff Olsen	Visalia	CA	93291	4/24/2017	increased traffic will become a burden on an already crowded roadways. The addition of so many apartments will have a negative impact on our homes values.
Jordan Webster	Visalia	CA	93291	4/24/2017	
Christopher Albanese	Visalia	CA	93291	4/24/2017	

Russell Albanese	Visalia	CA	93291	4/24/2017	I care about my neighborhood. support the proposed development. For example, Shirk Rd between SR 198 and Riffin and the intersection of Demaree and Goshen Ave and the intersection of Ferguson and Akers lack capacity to support the proposed development.
Michael Whitlock	Visalia	CA	93291	4/24/2017	I don't want this area degraded. it's too many apartment units and people for the area. it will further exhaust our infrastructure.
Cynthia Simonian	Visalia	CA	93291	4/24/2017	Opposing 200 apartment complex This additional development would just increase cogestion and have a negative impact all aspects of our quite further impact this area of town that has become a such a safe neighborhood.
Brenda Hensley	Visalia	CA	93291	4/24/2017	Traffic, over crowded schools and just more people will impact the quality of life of the area!
Lisa Morgan	Visalia	CA	93291	4/24/2017	I do not want a 200 unit apartment complex in my neighborhood.
Steven M. Hensley	Visalia	CA	93291	4/24/2017	I do not agree with this zoning change. It needs to stay as originally planned for the safety of the school and neighborhoods
Todd Sumwalt	Visalia	CA	93291	4/24/2017	

	B	C	D	E	G
1	Name	City	State	Postal Code	Signed On
2	Sarraah Peariso				4/19/17
3	Rashelle Nelson	Visalia	California	93291	4/19/17
4	Krista McCarthy	Visalia	California	93291	4/19/17
5	Nicole Ball	Visalia	California	93281	4/19/17
6	Anna Dodd	Visalia	California	93291	4/19/17
7	Rhonda Ortuno-Welch	Visalia	California	93291	4/19/17
8	Alesa Hefner	Visalia	California	93291	4/19/17
9	Jamie Hickey	Visalia	California	93291	4/19/17
10	Sarah Smith	Visalia	California	93291	4/19/17
11	Arturo Aguirre	Visalia	California	93291	4/19/17
12	JoAnn Malony	Visalia	California	93291	4/19/17
13	Brianna Bither	Visalia	California	93291	4/19/17
14	Laurie Mascia	Visalia	California	93291	4/19/17
15	Alysia Stutsman	Visalia	California	93291	4/19/17
16	Jill Sozinho	Visalia	California	93291	4/19/17
17	Julie Reardon	Visalia	California	93291	4/19/17
18	Amanda Larsen	Visalia	California	93291	4/19/17
19	Patricia Backlund	Visalia	California	93291	4/19/17
20	Tara Borowicz	Visalia	California	93291	4/19/17
21	Kimberly Skoglund	Visalia	California	93291	4/19/17
22	Charmaine Harris	Visalia	California	93291	4/19/17
23	Sonia Viruett	Visalia	California	93291	4/19/17
24	Jane Cook	LA	California	90026	4/19/17
25	Katie Temmerman	Visalia	California	93291	4/19/17
26	Christine Dilsaver	Visalia	California	93291	4/19/17
27	Stacy Smith	Visalia	California	93291	4/19/17
28	Juan Gutierrez	Visalia	California	93291	4/19/17
29	Lisa Hall	Tulare	California	93274	4/19/17
30	Erika Estrada	Visalia	California	93277	4/19/17
31	Suzy Coburn	Visalia	California	93291	4/19/17
32	stephanie sanchez	Visalia	California	93291	4/19/17
33	ShaeLee May	Visalia	California	93291	4/19/17
34	Molly Sampietro	Visalia	California	93291	4/19/17
35	David Thornburg	Visalia	California	93277	4/19/17
36	Paige Harris	Visalia	California	93277	4/19/17
37	Heather Kellerhals	Visalia	California	93291	4/19/17
38	Alicia Sodersten	Visalia	California	93291	4/19/17
39	Niels Burgess	Visalia	California	93291	4/19/17
40	Kari Grove	Visalia	California	93291	4/19/17
41	Ashlee Sestini	Visalia	California	93291	4/19/17
42	Jennifer Foley	Visalia	California	93291	4/19/17
43	Teresa Sorensen	Visalia	California	93292	4/19/17
44	Barbara Johnson	Visalia	California	93291	4/19/17

	B	C	D	E	G
45	Melissa Brewer	Visalia	California	93291	4/19/17
46	Amy Baker	Visalia	California	93291	4/19/17
47	Lauren Pratt	Visalia	California	93291	4/19/17
48	alfred flores	Visalia	California	93291	4/19/17
49	Jon Foley	Visalia	California	93291	4/19/17
50	Lexi Allison	Visalia	California	93277	4/19/17
51	Tiffanie Lung	Visalia	California	93291	4/19/17
52	Madeline Watson	Visalia	California	93291	4/19/17
53	Cari Taylor	Visalia	California	93291	4/19/17
54	Stephanie Gimlin	Visalia	California	93291	4/19/17
55	Elisabeth Olsen	Visalia	California	93291	4/19/17
56	Nicole Duncan	Visalia	California	93291	4/19/17
57	Brittany Christenson	Visalia	California	93291	4/19/17
58	Trot Cutlip	Visalia	California	93291	4/19/17
59	Manuel Alves	Visalia	California	93291	4/19/17
60	Robert Mozier	Visalia	California	93291	4/19/17
61	Ginger Sigman	Visalia	California	93291	4/19/17
62	Brandon Alisio	Visalia	California	93291	4/19/17
63	Chanda Deisman	Visalia	California	93291	4/19/17
64	Steven Yandell	Visalia	California	93291	4/19/17
65	Mahina Burke	Visalia	California	93291	4/19/17
66	Yesenia Lemus	Visalia	California	93291	4/19/17
67	Heather Wood	Visalia	California	93292	4/19/17
68	Carli Brown Gonzalez	Visalia	California	93291	4/19/17
69	Robyn Cooper	Visalia	California	93291	4/19/17
70	Jodi Bradshaw	Visalia	California	93291	4/19/17
71	HALLUM GIA	Visalia	California	93291	4/19/17
72	Carole Garcia	Visalia	California	93291	4/19/17
73	Albert Sevilla	Visalia	California	93291	4/19/17
74	Bree Kelley	Visalia	California	93291	4/19/17
75	cathy pakingan	Visalia	California	93291	4/19/17
76	Rocky Pipkin	Visalia	California	93291	4/19/17
77	Kristeina Wolfert	Visalia	California	93291	4/19/17
78	Amanda Orozco	Visalia			4/19/17
79	Merina Amos	Visalia	California	93291	4/19/17
80	Vanessa Collins	Visalia	California	93291	4/19/17
81	Jennifer Ogletree	Visalia	California	93291	4/19/17
82	Ever Caballero	Visalia	California	93931	4/19/17
83	Rita Jahnke	Visalia	California	93291	4/19/17
84	Asusena Flores	Visalia	California	93291	4/19/17
85	Virginia Alviso	Visalia	California	93291	4/19/17
86	Janette Serrano	Visalia	California	Visalia	4/19/17
87	Allison Tyler	Visalia	California	93291	4/19/17
88	Denise C. Lopez Gilstrap	Visalia	California	93291	4/19/17

	B	C	D	E	G
89	Markie Valenzuela	Visalia	California	93291	4/19/17
90	NANCY TURK	Visalia	California	93291	4/19/17
91	Evan Garza	Visalia	California	93291	4/19/17
92	Adrian Oberle	Visalia	California	93291	4/19/17
93	Lori Collins	Visalia	California	93291	4/19/17
94	Barbara Brown	Visalia	California	93291	4/19/17
95	Staci Ragan	Visalia	California	93291	4/19/17
96	Shannon Fontes	Visalia	California	93291	4/19/17
97	Teri Bella	Visalia	California	93277	4/19/17
98	Kate Noel	Visalia	California	93277	4/19/17
99	Elena Burton	Visalia	California	93291	4/19/17
100	Anna Reynoso	Visalia	California	93291	4/19/17
101	Julie Joseph	Visalia	California	93291	4/19/17
102	Renee Brigman	Visalia	California	93291	4/19/17
103	Brittney Holt	Visalia	California	93291	4/19/17
104	Samantha Williams	Visalia	California	93291	4/19/17
105	Barbara Ludekens	Visalia	California	93277	4/19/17
106	Jessica Trinidad	Visalia	California	93292	4/19/17
107	Suzi Freeman	Visalia	California	93277	4/19/17
108	Todd Bragg	Visalia	California	93291	4/19/17
109	Ashley Prieto	Visalia	California	93291	4/19/17
110	Doug Snider	Visalia	California	93291	4/19/17
111	Megan Fulleylove	Visalia	California	93291	4/19/17
112	Jennifer Sowers	Visalia	California	93291	4/19/17
113	Jennifer Giannandrea	Visalia	California	93291	4/19/17
114	Brook Sodersten	Visalia	California	93291	4/19/17
115	Christine Jensen	Visalia	California	93291	4/19/17
116	Melissa Gonzales	Visalia	California	93291	4/19/17
117	Ashley Schutz	Visalia	California	93291	4/19/17
118	Jessie Sinatra	Visalia	California	93291	4/19/17
119	teddy cook	Visalia	California	93277	4/19/17
120	Crystal Arellano	Visalia	California	93291	4/19/17
121	Claudia Felix	Visalia	California	93291	4/19/17
122	Eric hernandez	Visalia	California	93291	4/19/17
123	Heather Abbott	Visalia	California	93291	4/19/17
124	Jennifer Renzi	Visalia	California	93291	4/19/17
125	Denise Wasem	Visalia	California	93291	4/19/17
126	Michael Craycraft	Visalia	California	93291	4/19/17
127	jolene edwards	visalia	California	93291	4/19/17
128	Erica Lambert	Visalia	California	93291	4/19/17
129	Erinn Taylor	Visalia	California	93291	4/19/17
130	Jerome vernon	Visalia	California	93291	4/19/17
131	JILL SIEGEL	VISALIA	California	93291	4/19/17
132	MaryAnn Marquez	Visalia	California	93291	4/19/17

	B	C	D	E	G
133	Teresa Merrill	Visalia	California	93291	4/19/17
134	Alicia Duncan	Fresno	California	93704	4/19/17
135	Mandee Everett	Visalia	California	93291	4/19/17
136	Jennifer Houston	Visalia	California	93291	4/19/17
137	Lorraine Clawson	Visalia	California	93291	4/19/17
138	Betsy Robb	Visalia	California	93291	4/19/17
139	ASHLYN MOYA	Visalia	California	93277	4/19/17
140	Stephanie Orong	Visalia	California	93291	4/19/17
141	Alona Wasilchuk	Visalia	California	93291	4/19/17
142	Mary Ann Salow	Visalia	California	93291	4/19/17
143	Richard Thomas	Visalia	California	93291	4/19/17
144	Patricia Anderson	Visalia	California	93291	4/19/17
145	Sean Nourie	Visalia	California	93291	4/19/17
146	Linda Pena	Visalia	California	93291	4/19/17
147	Audra Gosvener	Visalia	California	93291	4/19/17
148	Taryn Scofield	Visalia	California	93291	4/19/17
149	Marria Jones	Visalia	California	93277	4/19/17
150	Debra Doering	Visalia	California	93291	4/19/17
151	Teresa Pardee	Visalia	California	93291	4/19/17
152	elena castro	Visalia	California	93291	4/19/17
153	Kimberly Tolman	Visalia	California	93291	4/19/17
154	Jason Deisman	Visalia	California	93291	4/19/17
155	Joanna Cremers	Visalia	California	93291	4/19/17
156	William Clevenger	Visalia	California	93291	4/19/17
157	Quincy Gann	Visalia	California	93291	4/19/17
158	Jennifer Rachal	Visalia	California	93291	4/19/17
159	Kyle Newton	Visalia	California	93291	4/19/17
160	Marianne Krumheuer	Visalia	California	93291	4/19/17
161	Amanda Urena	Visalia	California	93291	4/19/17
162	Mike Owens	Visalia	California	93291	4/19/17
163	Paula Sbardella	Visalia	California	93291	4/19/17
164	Vanessa De Jonge	Visalia	California	93291	4/19/17
165	Lakin Smith	Visalia	California	93291	4/19/17
166	Jason Tejada	Visalia	California	93290	4/19/17
167	Tim Crisp	Visalia	California	93291	4/19/17
168	Maria Mendez	Visalia	California	93291	4/19/17
169	Karen Crisp	Visalia	California	93291	4/19/17
170	Joel Sanchez	Visalia	California	93291	4/19/17
171	Pedro Mendez	Visalia	California	93291	4/20/17
172	Luis Ruiz	Visalia	California	93291	4/20/17
173	Cresta Poole	Visalia	California	93277-5612	4/20/17
174	Milt Mossi	Napa	California	94558	4/20/17
175	Nick Seals	Visalia	California	93291	4/20/17
176	Nadira Sutton	Visalia	California	93291	4/20/17

	B	C	D	E	G
177	Elizabeth Rivera	Visalia	California	93291	4/20/17
178	Juanita Esquibel	Visalia	California	93291	4/20/17
179	Judy B. Davis	Visalia	California	93291-9616	4/20/17
180	Sarah Arbizio	Visalia	California	93291	4/20/17
181	susan travous	Visalia	California	93277	4/20/17
182	Donna Belt	Visalia	California	93291	4/20/17
183	Leah Boragno	Visalia	California	93291	4/20/17
184	Senita Hignojoz	Visalia	California	93291	4/20/17
185	Maureen Anderson	Visalia	California	93291	4/20/17
186	David Bither	Visalia	California	93291	4/20/17
187	Gloria Bridges	Visalia	California	93277	4/20/17
188	Noel VanderHoek	Visalia	California	93291	4/20/17
189	Jamie Valdez	Visalia	California	93291	4/20/17
190	Lizette Vicuna	Visalia	California	93291	4/20/17
191	Michael Willnow	Visalia	California	93291	4/20/17
192	saul Vicuna	Visalia	California	93291	4/20/17
193	Jessica Wynn	Visalia	California	93291	4/20/17
194	Michelle Gostanian	Visalia	California	93291	4/20/17
195	Blanca Bonilla	Visalia	California	93292	4/20/17
196	William Cooper	Visalia	California	93291	4/20/17
197	Lorena Pena-Martinez	Visalia	California	93291	4/20/17
198	Elaina Ramos	Visalia	California	93291	4/20/17
199	Shelsy Hutchison	Visalia	California	93281	4/20/17
200	Charis Alipaz	Visalia	California	93291	4/20/17
201	Carlee Johnson	Visalia	California	93291	4/20/17
202	Karyl Stroble	Visalia	California	93291	4/20/17
203	camron kelly	Visalia	California	93291	4/20/17
204	Christina Manning	Visalia	California	93291	4/20/17
205	Alejandra Baglietto	Visalia	California	93291	4/20/17
206	Leah Smith	Visalia	California	93291	4/20/17
207	Jaime Cabrera	Visalia	California	93291	4/20/17
208	Hector Martinez	Visalia	California	93291	4/20/17
209	Alisha Sandidge	Visalia	California	93291	4/20/17
210	Macarena Etcheberry	Visalia	California	93191	4/20/17
211	Nicole Allen	Visalia	California	93292	4/20/17
212	RaeAnn Duarte	Visalia	California	93291	4/20/17
213	David Block	Visalia	California	93291	4/20/17
214	Laurie Winn	Visalia	California	93291	4/20/17
215	Pattie Saenz	Visalia	California	93291	4/20/17
216	Fidel Lara	Visalia	California	93291	4/20/17
217	Doreen Vitale	Visalia	California	93277	4/20/17
218	Kevin Bartel	Visalia	California	93277	4/20/17
219	Vanya Tanner	Visalia	California	93291	4/20/17
220	Marina Meek	Visalia	California	93291	4/20/17

	B	C	D	E	G
221	Steve Noronha	Visalia	California	93291	4/20/17
222	Brent Winn	Visalia	California	93291	4/20/17
223	Matthew Haus	Visalia	California	93277	4/20/17
224	Renee Handley	Visalia	California	93291	4/20/17
225	Stacy Bartlett	Visalia	California	93291	4/20/17
226	Daniel Baker	Visalia	California	93291	4/20/17
227	Debbie Mackenzie	Visalia	California	93277	4/20/17
228	Brooke Duncan	Visalia	California	93291	4/20/17
229	Kelly Dada	Visalia	California	93291	4/20/17
230	Carissa Ramirez	Visalia	California	93291	4/20/17
231	Shannen Noronha	Visalia	California	93291	4/20/17
232	Debbie McWilliams	Visalia	California	93291	4/20/17
233	Jessie Ramirez	Visalia	California	93291	4/20/17
234	Melissa Faria	Visalia	California	93291	4/20/17
235	Alex Ericson	Visalia	California	93277	4/20/17
236	Robert Esquibel	Visalia	California	93291	4/20/17
237	Daryl Sanchez	Visalia	California	93291	4/20/17
238	Kasey Sorensen	Visalia	California	93291	4/20/17
239	Juan c Luna	Visalia	California	93291	4/20/17
240	Teresa Ramirez	Visalia	California	93292	4/20/17
241	Alisha Tobias	Visalia	California	93291	4/20/17
242	Heidi Erwin	Visalia	California	93377	4/20/17
243	Anthony Maldonado	Visalia	California	93277	4/20/17
244	Amee Swearingen	Visalia	California	93391	4/20/17
245	Kristen Alburn	Visalia	California	93291	4/20/17
246	Jennifer Orth	Visalia	California	93291	4/20/17
247	Marifi Preisendorf	Visalia	California	93291	4/20/17
248	Meghan Jones	Visalia	California	93291	4/20/17
249	Marie Alfano	Visalia	California	93291	4/20/17
250	Emma Celillo	Visalia	California	93291	4/20/17
251	Amanda McElree	Visalia	California	93291	4/20/17
252	Lauren Van grouw	Visalia	California	93291	4/20/17
253	Jacqueline Mellow	Visalia	California	93291	4/20/17
254	Arthur Hernandez	Visalia	California	93292	4/20/17
255	Helene Oliver	Visalia	California	93291	4/20/17
256	Tara Fehr	Visalia	California	93291	4/20/17
257	Elisa Van Grouw	Visalia	California	93291	4/20/17
258	Jordan Van Grouw	Visalia	California	93291	4/20/17
259	Stephanie Webber	Visalia	California	93291	4/20/17
260	Audra Scheenstra	Visalia	California	93291	4/20/17
261	Emelia White	Visalia	California	93291	4/20/17
262	Jennifer Ferguson	Visalia	California	93291	4/20/17
263	Melissa Hernandez	Visalia	California	93277	4/20/17
264	Madison Mulder	Visalia	California	93291	4/20/17

	B	C	D	E	G
265	Michele Williams	Visalia	California	93291	4/20/17
266	Gina Seals	Visalia	California	93291	4/20/17
267	Melissa Berlinger	Visalia	California	93291	4/20/17
268	Joseph Rachal	Visalia	California	93291	4/20/17
269	Lily DeFoe	Visalia	California	93291	4/20/17
270	Lorraine Hettinga	Visalia	California	93291	4/20/17
271	Mike Borba	Visalia	California	93291	4/20/17
272	Kimberly Ogden	Visalia	California	93291	4/20/17
273	cindy freitas	hawaii	Hawaii	96745	4/20/17
274	Janeen Day	Visalia	California	93291	4/20/17
275	Carli Hawkins	Visalia	California	93291	4/20/17
276	Nic Hawkins	Visalia	California	93291	4/20/17
277	Kim Butt	Visalia	California	93291	4/20/17
278	Joshua Day	Visalia	California	93291	4/20/17
279	Audrey Silva	Visalia	California	93291	4/20/17
280	Tony Haberman	Visalia	California	93291	4/20/17
281	Suzanne Torres	Visalia	California	93291	4/20/17
282	Manuel Torres	Visalia	California	93291	4/20/17
283	Pamela l'ANSON	Fresno	California	93720	4/20/17
284	Jason Amborn	Visalia	California	93291	4/20/17
285	lucy crenshaw	Visalia	California	93291	4/20/17
286	Melissa Langmaack	Visalia	California	93277	4/20/17
287	Jonah Reardon	Visalia	California	93291	4/20/17
288	Cindie Gordon	Visalia	California	93291	4/20/17
289	Lorile Howard	Visalia	California	93291	4/20/17
290	Milws Sheldon	Visalia	California	93291	4/20/17
291	Heifi Proctor	Visalia	California	93291	4/20/17
292	Alberto Nino	Visalia	California	93291	4/20/17
293	Kristen Vaz	Visalia	California	93291	4/20/17
294	Heather Hirschkom	Visalia	California	93291	4/20/17
295	David Muse	Visalia	California	93291	4/20/17
296	Cody Newkirk	Visalia	California	93291-3168	4/20/17
297	Meghan Warkentin	Visalia	California	93291	4/20/17
298	Jacque Plumley	Visalia	California	93291	4/20/17
299	Jessica Alvarez	Visalia	California	93291	4/20/17
300	Josh Johnson	Visalia	California	93291	4/20/17
301	Tania Hulsey	Visalia	California	93291	4/20/17
302	Jewelee Johnson	Visalia	California	93291	4/20/17
303	Monica Galindo	Visalia	California	93291	4/20/17
304	Emmanuel Alvarez	Visalia	California	93291	4/20/17
305	Terri Gilson	Visalia	California	93291	4/20/17
306	Tyler Campbell	Visalia	California	93291	4/20/17
307	Alicia Gordon	Visalia	California	93292	4/21/17
308	Alene Burciaga	Visalia	California	93290	4/21/17

	B	C	D	E	G
309	Kucia Garcia	Visalia	California	93291	4/21/17
310	Michelle Scheppegregrell	Visalia	California	93291	4/21/17
311	Silverio Santiago	Visalia	California	93291	4/21/17
312	Debi Braswell	Visalia	California	93277	4/21/17
313	Adam Brown	Visalia	California	93291	4/21/17
314	David Brown	Fresno	California	93704	4/21/17
315	Steve Kleinknight	Visalia	California	93277	4/21/17
316	Juan Carlos Alvarado	Visalia	California	93291	4/21/17
317	Marilyn Harper	Visalia	California	93291	4/21/17
318	Amanda Amborn	Visalia	California	93291	4/21/17
319	Angelica Jimenez	Visalia	California	93291	4/21/17
320	Amy Garcia	Visalia	California	93291	4/21/17
321	Janie Dansby Cain	Visalia	California	93291	4/21/17
322	Tim Wilson	Visalia	California	93291	4/21/17
323	Stuart Skoglund	Visalia	California	93291	4/21/17
324	Danette Vega	Visalia	California	93292	4/21/17
325	Ali Lebo	Visalia	California	93291	4/21/17
326	Julene Cline	Visalia	California	93291	4/21/17
327	Jesus Rodela	Visalia	California	93291	4/21/17
328	Cora Volz	Visalia	California	93291	4/21/17
329	Raquel Villarreal	Visalia	California	93291	4/21/17
330	Heidi Enos	Visalia	California	93291	4/21/17
331	Lindsey DeGroot	Visalia	California	93291	4/21/17
332	Jennifer Huntley	Visalia	California	93291	4/21/17
333	Anjali mahoney	Visalia	California	93277	4/21/17
334	Jordan Woudenberg	Visalia	California	93292	4/21/17
335	Emma Billingsley	Visalia	California	93291	4/21/17
336	April Holt	Visalia	California	93292	4/21/17
337	Julie Shore	Visalia	California	93291	4/21/17
338	Steve Huntley	Visalia	California	93291	4/21/17
339	Stacy Ruiz	Visalia	California	93277	4/21/17
340	Christina Garcia	Visalia	California	93291	4/21/17
341	Bethany Plyler	Visalia	California	93277	4/21/17
342	JOSEPH HIBBARD	Visalia	California	93291	4/21/17
343	Vivian Gonzalez	Visalia	California	93291	4/21/17
344	Briana Gutierrez	Visalia	California	93277	4/21/17
345	TINA CORTEZ	Visalia	California	93291	4/21/17
346	Rita Narter	Visalia	California	93291	4/21/17
347	Stephanie Scharbach	Visalia	California	93291	4/21/17
348	Erick Hernandez	Visalia	California	93291	4/21/17
349	Julie Cardoza	Visalia	California	93291	4/21/17
350	Sarah Yang	Visalia	California	93291	4/21/17
351	Sue Vang	Visalia	California	93291	4/21/17
352	Deene Souza	Visalia	California	93291	4/21/17

	B	C	D	E	G
353	Kadie Jones	Visalia	California	93277	4/21/17
354	Chelsea Hernandez	Visalia	California	93291	4/21/17
355	Jose Garcia	Visalia	California	93291	4/21/17
356	Margarita Garcia	Visalia	California	93277	4/21/17
357	Tanya Perez	Visalia	California	93277	4/21/17
358	Katelyn Dias	Visalia	California	92392	4/21/17
359	Kenny Hyatt	Visalia	California	93277	4/21/17
360	Kelsey Daniel	Ivanhoe	California	93235	4/21/17
361	Frank Andrews	Visalia	California	93291	4/21/17
362	Melissa Sesma-Smith	Fresno	California	93728	4/21/17
363	Angelita Perez	Visalia	California	93291	4/21/17
364	Amy Awbrey	Visalia	California	93291	4/21/17
365	Melanie Butler	Madera	California	93637-3324	4/21/17
366	Michael Holdsworth	Visalia	California	93291	4/21/17
367	Wendy Schilling	Visalia	California	93291	4/21/17
368	Tyler Van Grouw	Visalia	California	93291	4/22/17
369	Lisa Kucala	Visalia	California	93291	4/22/17
370	Kristin Bluth	Visalia	California	93291	4/22/17
371	Cecelia Karlie	Visalia	California	93292	4/22/17
372	Bethany Lopez	Visalia	California	93291	4/22/17
373	Jennifer Christopherson	Visalia	California	93291	4/22/17
374	Brittnee Arsenault	Visalia	California	93291	4/22/17
375	Gabrielle Lopez	Roseville	California	95678	4/22/17
376	Christi Scalia	Visalia	California	93291	4/22/17
377	Josh Costa	Visalia	California	93291	4/22/17
378	Angela Bither	Visalia	California	93277	4/22/17
379	Mark Kucala	Visalia	California	93291	4/22/17
380	Cynthia Pendergrass	Visalia	California	93291	4/22/17
381	Chris Kinser	Visalia	California	93291	4/22/17
382	Stephanie Kinser	Visalia	California	93291	4/22/17
383	Aaron Albright	Visalia	California	93277	4/22/17
384	Karissa Zetino	Visalia	California	93291	4/22/17
385	Lisa Ewing	Visalia	California	93291	4/22/17
386	Claudia Ortega	Visalia	California	93277	4/22/17
387	Melinda Tandy	Visalia	California	93291	4/22/17
388	Lisa Anderson	Visalia	California	93277	4/22/17
389	Alisha LeFaive	Visalia	California	93277	4/22/17
390	Eddie perez	Visalia	California	93291	4/22/17
391	Marion Anderson	Visalia	California	93292	4/22/17
392	Heathers Wolf	Visalia	California	93277	4/22/17
393	Michael Reimer	Visalia	California	93291	4/22/17
394	Amy Goss	Visalia	California	93291	4/22/17
395	Christina Blevins	Visalia	California	93292	4/22/17
396	Briana Belko	Visalia	California	93291	4/22/17

	B	C	D	E	G
397	Jenifer Oliphant	Visalia	California	93291	4/22/17
398	Phil Belko	Visalia	California	93291	4/22/17
399	Lane Fields	Visalia	California	93291	4/22/17
400	Jason Mihalcin	Visalia	California	93291	4/22/17
401	Annette de Asis	Visalia	California	93291	4/22/17
402	Mary Chavez	Visalia	California	93291	4/22/17
403	Tami Olson	Visalia	California	93277	4/22/17
404	Diane Boone	Visalia	California	93291	4/22/17
405	Jennifer Pool	Visalia	California	93291	4/22/17
406	Anayeli Larios	Visalia	California	93291	4/22/17
407	Sherri Jacobsen	Visalia	California	93291	4/22/17
408	Lisa Wright	Visalia	California	93291	4/22/17
409	Alexa Barba-Teppe	Visalia	California	93291	4/22/17
410	Tou Lor	Visalia	California	93291	4/22/17
411	Angelica Jauregui	Visalia	California	93291	4/22/17
412	Jacqueline Gridiron	Visalia	California	93291	4/22/17
413	Traci Mattos	Visalia	California	93291	4/22/17
414	Michelle Villarreal	Visalia	California	93291	4/22/17
415	Tiffany Burton	Visalia	California	93277	4/22/17
416	Sabrina Quair	Visalia	California	93291	4/22/17
417	Christine Walter	Tulare	California	93275	4/22/17
418	Smile Yang	Visalia	California	93291	4/22/17
419	Jennifer Mihalcin	Visalia	California	93291	4/22/17
420	Blake Slayton	Visalia	California	93291	4/22/17
421	Cynthia Dupuis	Visalia	California	93277	4/22/17
422	Priscilla Skaalen	Visalia	California	93291	4/22/17
423	Jill Van Hofwegen	Visalia	California	93277	4/22/17
424	Monica Garcia	Visalia	California	93291	4/22/17
425	Cindy Dupuis	Visalia	California	93279	4/22/17
426	Douglas De Groot	Visalia	California	93291	4/22/17
427	Robin Walker	Visalia	California	93291	4/22/17
428	Monica Rangel	Visalia	California	93291	4/23/17
429	Jaime Beagle	Visalia	California	93291	4/23/17
430	Stacee Ward	Visalia	California	93291	4/23/17
431	Michael Harris	Visalia	California	93291	4/23/17
432	Sheena Ward	Visalia	California	93291	4/23/17
433	Jamie De Groot	Visalia	California	93291	4/23/17
434	Kevin Porterfield	Visalia	California	93291	4/23/17
435	Kim Tenhet	Visalia	California	93291	4/23/17
436	Howard Detmer	Visalia	California	93291	4/23/17
437	Lindsey Hanlon	Visalia	California	93291	4/23/17
438	Rozamond Carlson	Visalia	California	93277	4/23/17
439	Christie Tyler	Visalia	California	93291	4/23/17
440	Lacey Prideahz	Visalia	California	93291	4/23/17

	B	C	D	E	G
441	Tereese Oregel	Visalia	California	93291	4/23/17
442	Phyllis Tobias	Visalia	California	93291	4/23/17
443	Philip Bradford	Visalia	California	93291	4/23/17
444	Eric Bush	Visalia	California	93291	4/23/17
445	Laura Winstead	Visalia	California	93291	4/23/17
446	Seija Rodrigues	Coarsegold	California	93614	4/23/17
447	randi palmer	visalia	California	93277	4/23/17
448	Gabriella Goss	Visalia	California	93291	4/23/17
449	Jay Manning	Visalia	California	93291	4/23/17
450	Stacy Manning	Visalia	California	93291	4/23/17
451	norma scalia	Visalia	California	93291	4/23/17
452	Brenda valenzuela	Visalia	California	93291	4/23/17
453	Mandee Popovich	Visalia	California	93291	4/23/17
454	Robert Rocha	Visalia	California	93291	4/23/17
455	Carol Gibbons	Visalia	California	93291	4/23/17
456	Glenn Dupuis	Visalia	California	93277	4/23/17
457	Heather wegley	Visalia	California	93291	4/23/17
458	Victoria Haberman	Visalia	California	93291	4/23/17
459	Jillian Taylor	Visalia	California	93291	4/23/17
460	Tammie Hoffman	Visalia	California	93291	4/23/17
461	Patrick Hoffman	Visalia	California	93291	4/23/17
462	Gricelda Tovar	Visalia	California	93291	4/24/17
463	Susie Perez	Visalia	California	93291	4/24/17
464	Kristina Moss	Visalia	California	93277	4/24/17
465	Laurie Mcglasson	Visalia	California	93291	4/24/17
466	Claudia Mosquera	Visalia	California	93291	4/24/17
467	Jennifer Uwanawich	Visalia	California	93291	4/24/17
468	Joan Muse	Visalia	California	93291	4/24/17
469	Marilyn Belknap	Visalia	California	93291	4/24/17
470	Dustin McNearney	Visalia	California	93291-9663	4/24/17
471	Cynthia Johnson	Visalia	California	93291	4/24/17
472	Amanda Guzman	Visalia	California	93291	4/24/17
473	Leslie Taylor	Visalia	California	93277	4/24/17
474	Becky Brown	Visalia	California	93292	4/24/17
475	Nicole Yandell	Visalia	California	93291	4/24/17
476	Heather Haener	Visalia	California	93291	4/24/17
477	Roxanne Perez	VISALIA	California	93291-9125	4/24/17
478	Denise Santos	Visalia	California	93291	4/24/17
479	James Yale	Visalia	California	93291	4/24/17
480	Norma Brown	Visalia	California	93291	4/24/17
481	Emily Amschel	Visalia	California	93291	4/24/17
482	Kimberly Wong	Visalia	California	93291	4/24/17
483	Tara Espinoza	Visalia	California	93291	4/24/17
484	Jeff Olsen	Visalia	California	93291	4/24/17

	B	C	D	E	G
485	Rachel Acosta	Visalia	California	93291-4028	4/24/17
486	Jordan Webster	Visalia	California	93291	4/24/17
487	Dirk Hense	Visalia	California	93291	4/24/17
488	Gabriel Nava	Visalia	California	93291	4/24/17
489	Christopher Albanese	Visalia	California	93291	4/24/17
490	Russell Albanese	Visalia	California	93291	4/24/17
491	Casey Vilhauer	Visalia	California	93291	4/24/17
492	Sarah Vilhauer	Visalia	California	93291	4/24/17
493	Michael Whitlock	Visalia	California	93291	4/24/17
494	Cynthia Simonian	Visalia	California	93291	4/24/17
495	Brenda Hensley	Visalia	California	93291	4/24/17
496	Lisa Morgan	Visalia	California	93291	4/24/17
497	Steven M. Hensley	Visalia	California	93291	4/24/17
498	BettyLou Pendleton	Visalia	California	93291	4/24/17
499	Todd Sumwalt	Visalia	California	93291	4/24/17
500	Stefani Harding	Visalia	California	93291	4/24/17
501	Evan DeJonge	Visalia	California	93291	4/24/17
502	Marie Sumwalt	Visalia	California	93291	4/24/17
503	Brian Monty	Visalia	California	93277	4/24/17
504	James Wilson	Visalia	California	93291	4/24/17



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 24, 2017

PROJECT PLANNER: Andrew Chamberlain
(559) 713-4003; andrew.chamberlain@visalia.city

SUBJECT: Conditional Use Permit No. 2017-08: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone.

Location: The project site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-08, as conditioned, based upon the findings and conditions in Resolution No. 2017-15. 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 approve Conditional Use Permit No. 2017-08 based on the findings and conditions in Resolution No. 2017-15.

PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 200-unit apartment multi-family complex in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of Shirk Street and Doe Avenue. The proposed density at 11.4 units per net 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 21 two-story buildings, the elevations are provided in Exhibits "B", "C", and "D". The applicant has indicated that there will be three types of units, consisting of 88-one bedroom units and 112-two bedroom units. The complex will include nine enclosed garage structures and carports spread throughout the project, with a total of 433 parking stalls, for an average of 2.2 stalls per unit. The complex will also include a club house building with an arbor, park area, open space, swimming pool, and spa.

The complex will have a six-foot high wrought iron fence with stucco pilasters along the Shirk Street and Doe Avenue frontage. The stucco pilasters will be matched to the on-site buildings. Along the east and north property lines shared with the single family residential areas, there will be a seven-foot high block wall.

There are two primary access points to the site, one on Shirk Street, and one on Doe Avenue, along with a limited access point on Roeben Street for solid waste trucks and emergency service vehicles. The Roeben access point will not be for general use by the residents. All the entrances are gated, with the entrances on Shirk and Doe having a gate access pad for visitors, the Roeben access point will not have a gate access pad.

This project includes sidewalk, curbing and landscaping frontage improvements along Shirk Street and Doe Avenue. The right-of-way paving on Shirk would not occur with the construction of the complex, it will be done as an arterial roadway improvement project by the City of Visalia. 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 northwest corner of Doe and Roeben, which will be filled in prior to development.

BACKGROUND INFORMATION

General Plan Land Use Des:	Medium Density Residential
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit)
Zoning and Land Use:	North: QP - Quasi Public – Fire Station South: I – Industrial - Vacant East: R-1-5 Low Density Residential – Single Family Houses West: IL – Light Industrial – Tulare County Educational and Administrative Classrooms and Offices
Environmental Review:	Initial Study No. 2017-13
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

Conditional Use Permit No. 2008-16 was approved by the Planning Commission on August 25, 2008, allowing the development of a self-storage facility with a caretakers' unit within a proposed service commercial development on seven acres in the CS (Service Commercial) zone. The site is located at the northeast corner of Shirk Street and Doe Avenue. This use permit lapsed due to no permitting action on the site.

PROJECT EVALUATION

Staff supports the requested 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 2014 General Plan Update adopted on October 14, 2017, changed the land use designation on the site from Service Commercial (CS) to Residential Medium Density (R-M-2). The Zoning Ordinance Update became effective in April of 2017, changing the zoning on the site from CS to R-M-2.

General Plan and Zoning Ordinance Consistency

Project compatibility with the City's General Plan must be made as a finding for the conditional use permit entitlement.

Staff finds that the proposed conditional use permit for the proposed development is 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 200 units will yield an overall density of approximately 11.4 units per net acre.

This site is one of four multiple family designated sites in this northwest area of the city. The next closest multiple family site is approximately five acres at the northeast corner of Sunnyview and Shirk.

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.

Land Use Compatibility / Density

The proposed project will result in the creation of a multi-family residential development consisting of 21 two-story apartment structures. The area east of the subject site is zoned R-1-5 and has been developed with single-family residences over the past several years. There is a Fire Station to the north of the project, and Industrial uses to the south and west of the project.

The project has been designed with consideration given to the adjacent single-family residences to the east. The apartment buildings incorporate limited visibility of the second story units to the adjacent R-1 property to the east/north. All building faces adjacent to the R-1-5 properties will have only high ventilation bathroom windows and shielded balconies. The site plan shows that the row of apartment buildings along the east side of the development will be a minimum of 35 feet from the adjacent R-1 single family units. The apartment buildings along the Doe Avenue portion will be approximately 70 to 120 feet from the R-1 single family units to the north. There are four (one-story) garage structures along the Doe Avenue portion adjacent to the R-1 area, with setbacks of approximately 30 feet.

The setback areas are proposed to be improved with landscaping, and shade trees, along with a walking path along a portion of the open space. A seven-foot block wall will be located along the adjoining property lines with the R-1 area

The circulation pattern within the proposed development is self-contained and will be accessed from access drives internal to the development. All residential vehicular access to the development will occur directly from Shirk Street and Doe Avenue. The project supports expanding circulation connectivity by providing pedestrian connections to adjacent streets, generally alongside the vehicle entry points on Shirk Street and Doe Avenue.

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 “quality” multi-family developments that create a sense of place and include safe, well maintained communities, 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. 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.

Access and Street Improvements

Ingress and egress to the site will be from Shirk Street, and Doe Avenue, along with a limited access point on Roeben Street for solid waste trucks and emergency service vehicles. The Roeben access point will not be for general use by the residents. All the entrances are gated, with the entrances on Shirk and Doe having a gate access pad for visitors, the Roeben access point gate access pad will not be for residents or guests.

Sidewalk, curbing and landscaping frontage improvements along Shirk Street and Doe Avenue will be installed with this project. The complete right-of-way paving on Shirk would not occur with the construction of the complex, it will be completed as a future arterial roadway improvement project by the City of Visalia. Short term, the Shirk Street access point will have paved transition lanes to the existing Shirk Street roadway. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

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 (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project)	25 feet	35 to 120 feet
Side (Fire Station)	5 feet per story	15 feet

The project meets the required setbacks along the street frontages, and exceeds the 25-foot minimum rear setback by providing 35 to 120 feet of setback to the apartment buildings.

Building Elevations

Exhibits "B", "C" and "D" 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 adjacent single family properties. Floor plans have been included for the apartment buildings as shown in Exhibit "E". These floor plans illustrate the designs which limit visibility towards the single family areas.

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

Walls

The project will construct a six-foot high wrought iron fence with stucco pilasters along the Shirk Street and Doe Avenue frontages. A seven-foot high block wall will be installed along the north and east portions of the site adjacent to the R-1 single family residential area. Staff has included a condition requiring that the block wall height shall be a minimum of 7 feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall. This is to assure that any grade difference (elevation of the ground) does not result in a wall less than seven feet on either side.

Due to the potential for future noise as Shirk Street is developed to its full width, staff is recommending that the use permit include the option to allow the wrought iron sections to be replaced with a six-foot high stucco wall. In addition staff recommends extending this option to the wrought iron fence sections on Doe Avenue adjacent to the pool for privacy purposes. Staff has included these recommendations in Condition No. 4.

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. In the case of the staff recommended option for solid wall sections along Shirk Street and the pool area on Doe Avenue, the Planning Commission has the ability to consider and approved minor variations in development standards as a part of the conditional use permit process.

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 available to contribute towards meeting the City's Regional Housing Needs Allocation (RHNA). This site is identified as an eligible multi-family site in the City's State-certified Housing Element.

Open Space and Recreation

The project includes a community building, pool with spa, and park area, with additional open space spread throughout the complex. Staff has included a condition that these amenities be installed as a part of the development and maintained in good working/accessible order.

Schools

The Visalia Unified School District has stated that they have school capacity for this and other residential projects in the area. They indicated that the school site at the southwest corner of

Denton Street and Ferguson Avenue is fully entitled, designed and ready to for construction to commence in the near future.

Storm Drainage

The property currently contains a storm water retention basin at the corner of Doe and Roeben. This basin will be filled in prior to construction of the project. Storm water runoff generated by this development would drain to the regional basin located south of the site, on the north side of the rail-road tracks along Goshen Avenue.

Environmental Review

An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2017-13 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 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 Initial Study No. 2017-13 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 project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

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", elevations shown in Exhibits "B", "C" and "D" and corresponding floor plans shown in Exhibit "E".
3. That a seven-foot high block wall shall be installed along the north and east portions of the site adjacent to the R-1 single family residential area. The block wall height shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.

4. That a wrought iron fence with stucco platters matching the buildings be provided along the Shirk Street and Doe Avenue frontages. The wrought iron sections along Shirk Street may be replaced with matching six-foot high stucco walls as an option. In addition, the wrought iron fence sections next to the swimming pool may be replaced with matching six-foot high stucco walls for privacy.
5. That the setbacks illustrated in Exhibit "A" between the apartment buildings and adjacent single family residential areas, which meet or exceed the minimum requirements in the R-M-2 zone, be maintained, as also described below:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project)	25 feet	35 to 120 feet
Side (Fire Station)	5 feet per story	15 feet

6. 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 200 units on the subject site.
7. That the community building and garages be developed as shown in Exhibits "F" and "G".
8. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
9. That the Roeben Street access point shall only be used for solid waste, emergency services and related vehicles and purposes. The residents and guests shall not use the access point for ingress/egress to the site.
10. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
11. 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.
12. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
13. 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.

14. Provide street trees per the City's Street Tree Ordinance.

15. That all applicable federal, state, regional, and city policies and ordinances be met.

16. 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. 2017-08, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Exterior Elevation Plans
- Exhibit "C" – Exterior Elevation Plans
- Exhibit "D" – Exterior Elevation Plans
- Exhibit "E" – Floor Plans
- Exhibit "F" – Community Building Elevations
- Exhibit "G" – Garage Elevations
- Initial Study No. 2017-13
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

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 R-M multi-family residential zones, 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 amenities of a low density atmosphere.

17.16.015 Applicability.

The requirements in this chapter shall apply to all property within R-M zone districts.

17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;

- D. Swimming pools used only by residents 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, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision 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. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

17.16.030 Accessory uses.

In the R-M multi-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 17.16.090B.

17.16.040 Conditional uses.

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

- A. 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;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. 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 and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. 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 chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.16.050 Site area and configuration.

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

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.

17.16.080 Side yards.

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.

17.16.090 Rear yard.

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 that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

17.16.100 Height of structures.

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 and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that 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.

17.16.140 Site plan review.

A site plan review 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.

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

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.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood 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.

17.16.180 Landscaping.

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.

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.

17.16.200 Signs.

Signs shall be placed in conformance with Chapter 17.48.

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.

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

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 that 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.

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.

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.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions

under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

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.

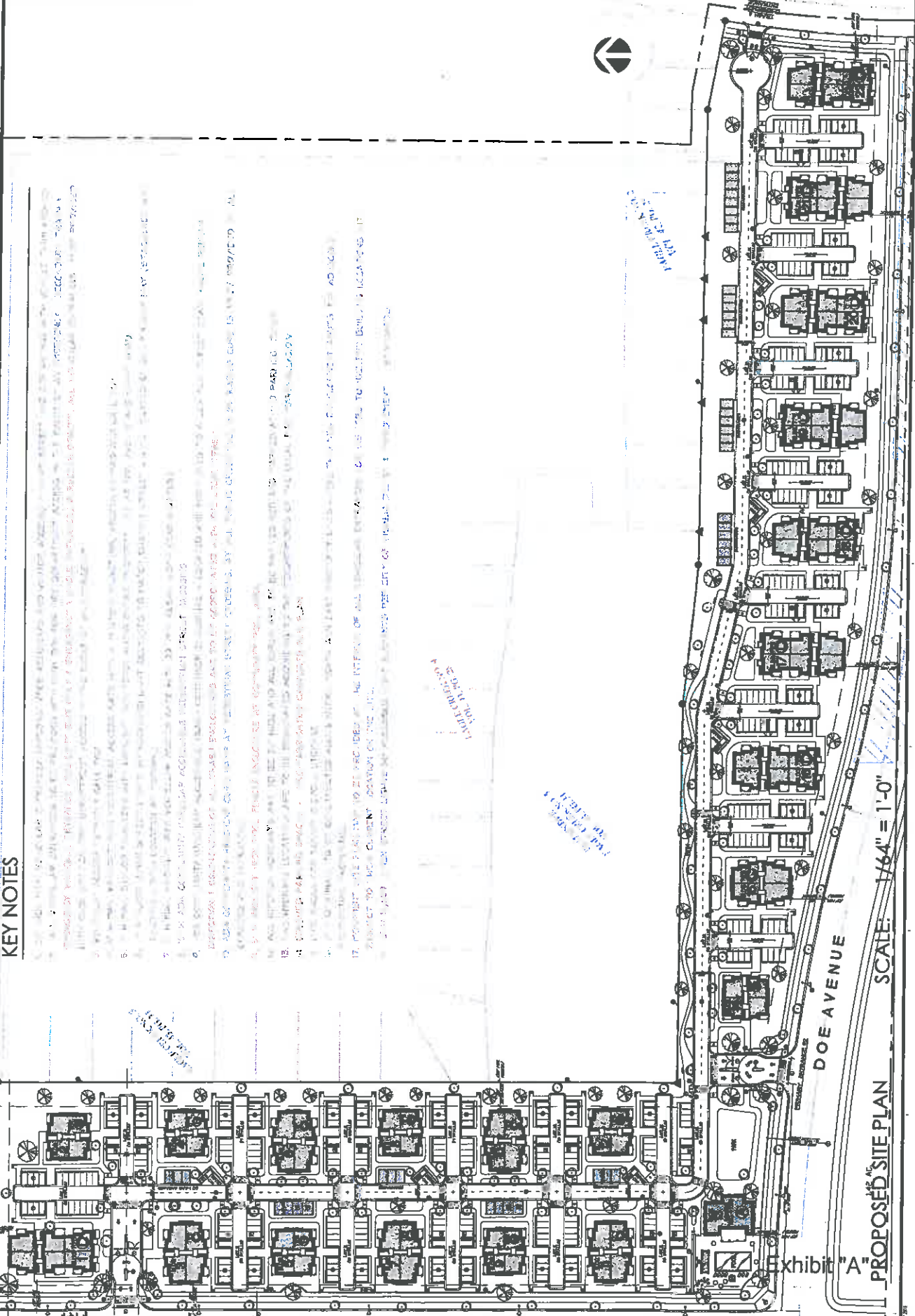
C. The commission may deny an application for a conditional use permit.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.



KEY NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Exhibit "A"

PROPOSED SITE PLAN

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

DOE AVENUE



Exhibit "B"

 <p>OCEAN POINT DEVELOPMENT 10000 S. HAYWARD AVENUE SUITE 100 HAYWARD, CA 94541 (925) 781-1000 WWW.OCEANPOINTDEVELOPMENT.COM</p>	<p>DATE: 01/15/2019</p> <p>PROJECT: PROPOSED VISALIA APARTMENTS</p> <p>SCALE: 1/8" = 1'-0"</p> <p>BY: [Redacted]</p> <p>CHECKED: [Redacted]</p> <p>DATE: 01/15/2019</p>	<p>PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT</p> <p>15800 ST & W DOE AVE. VISALIA, CA 93291</p>	<p>DATE: 01/15/2019</p> <p>BY: [Redacted]</p> <p>CHECKED: [Redacted]</p> <p>DATE: 01/15/2019</p>	<p>PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT</p>	<p>EXTERIOR VIEWS</p>	<p>A-902</p>
	<p>DATE: 01/15/2019</p> <p>BY: [Redacted]</p> <p>CHECKED: [Redacted]</p> <p>DATE: 01/15/2019</p>	<p>PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT</p>	<p>EXTERIOR VIEWS</p>	<p>A-902</p>		



VIEW LOOKING NORTH AT BUILDING TYPE "B"



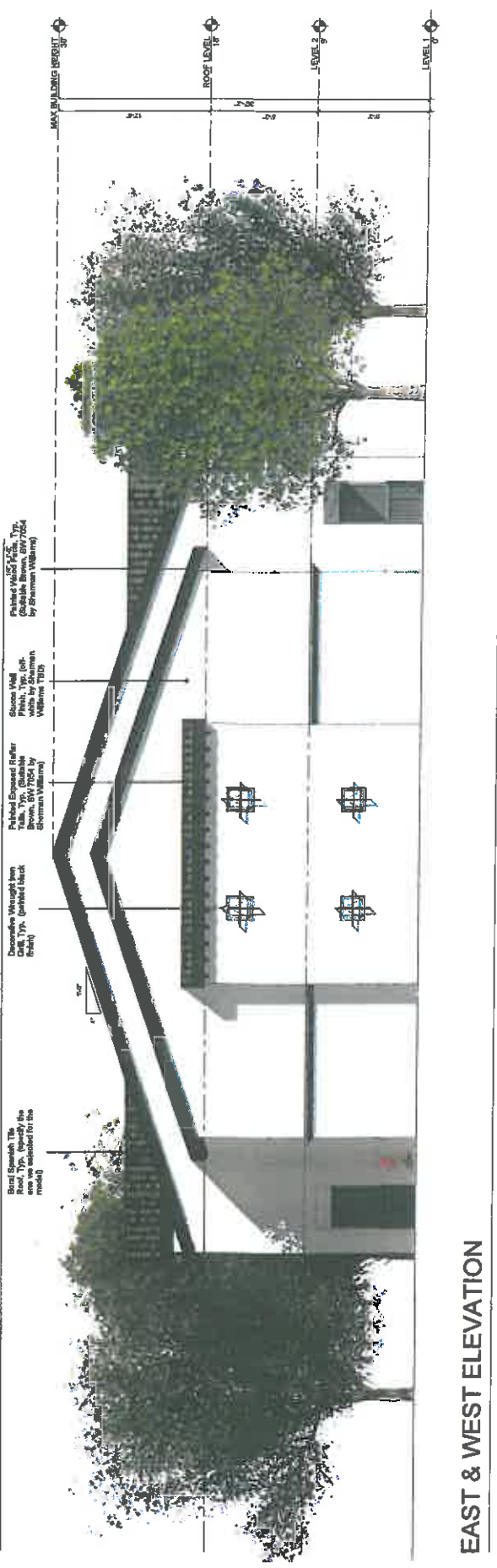
VIEW LOOKING SOUTH AT BUILDING TYPE "B"

Exhibit "B"

 <p>OCEAN POINT DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>N 518K STA W DOE AVE SAUL, CA 95291</p>
	<p>PROPOSED VISALIA APARTMENTS</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>
<p>DATE: 08/11/2020 BY: J. J. JENSEN SCALE: AS SHOWN</p>	<p>DATE: 08/11/2020 BY: J. J. JENSEN SCALE: AS SHOWN</p>	<p>DATE: 08/11/2020 BY: J. J. JENSEN SCALE: AS SHOWN</p>



NORTH & SOUTH ELEVATION



EAST & WEST ELEVATION

 OCEAN POINT DEVELOPMENT	WWW.OCEANPOINTDEVELOPMENT.COM 408-248-1111 408-248-1112 408-248-1113 408-248-1114 408-248-1115 408-248-1116 408-248-1117 408-248-1118 408-248-1119 408-248-1120	N SHIRK ST & W DOE AVE VISALIA, CA 93271 PROPOSED MULTIFAMILY HOUSING DEVELOPMENT PROPOSED VISALIA APARTMENTS	PROJECT NUMBER SHEET NUMBER DATE DRAWN BY CHECKED BY APPROVED BY	PROPOSED MULTIFAMILY HOUSING DEVELOPMENT	EXTERIOR VIEWS	A-903
	OCEAN POINT DEVELOPMENT 11111 S. SHIRK ST., VISALIA, CA 93271 408-248-1111 408-248-1112 408-248-1113 408-248-1114 408-248-1115 408-248-1116 408-248-1117 408-248-1118 408-248-1119 408-248-1120	PROJECT NUMBER SHEET NUMBER DATE DRAWN BY CHECKED BY APPROVED BY	PROPOSED MULTIFAMILY HOUSING DEVELOPMENT	EXTERIOR VIEWS	A-903	



VIEW LOOKING NORTH AT BUILDING TYPE "C"

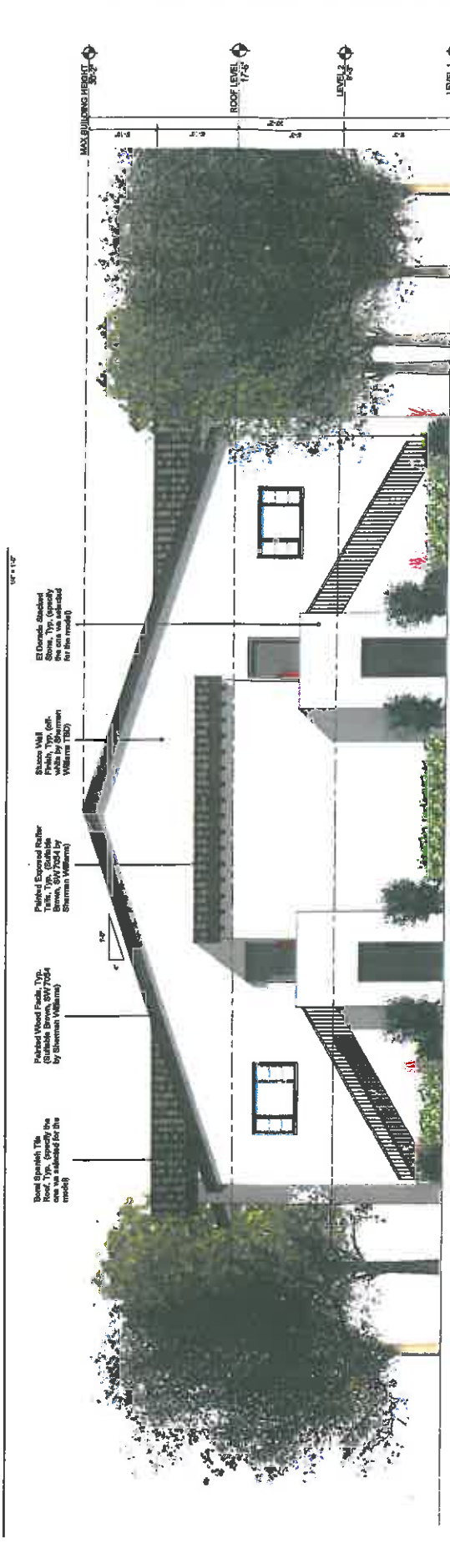


VIEW LOOKING SOUTH LOOKING AT BUILDING TYPE "C"

 <p>DEVELOPMENT</p>	<p>DESIGN DEVELOPER</p> <p>DESIGN ARCHITECT</p> <p>ARCHITECT</p> <p>DATE</p> <p>SCALE</p> <p>PROJECT NO.</p> <p>PROJECT NAME</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p> <p>PROPOSED VISALIA APARTMENTS</p> <p>N 3905 ST & W DORIS AVE VISALIA, CA 93291</p>	<p>BLDG TYPE</p> <p>D ELEV.</p>	<p>A-205</p>
	<p>DESIGN ARCHITECT</p> <p>ARCHITECT</p> <p>DATE</p> <p>SCALE</p> <p>PROJECT NO.</p> <p>PROJECT NAME</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p> <p>PROPOSED VISALIA APARTMENTS</p> <p>N 3905 ST & W DORIS AVE VISALIA, CA 93291</p>	<p>BLDG TYPE</p> <p>D ELEV.</p>	<p>A-205</p>

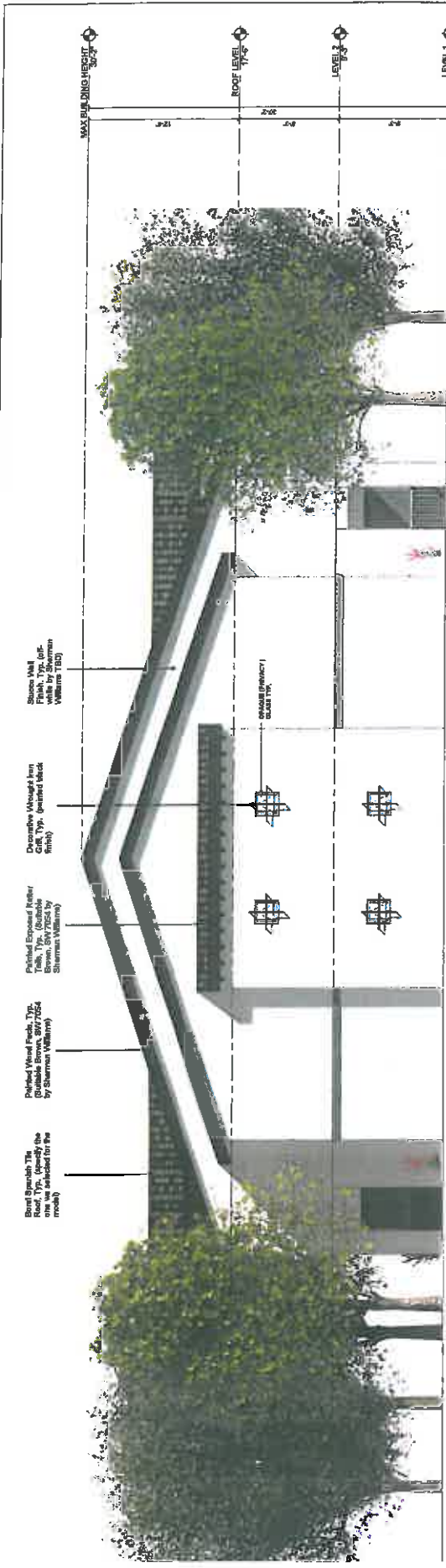


SOUTH ELEVATION



WEST ELEVATION

 <p>OSCAR POINT DEVELOPMENT 1000 S. GARDEN AVENUE, SUITE 100 OAKLAND, CA 94612 TEL: (415) 763-1000 FAX: (415) 763-1001 WWW.OSCARPOINTDEVELOPMENT.COM</p>	<p>PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT</p>	<p>N SHIRE ST & W. DOE AVE VISALIA, CA 93291</p>
	<p>PROJECT: 24-08</p>	<p>PROPOSED MULTI-FAMILY DEVELOPMENT</p>
<p>BLDG TYPE D ELEV.</p>		<p>A-206</p>



EAST ELEVATION



VIEW LOOKING NORTH AT BUILDING TYPE "D"

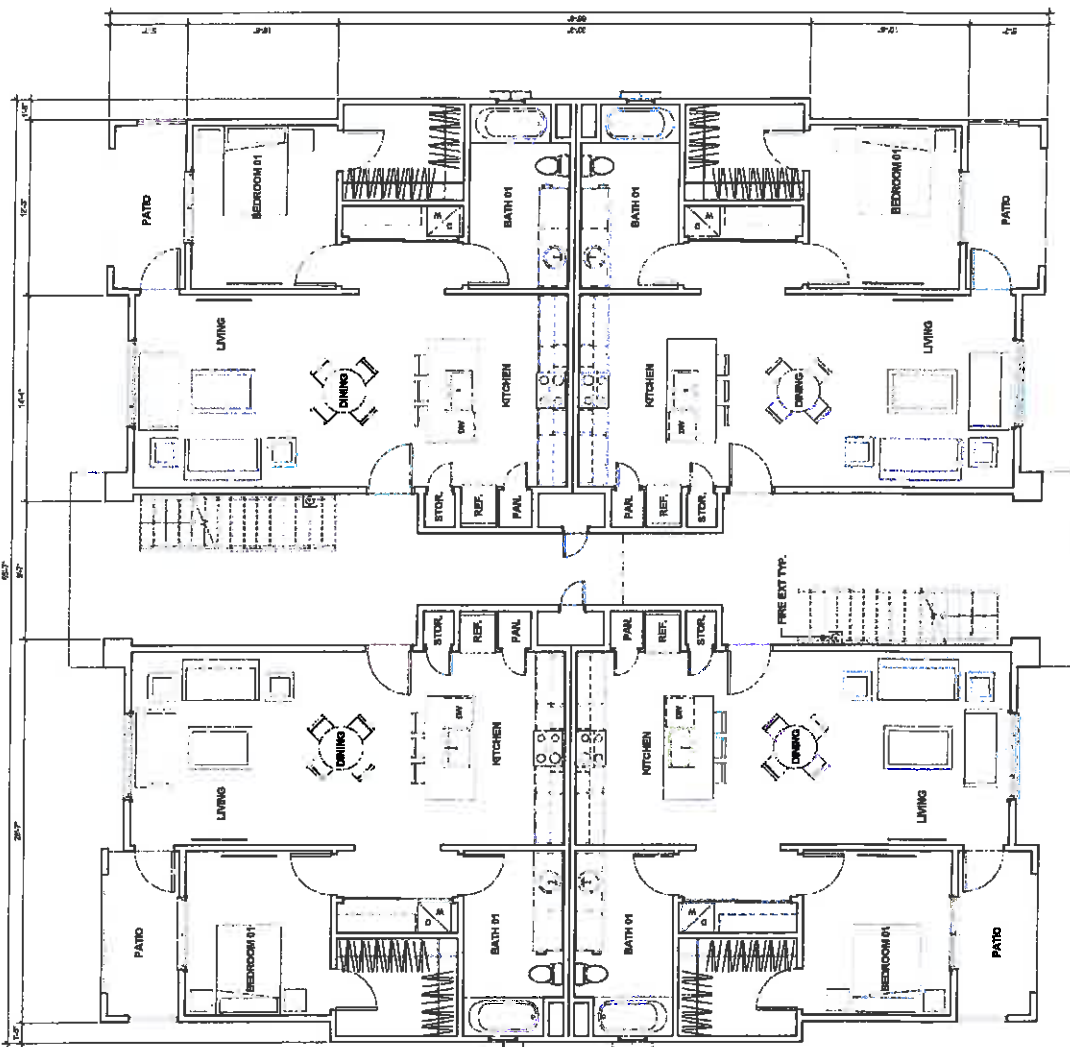


VIEW LOOKING NORTHEAST AT BUILDING TYPE "D"

 <p>OCEAN POINT DESIGN & CONSTRUCTION 1710 KENYON AVE., SUITE 100 OCEANA, CA 94957 TEL: (707) 441-1111 FAX: (707) 441-1112 WWW.OCEANPOINTDESIGN.COM</p>	<p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>DATE: 7/23/21</p>	<p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>
	<p>NO. SHEETS: 1</p>	<p>NO. SHEETS: 1</p>	<p>NO. SHEETS: 1</p>

PROPOSED VISALIA APARTMENTS
 PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
 N SHURTLEWORTH CIRCLE AVE., VISALIA, CA 93291

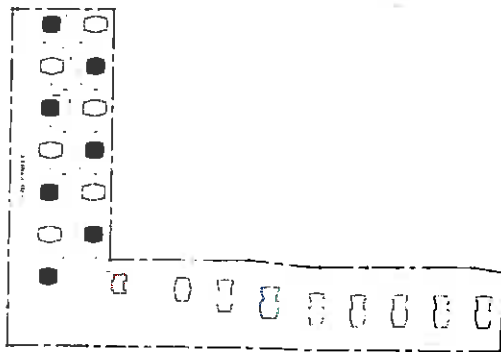
 <p>OCEAN POINT DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p> <p>N SHIRK ST & W DOE AVE, PALM CA 93271</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>BLDG TYPE B</p>	<p>A-122</p>
			<p>LEVEL 1</p>	



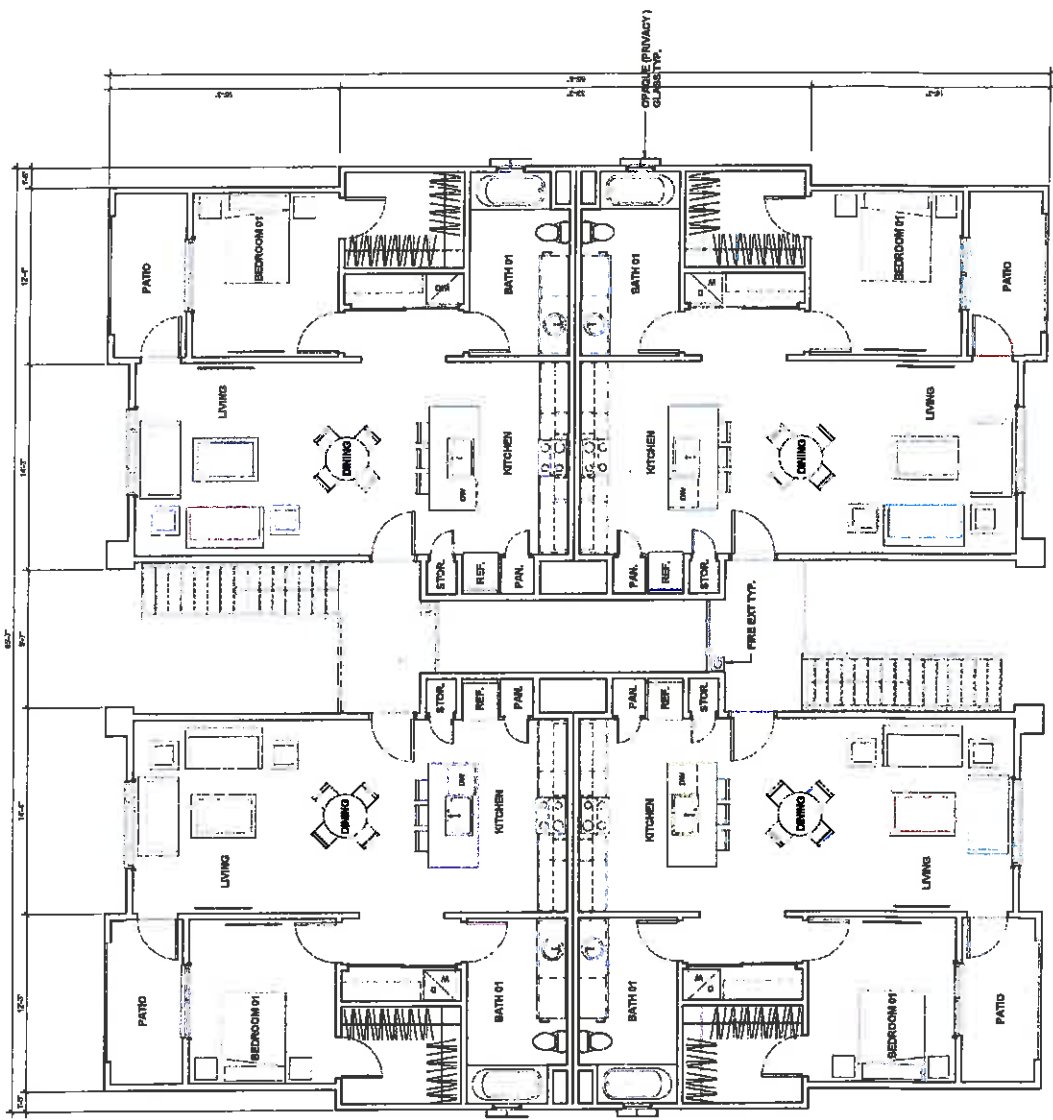
FLOOR AREA

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

KEYPLAN - BLDG TYPE B

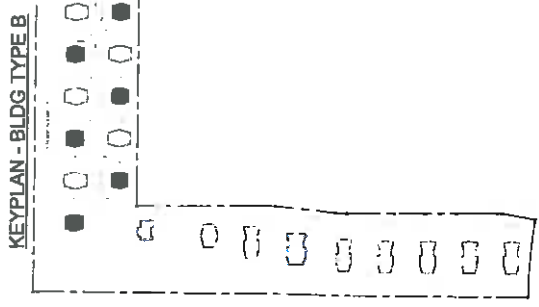


BUILDING TYPE B - 2 STORY APARTMENT BUILDING - LEVEL 1

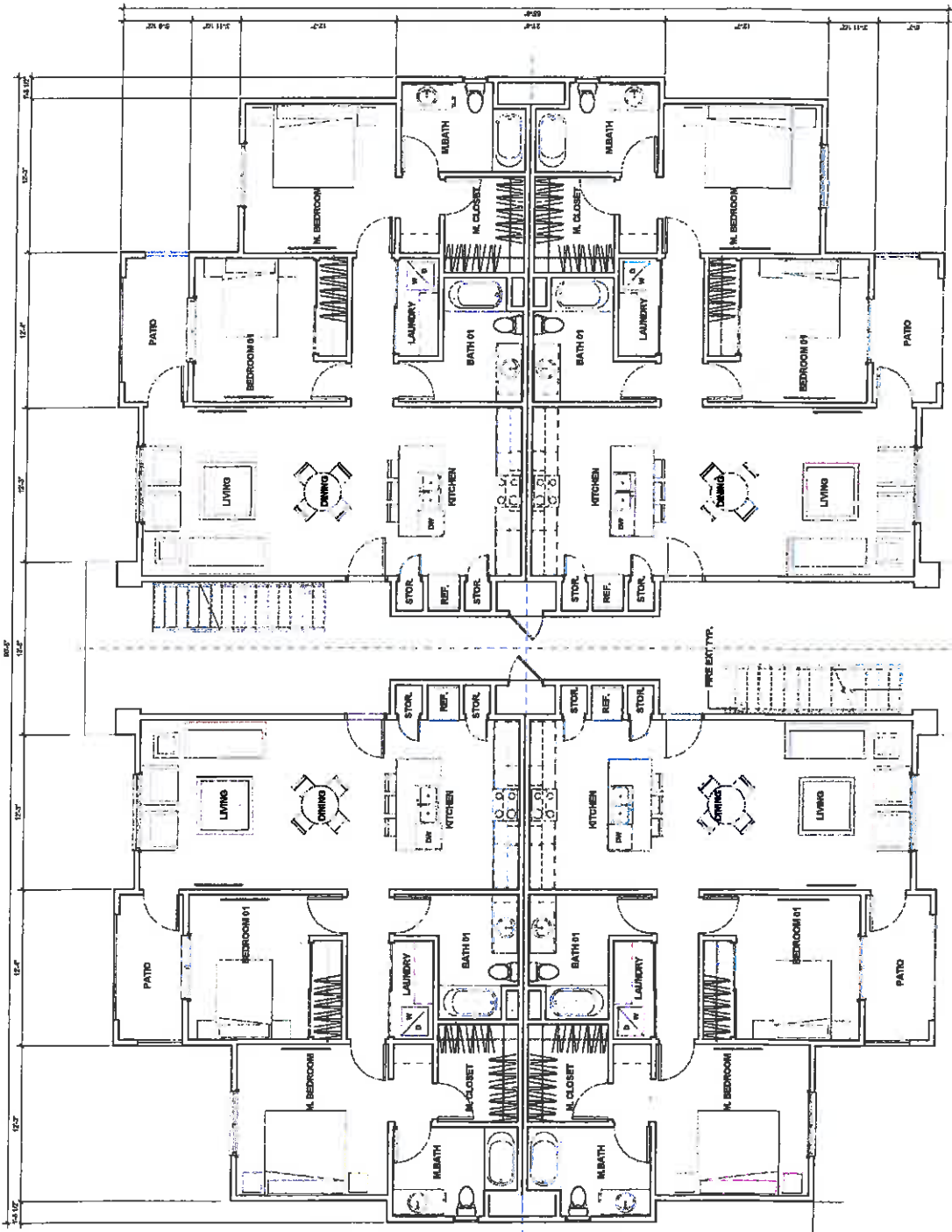


FLOOR AREA

LEVEL 1	3,120 SF
LEVEL 2	3,120 SF
TOTAL	6,240 SF



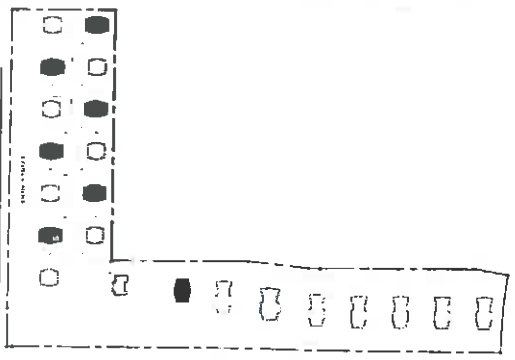
BUILDING TYPE B - 2 STORY APARTMENT BUILDING - LEVEL 2



FLOOR AREA

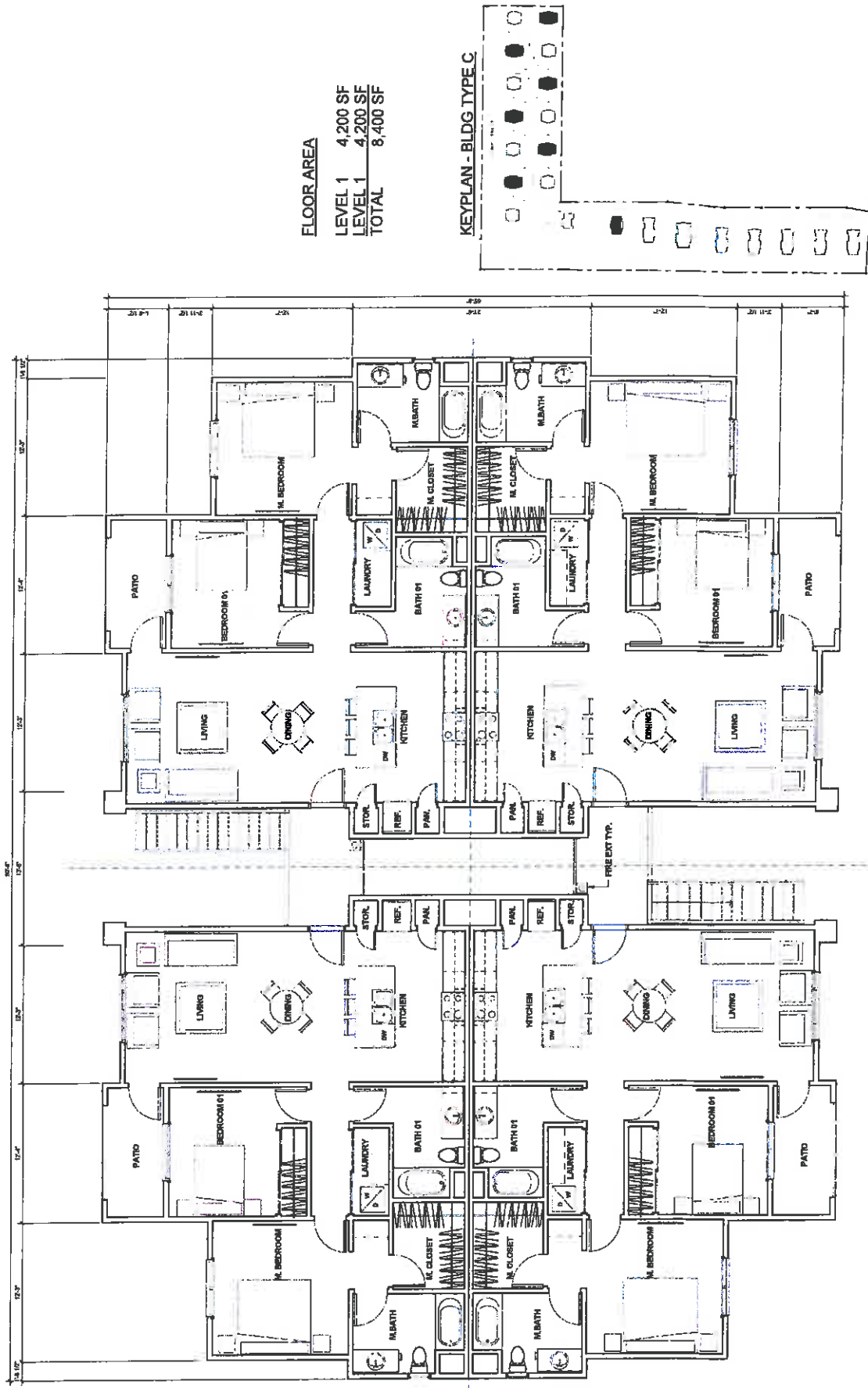
LEVEL 1	4,200 SF
LEVEL 1	4,200 SF
TOTAL	8,400 SF

KEYPLAN - BLDG TYPE C



BUILDING TYPE C - 2 STORY APARTMENT BUILDING - LEVEL 1

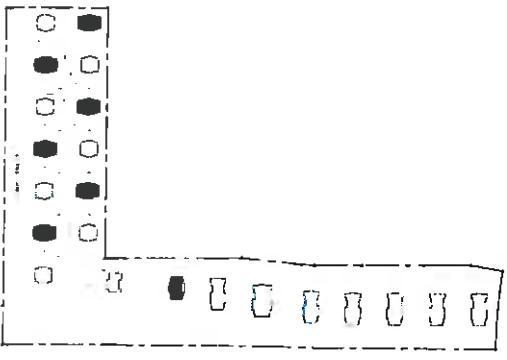
Exhibit "E"



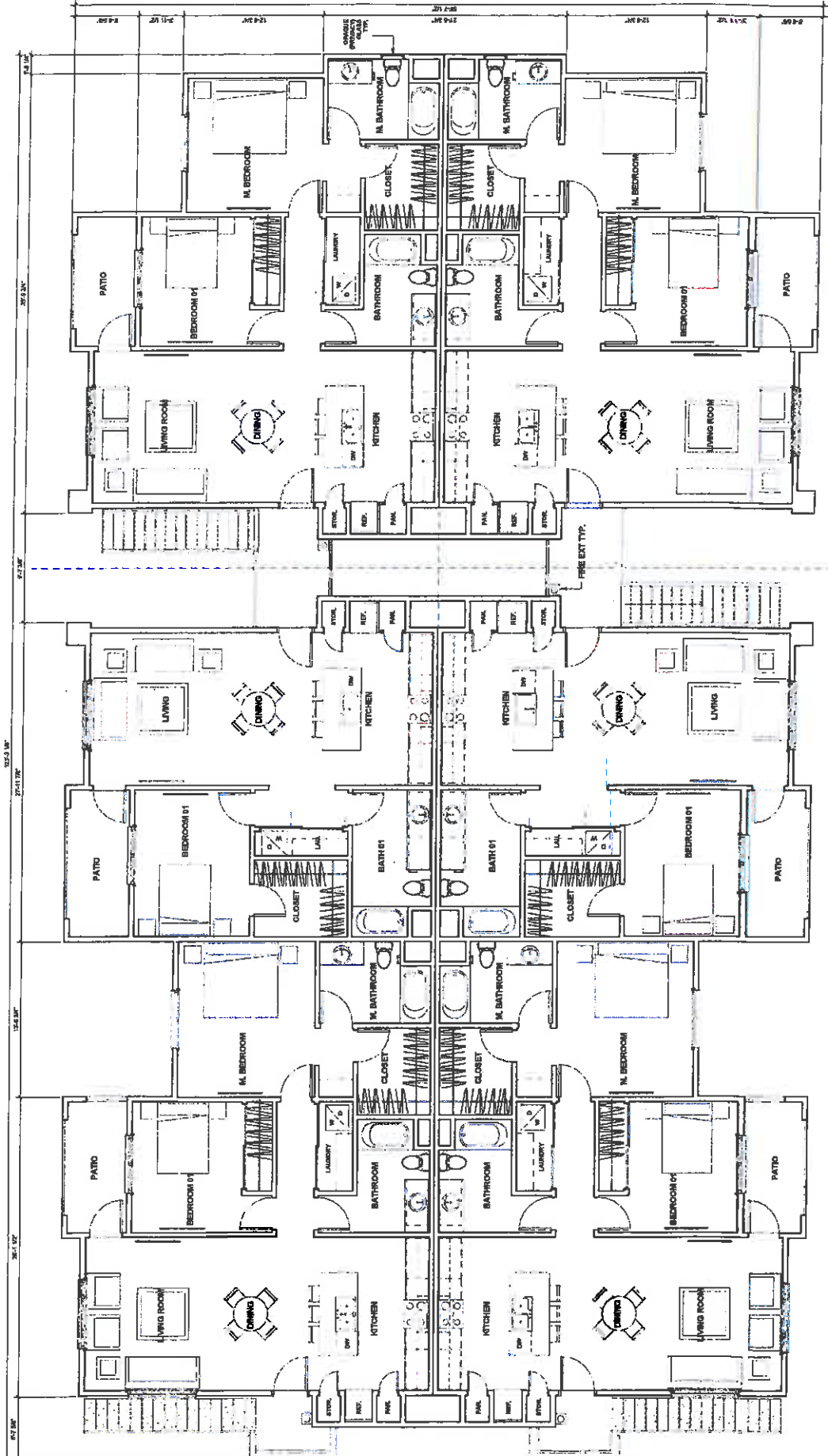
FLOOR AREA

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

KEYPLAN - BLDG TYPE C



BUILDING TYPE C - 2 STORY APARTMENT BUILDING - LEVEL 2

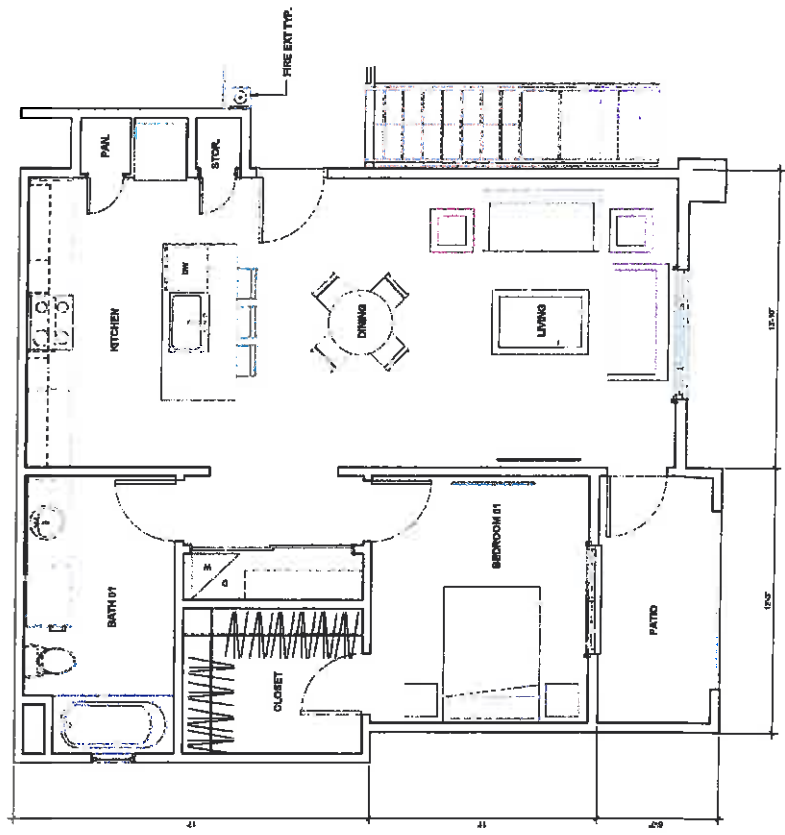


FLOOR AREA

LEVEL 1	5,800 SF
LEVEL 2	5,800 SF
TOTAL	11,600 SF

BUILDING TYPE D - 2 STORY APARTMENT BUILDING - LEVEL 2

Exhibit "F"



TYPICAL 1 BEDROOM PLAN - APPROX. 775 SF



VIEW LOOKING NORTH AT COMMUNITY BUILDING ENTRY



VIEW LOOKING SOUTH AT COMMUNITY BUILDING

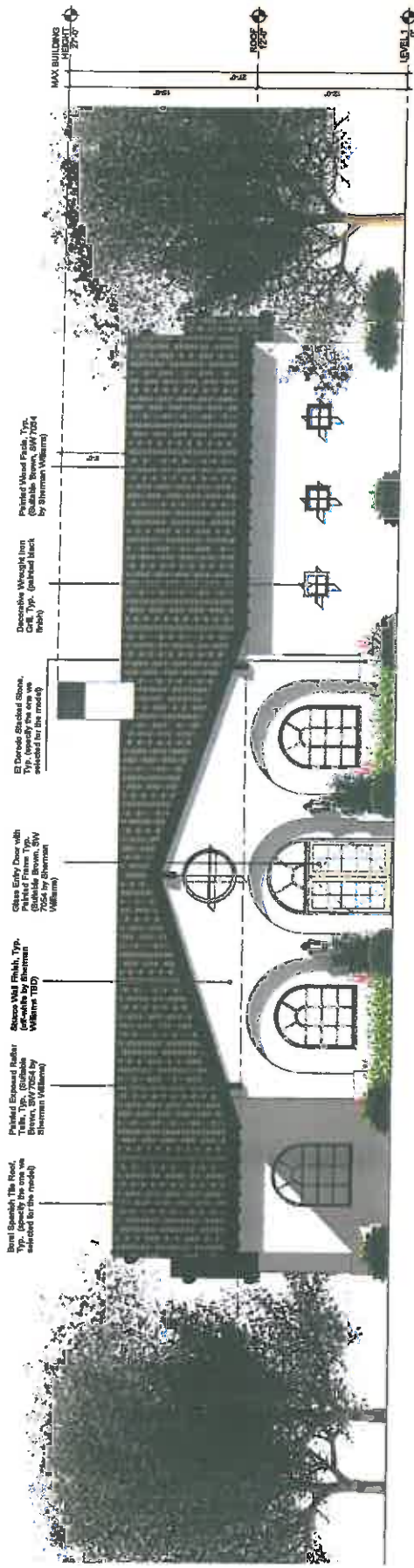
 <p>OCEAN POINT DEVELOPMENT</p>	<p>DESIGN & DEVELOPMENT</p> <p>11111 BAYVIEW BLVD, SUITE 100 SAN DIEGO, CA 92121</p> <p>TEL: 619-594-1111 WWW.OCEANPOINTDEV.COM</p>	<p>DATE: 01/15/2011</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>EXTERIOR VIEWS</p>	<p>A-901</p>
	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p> <p>16265 STAVEN DEAN E. BLVD, CA 92091</p>	<p>DATE: 01/15/2011</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>EXTERIOR VIEWS</p>	<p>A-901</p>

DEVELOPER: DEVELOPMENT
 PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
 SHEET: A-201
 DATE: 08/14/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

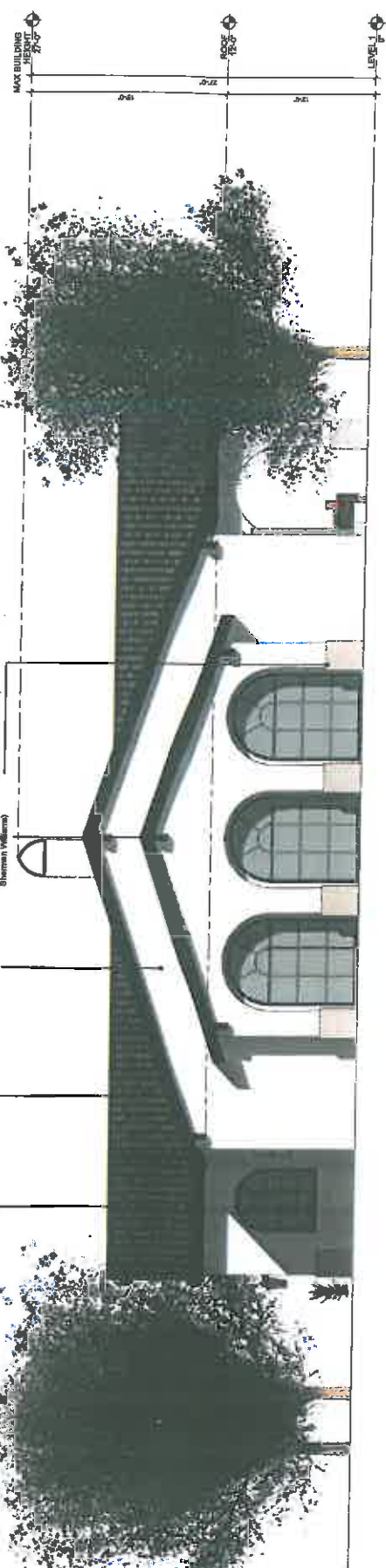
PROPOSED VISALIA APARTMENTS
 PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
 14226 S. L. DEE AVE., VISALIA, CA 93291

PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

BLDG TYPE A ELEVATIONS
 A-201

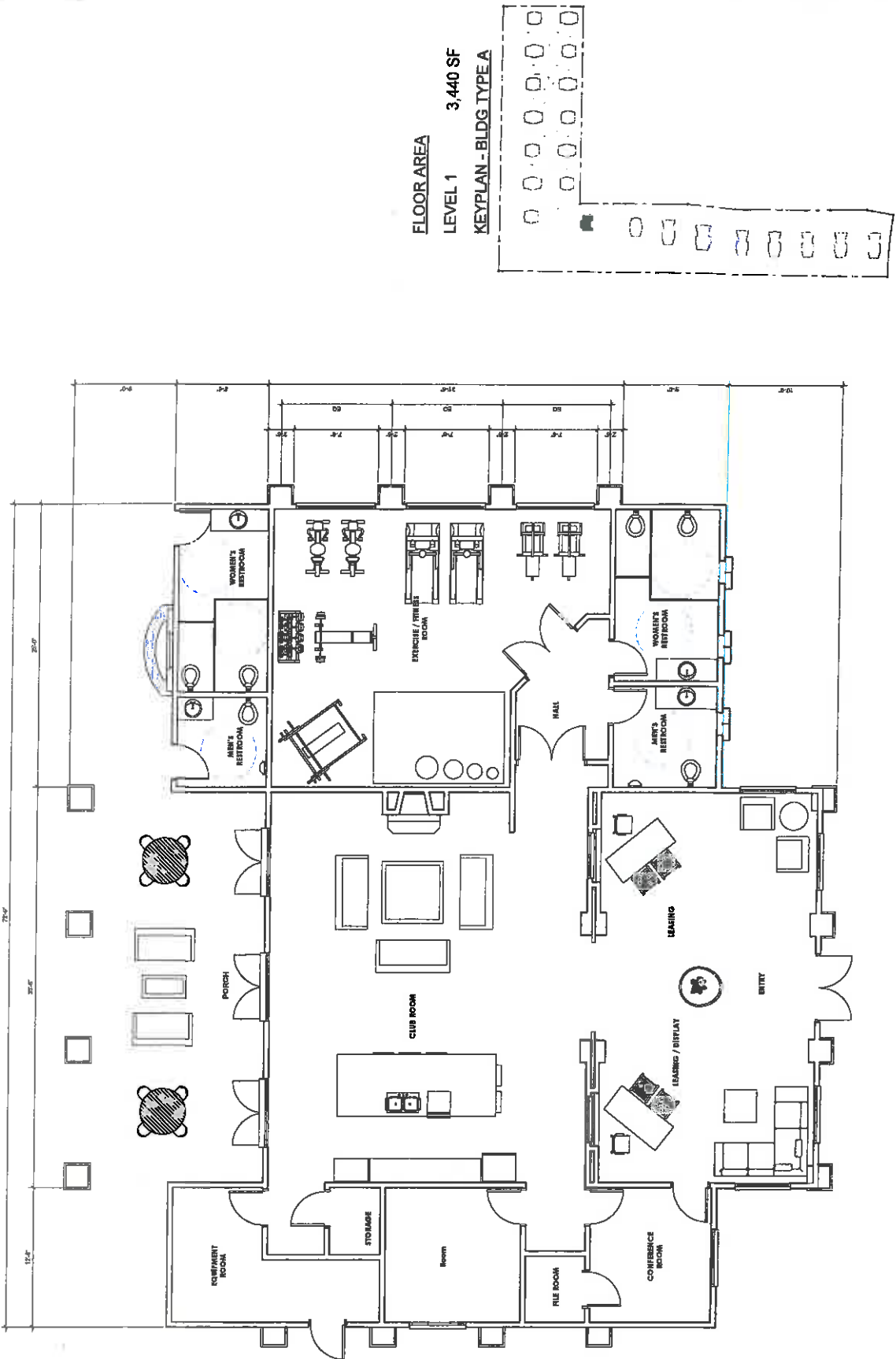


SOUTH ELEVATION



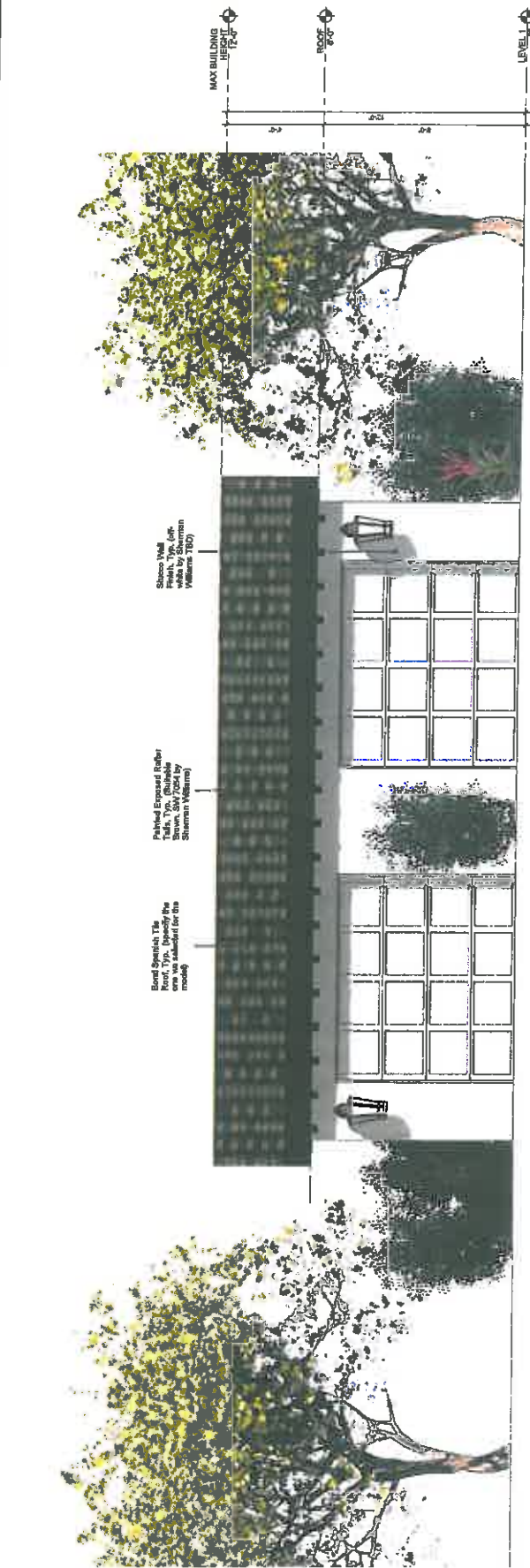
EAST ELEVATION

	PROPOSED VISALIA APARTMENTS PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT N BIRK ST & DOE AVE VISALIA, CA 93271	SHEET NO. 11-A-121
	PROJECT NO. 17-00000000-0000 DATE: 08/20/2018 DRAWN BY: [Name] CHECKED BY: [Name]	PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT
BLDG TYPE A LEVEL 1		A-121

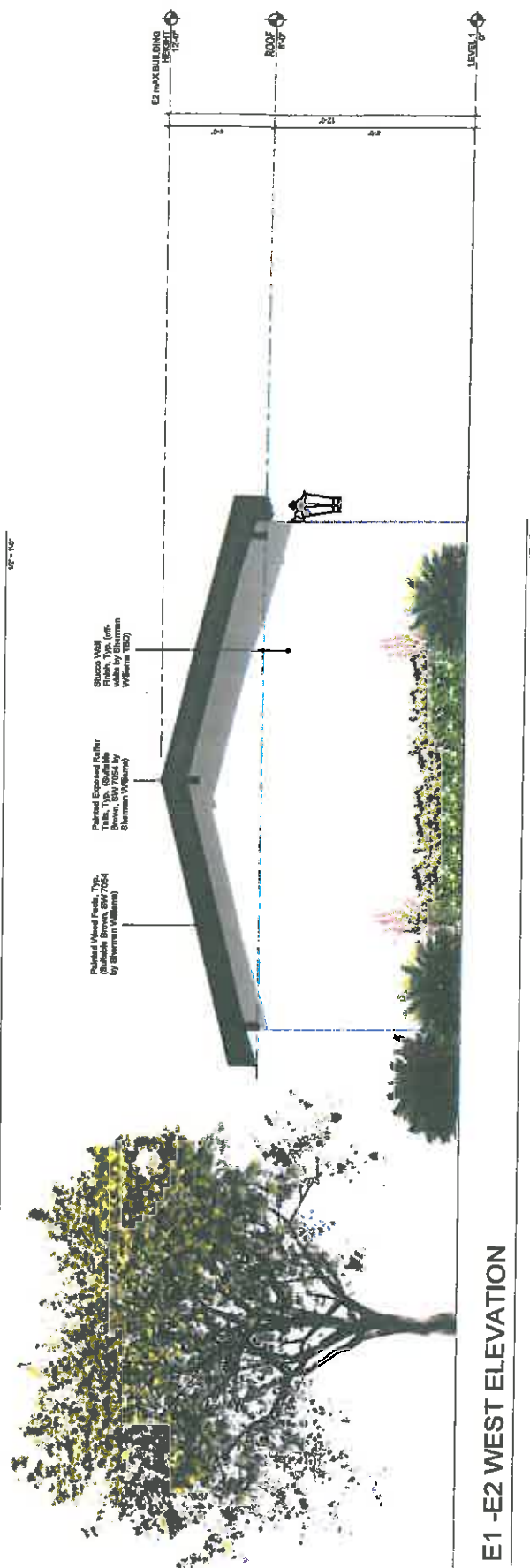


BUILDING TYPE A - 1 STORY COMMUNITY BUILDING - LEVEL 1

 <p>OCEAN POINT DEVELOPMENT</p>	<p>DESIGNER: OCEAN POINT DEVELOPMENT</p>	<p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>DATE: 04/20/19</p>
	<p>PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>LOCATION: N SHIRK ST & DEE AVE., BALVA, CA 93231</p>	<p>SCALE: 1/8" = 1'-0"</p>

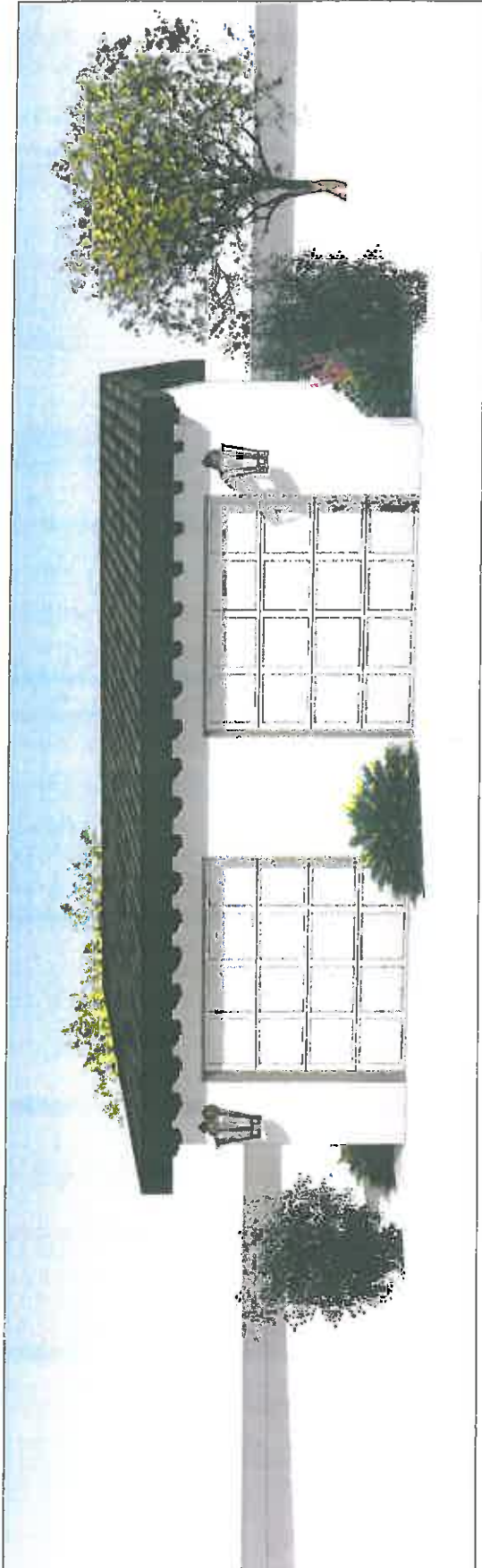


E1-E2 SOUTH ELEVATION



E1-E2 WEST ELEVATION

 <p>OCEAN POINT DEVELOPMENT</p> <p>1000 OCEAN BLVD SUITE 200 OCEAN CITY, MD 21842 TEL: 410-326-1234 WWW.OCEANPOINTDEVELOPMENT.COM</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>BLDG TYPE E1-E2 PERSP</p>	<p>A-905</p>
	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>BLDG TYPE E1-E2 PERSP</p>	<p>A-905</p>



VIEW LOOKING NORTH AT COMMUNITY BUILDING ENTRY



MEETING DATE January 11, 2017
SITE PLAN NO. 17-004
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

- During site plan design/policy concerns were identified, schedule a meeting with
- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> Fire Dept. |

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS:

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.2
Site Plan Review Committee

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Monday, January 30, 2017 1:28 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for January 11, 2017

Susan and all –

Caltrans will route:
SPR 17004 (196 units Visalia Apartments)

Caltrans has "NO COMMENTS" on:
SPR 17001 (SFR for Counseling)
SPR 17002 (Lot Line Adjustment)
SPR 17003 (125K sf warehouse; Plaza Dr interchange)
SPR 17005 (6K sf bldg.)
SPR 16035 (Spine & Pain center)

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, January 06, 2017 9:25 AM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for January 11, 2017

*Good morning,
Please find the attached SPR Agenda for January 11, 2017.*

*Susan Currier
Planning Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.currier@visalia.city
Website www.visalia.city*

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Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Tuesday, January 31, 2017 12:08 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for January 25, 2017

Susan & all –

Caltrans will internally route for possible comments on:
SPR 17004 (Visalia Apartments)

Caltrans has "NO COMMENT" on:
SPR 17011 (Hookah Lounge in existing bldg.)
SPR 17003 (125 k sf Warehouse)

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [<mailto:Susan.Currier@visalia.city>]
Sent: Thursday, January 19, 2017 4:30 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for January 25, 2017

Please find the attached Site Plan Review Agenda for January 25, 2017

*Susan Currier
Planning Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.currier@visalia.city
Website www.visalia.city*

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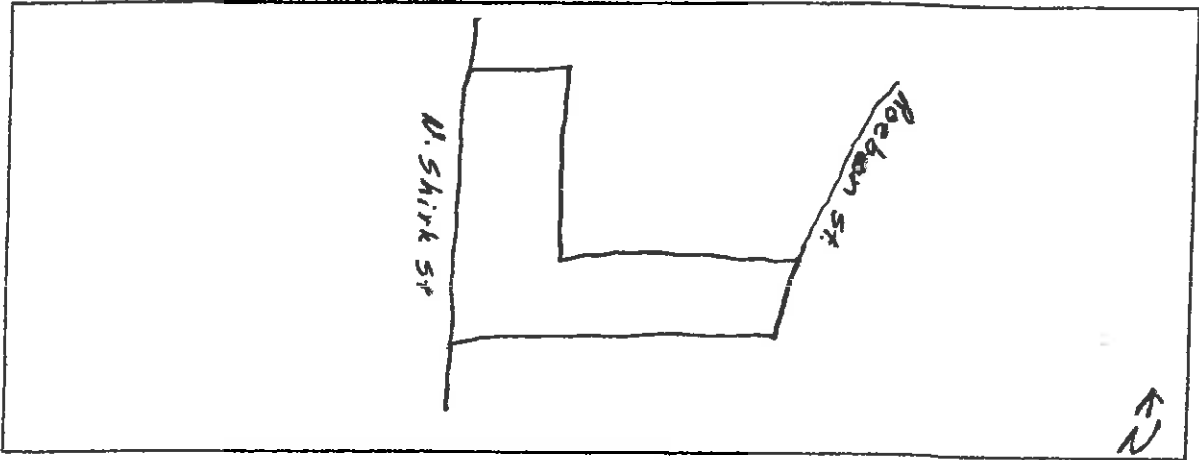
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City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 1-10-17

Site Plan Review # 17004

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments: _____

Note * IF City is to take over landscape maintenance
for Park or Landscape District (L&L) plans
will need to be provided

Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 25, 2017

ITEM NO: <u>3</u>	RESUBMTL
SITE PLAN NO:	SPR17004
PROJECT TITLE:	VISALIA APARTMENTS
DESCRIPTION:	NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT:	OWHADI CHRISTOPHER
PROP. OWNER:	TRI COUNTIES BANK
LOCATION:	APNS:077-530-065, 066, 077-740-001; 077-750-001
APN(S):	077-530-065

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 **street intersection** Locations.
- Install Stop Signs at **driveway exits, Doe Ave at Shirk, and Doe Ave at Roeben** Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
 - Provide more traffic information such as a TIA may be required. Depending on development size, characteristics, etc.,

Additional Comments:

- Doe is a collector status roadway and Shirk is an arterial status roadway. Per COV standard, driveways are required to be a minimum of 200 ft from intersection.
- Easterly driveway needs to align with driveway on south side of Doe Ave.
- Northerly driveway needs to align with driveway on west side of Shirk St. May be restricted to right in and right out only.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: JANUARY 25, 2017

SITE PLAN NO.: 17-004 RESUBMITTAL
 PROJECT TITLE: VISALIA APARTMENTS
 DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R16) (X) (B)
 APPLICANT: OWHADI CHRISTOPHER
 PROP OWNER: TRI COUNTIES BANK
 LOCATION: APNS: 077-53-065, 066, 077-740-001, 077-750-001
 APN: 077-530-065

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 35' radius; **SHIRK & DOE, ROEBEN & DOE**
- Install curb; gutter **SHIRK & DOE**
- Drive approach size: 36' MIN Use radius return; **REFER TO CITY COMMERCIAL STDS**
- Sidewalk: 6' MIN width; 10' parkway width at **SHIRK & DOE**
- 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; **STREET RIGHT-OF-WAY, SIDEWALK EASEMENTS**
- City Encroachment Permit Required. **FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **SEE ADDITIONAL COMMENTS**
- 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: **REFER TO CITY ARTERIAL AND COLLECTOR STANDARDS**

- Install street striping as required by the City Engineer. **SHIRK & DOE**
- 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. **SHIRK & DOE**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **SHIRK**
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed project will be required to complete street frontage along Doe Ave. - to include pavement, curb & gutter, sidewalk, street lights, parkway landscaping & irrigation, street trees, and street striping. Install 35' radius curb return ramps at Shirk and Roeben.**
- 2. Project will not be required to complete full pavement improvements along Shirk St. Required improvements will be as follows: curb & gutter, street lights, median improvements, parkway landscaping & irrigation, street trees, utility pole relocation (underground), and storm and sewer main extensions. Refer to City median design specifications; further coordination with City Engineer is required.**
- 3. Proposed drive approach on Shirk will need to align with existing approach on the west side in order to properly design median openings. In the interim, project will be allowed a full opening however future widening of Shirk St. will limit access to a left-in only at median.**
- 4. Proposed drive approach on Doe Ave is adequate. Refer to City commercial standards.**
- 5. Shirk and Doe entrances shall have adequate turnaround design per City standards.**
- 6. Street cross sections shall be revised to comply with current City standards. Shirk Street is a 110' right-of-way arterial street. Doe Avenue is a 84' right-of-way collector. Parkway widths and sidewalk locations will need to be adjusted.**
- 7. Pavement transitions required at Shirk & Doe intersection and entrance/exit on Shirk are responsibility of developer. Typical pavement section for temporary pavement on arterials and collectors is 3"AC/6"AB.**

- 8. City standard barricade and delineators will be required on Shirk for traffic control for unpaved area.**
- 9. Developer is responsible for the installation of a minimum of 6' of pavement on Shirk and Doe street frontages. Developer will be required to submit a cash deposit for the deferred pavement improvements along Shirk St. as part of project entitlements.**
- 10. Required median improvements on Shirk St. are a reimbursable item per the City's Transportation Impact Fee program. Reimbursements are given in the form of credit towards transportation impact fees due with project development. Further coordination with City Engineer is required.**
- 11. Trash enclosures shall comply with City 24' refuse enclosure standards - to include concrete apron and gates. Enclosure location and positions are adequate for Solid Waste direct-stab requirements.**
- 12. The Fire & Solid Waste access gate and approach on Roeben is adequate. Coordination with both Departments is required for access codes.**
- 13. All landscape improvements shall comply with State MWELo regulations. Landscape designs shall be submitted with site improvement permits.**
- 14. Refer to City standards for public street light specifications. Electrical plan shall be submitted with site improvements. The City shall establish a Lighting District to maintain the installed public street lights along Doe and Shirk. Refer to City landscape and lighting district application and fees.**
- 15. All landscape and irrigation onsite, as well as perimeter street parkways, shall be maintained by the projects private association. Copies of the association shall be submitted to the City for review and acceptance.**
- 16. A block wall will be required along the property lines abutting existing single family residences. Refer to further conditions by the Planning Dept.**
- 17. There is an existing basin on the easterly parcel at Doe & Roeben. The City currently has a temporary basin easement over this parcel. The basin is no longer needed as the necessary storm drain improvements have been previously installed that direct run-off to the regional basin south of this site, adjacent to the railroad. Proposed project will be required to remove/abandon all existing storm drain structures onsite and backfill. An abandonment fee will be required for the easement quitclaim by the City.**
- 18. Project will incur development impact fees for proposed acreage and building development. Refer to page 4 for applicable fees and preliminary estimate.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **17-004 RESUBMITTAL**

Date: **1/25/2017**

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: **10/1/2016**)
(Project type for fee rates: **MULTI-FAMILY**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,226/AC X 19.5 = \$23,907
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,933/UNIT X 196 = \$770,868
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$425/UNIT X 196 = \$83,300 TREATMENT PLANT FEE: \$745/UNIT X 196 = \$146,020
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41/LF X 1700 (DOE & SHIRK) = \$69,700
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,397/AC X 19.5 = \$105,242
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,058/UNIT X 196 = \$599,368
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,963/AC X 19.5 = \$77,279
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$4,148/AC X 19.5 = \$80,886
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/AC X 19.5 = \$35,081
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$482/UNIT X 196 = \$94,472
<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

Paul Bernal, Planning Division (559) 713-4025

Date: January 25, 2017

SITE PLAN NO: 201-004 RESUBMITTAL
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT
(CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP. OWNER: TRI COUNTIES BANK
LOCATION TITLE: NORTHEAST CORNER OF N. SHIRK ST. & W. DOE AVE.
APN TITLE: 077-530-065, 066; 077-740-001; 077-750-001
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: C-S – Service Commercial
UPDATE ZONING: R-M-2 – Multi-Family Residential

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (01/25/2017):

1. CUP Required for more than 60 units.
2. Setbacks are measured from property line.
3. Block Wall – Staff will be including a condition of the CUP requiring a 7-foot high block wall along the property lines adjoining the single family residential area.
4. Provide cross-section of Shirk St. The two cross-section for Shirk St. shall depict Shirk St. at full buildout with median island.
5. Staff will be recommending additional trees along the east property line to provide additional buffer to the single family area depending upon the final configuration of the units and distance from the adjacent single family.
6. Circulation – see the Engineering comments – the realignment of the main access points (Shirk and Doe) is discussed. The on-site stubbed access drive at the east end should be considered for an exit only gate onto Roeben Street.
7. The proposed parking, 465 spaces, is 2.3 stalls per unit ratio. This exceeds the standard 1.5 stalls per unit requirement. Depending upon numbers of bedrooms and the target cliental, this would provide parking for two cars per unit renters.
8. The project will be subject to the Good Neighbor polices for multiple family developments.
9. NOTE: This review does not include the extended portion of the parcel which lies on the south side of Doe Avenue at the intersection with Shirk. Staff has discussed the remainder and determined that a Certificate of Compliance could be considered to establish it as a separate parcel.

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

Design District: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

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

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

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 spaces 1.5 per unit minimum (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)
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. 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).
9. Parking lot to be screened from view by a 3-foot high solid wall when located across the street from residential property.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
11. Front carport area to have a 3-foot tall screening wall.
12. Provide transit facilities on site plan if required by the Transit Division.
13. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

14. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide 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.
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. 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.
7. 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.
8. Provide minimum of 7-foot high concrete block wall or masonry wall along the property line adjacent to the single family residential areas.
9. **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.
10. 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.
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.
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.

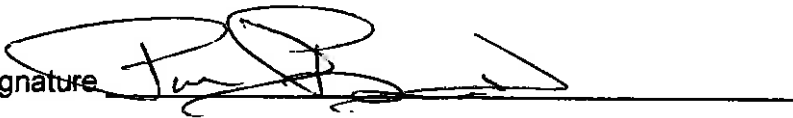
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate 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.

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 be "T. J. [unclear]", written over a horizontal line.

ITEM NO: 3 DATE: January 25, 2017
 SITE PLAN NO: SPR17004 **RESUBMIT**
 PROJECT TITLE: VISALIA APARTMENTS
 DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY
 HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
 APPLICANT: OWHADI CHRISTOPHER
 PROP OWNER: TRI COUNTIES BANK
 LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
 APN(S): 077-530-065

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

Site Plan Review Comments

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

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

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

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:
 _____ *192*

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: January 25, 2017
SITE PLAN NO: SPR17004 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: TRI COUNTIES BANK
LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
APN(S): 077-530-065

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department **(FOR POOL)** *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 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: 1/11/17
- Special comments: _____

 Date: 1/25/17

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

COMMERCIAL BIN SERVICE

17-004

shirk & doe

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated 16-06
- 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) with no less than 38' clear space in front of the bin, included the front concrete pad.
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

COMMENTS

Bin enclosures are good to go with a direct stab, if any changes, solid waste will need to be notified.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 3 DATE: January 25, 2017
SITE PLAN NO: SPR17004 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY
 HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: TRI COUNTIES BANK
LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
APN(S): 077-530-065

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

1-23-17

DATE



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

ITEM NO: 3

DATE: January 25, 2017

SITE PLAN NO:

SPR17004

RESUBMIT

PROJECT TITLE:

VISALIA APARTMENTS

DESCRIPTION:

NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
OWHADI CHRISTOPHER

APPLICANT:

TRI COUNTIES BANK

PROP OWNER:

APNS: 077-530-065, 066; 077-740-001; 077-750-001

LOCATION:

077-530-065

APN(S):

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 2016 California Fire Code (CFC), 2016 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 a 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. *2016 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before Site Plan Review can be conducted. Please submit plans with more detailed information. Please include information on .

General

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored in building or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*

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 2016 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 for Residential, Commercial & Industrial

Residential

Fire hydrant spacing and location shall comply with the following requirements:
The exact location and 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(5)*

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 & Industrial

Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*

Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*

To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

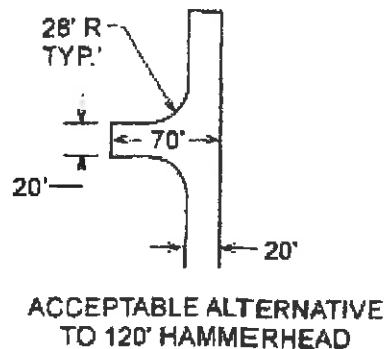
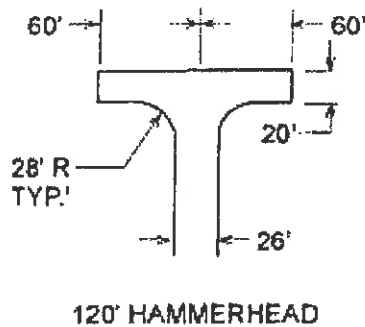
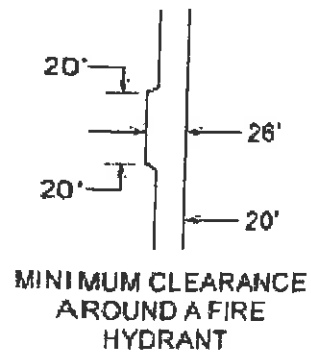
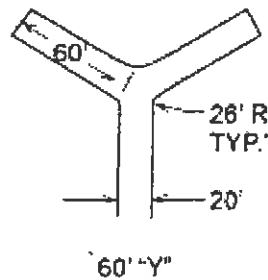
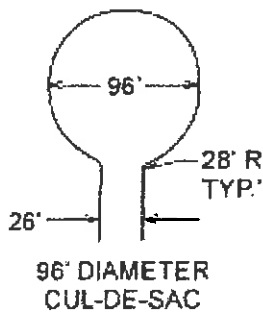
A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that 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.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/D103.6

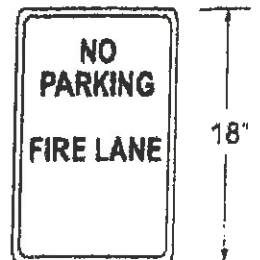
SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



18"

12"

12"

12"

- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - 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 Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

Fire Protection Systems

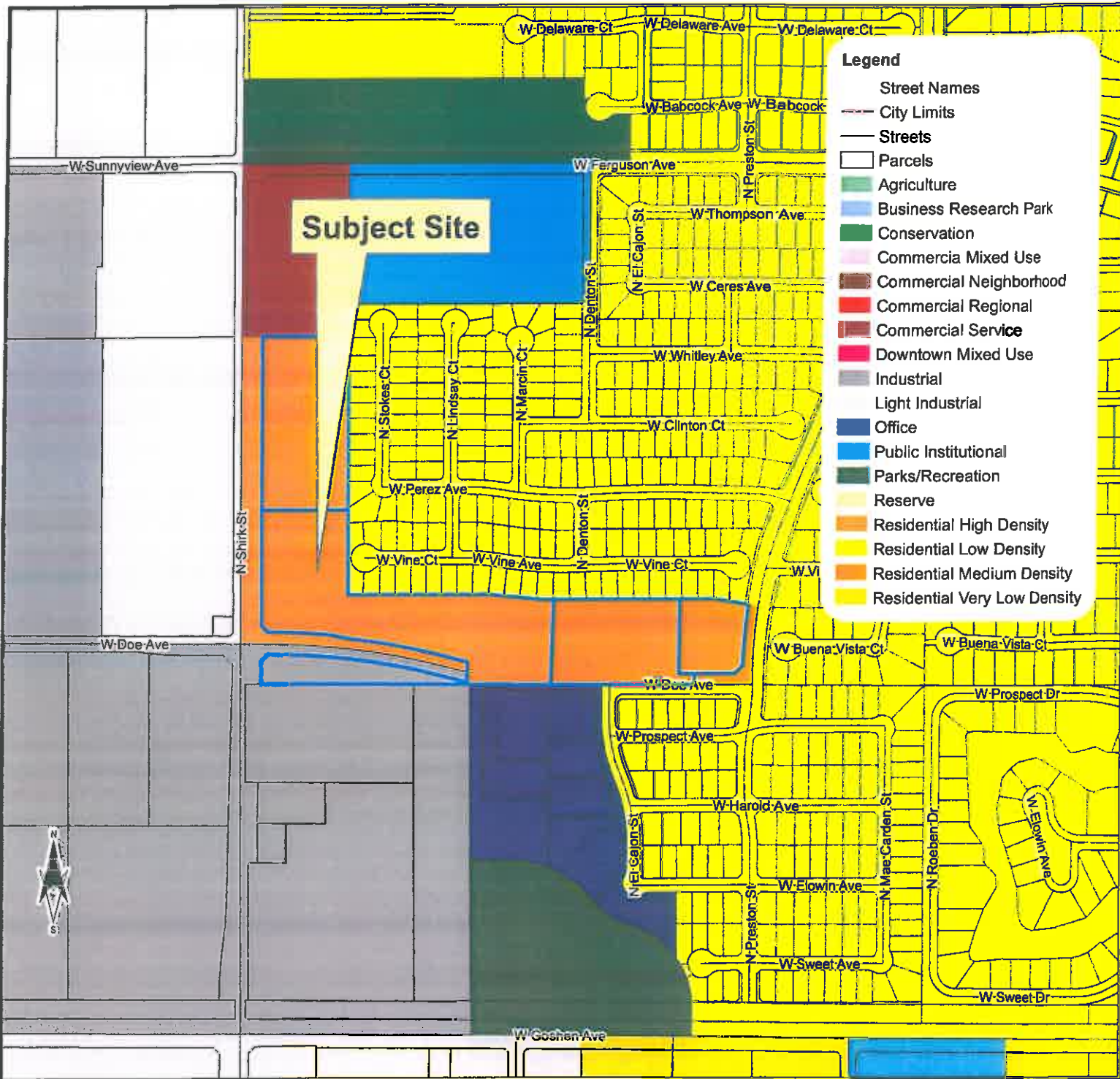
- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- 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. *2016 CFC 904.12 & 609.2*

Special Comments



Kurtis A. Brown

City of Visalia



Land Use Designations

0 125 250 500 750 1,000 Feet

CUP 2017-08

City of Visalia



Aerial Photo

0 125 250 500 750 1,000 Feet

CUP 2017-08

City of Visalia

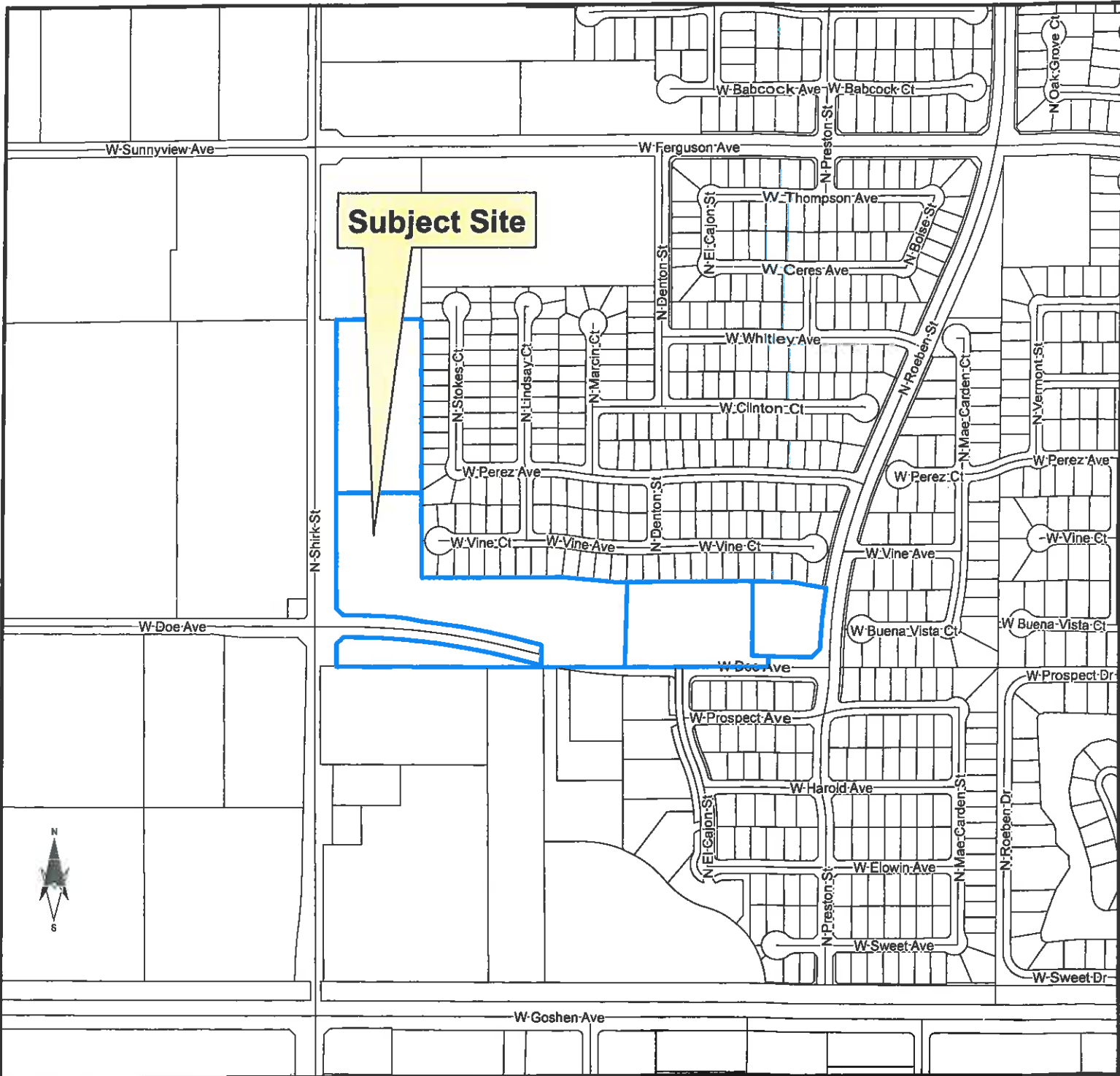


Aerial Photo

0 65 130 260 390 520 Feet

CUP 2017-08

City of Visalia



Location Map

0 125 250 500 750 1,000 Feet

CUP 2017-08