

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, NOVEMBER 13, 2017; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

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.
 - a. Time Extension for Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41: A request by Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent) to divide 14.6 acres into 46 lots with Remainder lots for a planned residential development of single-family, duplex, triplex, and four-piex townhouses.
 - b. Time Extension for Los Pinos Vesting Tentative Subdivision Map No. 5467: A request by Acevedo Properties to divide 9.8 acres into 21 lots for single-family development. The project is located at the northwest corner of South Dans Street and West Visalia Parkway (APN: 126-760-010 and 126-020-065).
 - c. Vista Del Sol Estates Tentative Subdivision Map No. 5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. and Conditional Use Permit No. 2015-19, a request to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)
 - d. Finding of Consistency 2017-05: A request by the Neighborhood Church to change the monument sign design approved as a part of Conditional Use Permit No. 2016-26. The site is located at 5505 West Riggin Avenue (APN: 077-100-062). Conditional Use Permit No. 2016-26 was approved by the Planning Commission on December 12, 2016.

5. PUBLIC HEARING – Paul Bernal *Continued from 10/23/2017*
Conditional Use No. 2017-33, a request by Lennar Homes of California, Inc., to establish a Planned Residential Development with modified rear yard setbacks for a 94-lot approved and recorded Eagle Meadows of Visalia 20 subdivision map. The Eagle Meadows of Visalia 20 subdivision map is located on the east side of North Mooney Boulevard between West Ferguson Avenue and West Riggin Avenue (APN: 090-010-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-75
6. PUBLIC HEARING – Paul Scheibel
 - a. General Plan Amendment GPA No. 2017-03: A request by the City of Visalia to amend the General Plan Land Use designation on two parcels totaling 15.69 acres, from RHD (Residential High Density) to RMD (Residential Medium Density), located on the northeast corner of Riggin Ave. and Court St., and to revise the Regional Housing Needs Allocation (RHNA) Sites Inventory to reflect the change in development density potential (APNs: 079-310-004, and -005)
 - b. Change of Zone COZ No. 2017-04: A request by the City of Visalia to amend the Zoning designation on two parcels totaling 15.69 acres, from R-M-3 (Multi-family Residential, 1,200 sq. ft. of lot area per unit) to R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggin Ave. and Court St., (APNs: 079-310-004, and -005)

That a Negative Declaration was adopted for the proposed Housing Element Update (Negative Declaration No. 2015-56) and the Zoning Ordinance Update (Environmental Document No. 2016-41), and are directly applicable to this project, and which disclosed the project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addresses the project necessary to enable regulatory enforcement of the new plan policies and to achieve consistency between the General Plan and implementing ordinances. Therefore, Environmental Document No. 2017-76 can be adopted for this project.

7. WORK SESSION – James D. Koontz, Assistant City Attorney
Robert's Rules of Order/Recusal Requirements
8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MONDAY NOVEMBER 27, 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, DECEMBER 11, 2017

City of Visalia



To: Visalia Planning Commission
From: Paul Bernal, City Planner (559) 713-4025
paul.bernal@visalia.city
Date: November 13, 2017

Re: **Time Extension for Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41:** A request by Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent) to divide 14.6 acres into 46 lots with Remainder lots for a planned residential development of single-family, duplex, triplex, and four-plex townhouses.

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension for the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41, set to expire on November 15, 2017.

BACKGROUND:

On November 15, 2004, the Visalia City Council approved an appeal by the applicants (Forester, Weber & Branum, LLC, on behalf of Kevin Fistolera and Bob Aushermann) of the Planning Commission's denial of the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41.

The subdivision map and conditional use permit will subdivide 14.6 acres into 46 lots and create two Remainder lots totaling 1.55 acres on the north side of the project area for the purpose of reserving land for a future freeway interchange, as well as other lots which will be dedicated as landscape and/or riparian easements. Of the 46 lots, 40 are to be developed with single-family dwelling units while the remaining six lots on the north end of the project will be developed with duplex, triplex, or four-plex units for a total of 18 multi-family dwelling units (see Exhibit "A"). The six multi-family lots (see Exhibit "B"), are accessed by a private driveway off Kaweah Avenue. The remaining 40 lots will be constructed for single-family residences, and will have lot sizes between 6,080 and 9,214 square feet. The project site is located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliff Street.

The expiration date for of the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41 was November 15, 2006, two years from the original date of approval by the City Council.

The applicant/subdivider has submitted a final map and improvement plans to the City's Engineering Division in an effort to have the improvements plans approved which will allow them to proceed with recording a final map.

REQUEST:

The original expiration date for the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41 was November 15, 2006, two years from the date of approval by the City Council. However, the Planning Commission approved two one-year time extension requests for this map in 2006 and 2007.

Pursuant to Section §66452.6 of the Subdivision Map Act, time extensions of tentative maps are permitted for a period or periods not exceeding 36 months. However, the Governor has signed Assembly Bill's (116, 208, 333, and 1303) and a Senate Bill (1185) which have automatically extended the expiration dates for approved tentative maps. The automatic state extensions extended the expiration date for the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41 to November 15, 2017. Please note, Section 17.38.030 of the Visalia Zoning Ordinance allows only a one year extension for Conditional Use Permits (CUP). However, this CUP (i.e., CUP No. 2004-41) is tied to the subdivision map and is not considered a standalone CUP project. Therefore, the time extension provisions of Section §66452.6 of the Subdivision Map Act shall apply to both the Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41.

Although the State has previously passed legislation that has automatically extended the expiration dates of tentative maps, there was no such legislation that was passed in the legislative session that ended in September 2017. This has caused tentative maps approved by the Planning Commission to expire, whether approved two years ago or approved prior to the State's enactment of automatic time extensions.

The applicant has submitted the third and final time extension request per their letter dated November 1, 2017. This time extension request was filed in a timely manner. The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until November 15, 2018, to file and record the final subdivision map. If the request is denied, the applicant would have to reapply for a new tentative subdivision map for any lots that not finalized prior to expiration.

ATTACHMENTS:

- Letter of Request for the Time Extension
- Resolution No. 2004-336 for Emerald Creek Tentative Subdivision Map No. 5453
- Resolution No. 2004-337 for Conditional Use Permit 2004-41
- Exhibit "A" Tentative Subdivision Map
- Exhibit "B" Development Plan
- Location Map

FORESTER, WEBER & ASSOCIATES, LLC
Licensed by the
Board for Professional Engineers and Land Surveyors
1620 W. Mineral King Ave., Suite B
Visalia CA 93291
Phone (559)732-0102 Facsimile (559)732-8479

November 1, 2017


City of Visalia
Planning Commission

Re: Emerald Estates Subdivision No. 5453

We respectfully request a one year extension of time for the recording of this final map, due to expire November 15, 2017.

The final requirements of the City are at this time being completed.

Thank you for your consideration. The required filing fee is attached.


Dennis R. Forester
PLS 4076

RECEIVED
NOV 2 2017
COMM. DEVELOP.
CITY OF VISALIA

RESOLUTION NO. 2004-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION DENIAL OF EMERALD CREEK TENTATIVE SUBDIVISION MAP, LOCATED AT THE LOCATED ON THE SOUTH SIDE OF NOBLE AVENUE, APPROXIMATELY 1/3 MILE EAST OF MCAULIFF STREET.

WHEREAS, Emerald Creek Tentative Subdivision Map is a request by Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent) to divide 14.6 acres into 46 lots for single-family and multi-family residential use with Remainder lots, located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliff Street. (APN: 101-060-02); and

WHEREAS, the Planning Commission of the City of Visalia, after twenty one (21) days published notice did hold a public hearing before said Commission on October 11, 2004; and

WHEREAS, the Planning Commission of the City of Visalia, after conducting a public hearing, denied Emerald Creek Tentative Subdivision Map; and

WHEREAS, on October 13, 2004, a written appeal was filed by the applicants' agent of the action of the Planning Commission; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice, held a public hearing before said Council on November 15, 2004; and

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

WHEREAS, the City Council of the City of Visalia finds the subdivision in accordance with Section 16.04.040 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

1. That the proposed location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2004-89 with Addendum is hereby adopted.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

**RESOLUTION UPHOLDING
APPELLANT,
APPROVING SUBDIVISION MAP**

BE IT FURTHER RESOLVED that the City Council upholds the appeal and reverses the Planning Commission denial of the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2003-078
2. That the final map be developed in substantial compliance with the approved tentative subdivision map shown in Exhibit "A".
3. That a 56 ft. wide easement or dedication by separate instrument be recorded to provide vehicular access for Lots 7 through 16, prior to the final recordation of the subdivision map.
4. That a 15 ft. wide access easement for multi-agency use located along the Packwood Creek top of bank be shown on the final map.
5. That the landscape and lighting district lots along Noble Avenue be identified on the final map.
6. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or walls, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments for same from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
7. That on all lots adjacent to block walls, setbacks shall be measured from the inside face of the block wall.
8. That a minimum 6-foot tall screening fence or wall be installed where the subdivision adjoins existing residences to the north.
9. That all other city codes and ordinances be met.

PASSED AND ADOPTED: 11/15/04

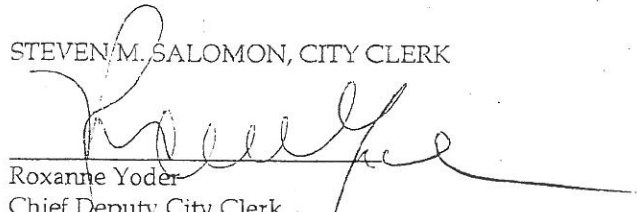
STEVEN M. SALOMON, CITY CLERK

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

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2004-336 passed and adopted by the Council of the City of Visalia at a regular meeting held on November 15, 2004.

Dated: 12/3/2004

STEVEN M. SALOMON, CITY CLERK


Roxanne Yoder
Chief Deputy City Clerk

RESOLUTION NO. 2004-337

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA DENYING THE APPEAL AND DENYING CONDITIONAL USE PERMIT NO. 2004-41, LOCATED AT THE LOCATED ON THE SOUTH SIDE OF NOBLE AVENUE, APPROXIMATELY 1/3 MILE EAST OF MCAULIFF STREET.

WHEREAS, Conditional Use Permit No. 2004-41 is a request by Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent) to allow a planned residential development of single-family, duplex, triplex, and four-plex townhouses, located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliff Street. (APN: 101-060-02); and

WHEREAS, the Planning Commission of the City of Visalia, after twenty one (21) days published notice did hold a public hearing before said Commission on October 11, 2004; and

WHEREAS, the Planning Commission of the City of Visalia, after conducting a public hearing, denied Emerald Creek Tentative Subdivision Map; and

WHEREAS, on October 13, 2004, a written appeal was filed by the applicants' agent of the action of the Planning Commission; and

WHEREAS, the City Council of the City of Visalia, after ten (10) days published notice, held a public hearing before said Council on November 15, 2004; and

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

WHEREAS, the City Council of the City of Visalia finds the subdivision in accordance with Section 16.04.040 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

**RESOLUTION UPHOLDING
APPELLANT,
APPROVING C.U.P.**

3. That the density requirements of Zoning Ordinance 17.26.040, prescribed for the R-1-6 Zone, are met by this project.
4. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2004-89 with Addendum is hereby adopted.
5. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the City Council upholds the appeal and reverses the Planning Commission denial of the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2003-078.
2. That the final map be developed in substantial compliance with the approved tentative parcel map shown in Exhibit "A."
3. That the multi-family portion be developed in substantial compliance with the site plan shown in Exhibit "B."
4. That the multi-family residential units be developed in substantial compliance with the character of the elevation shown in Exhibits "A".
5. That the owner/operator(s) of all multiple family residential parcels shall be subject to the following conditions:

A. Maintenance and Operations

1. All development standards, city codes and ordinances shall be continuously met for this 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, and debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. A deteriorated condition of an individual multi-family unit, even attributable to normal wear and tear, the Owner(s) shall make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units and other on-site structures and facilities in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. No public events are allowed without obtaining a City Special Events permit prior to the event.
8. Provide 24 hour availability for Visalia Police Department to Maintenance and Management Staff. Owner(s) and / or Property Management personnel shall be

available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.

9. Owner(s) and / or Property Management personnel shall be available at all times to respond to management and maintenance issues raised by any concerned individual.
10. Establish and conduct a regular program of routine maintenance for the 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.
11. 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

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

C. Parking

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

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

1. Standards of aesthetics for renters in regard to the use and condition of the areas of the units visible from the outside (patios, entryways).
 2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 3. Rules for use of open areas/recreational areas of the site in regard to drinking of alcoholic beverages, congregating, or public nuisance activities.
 4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and recreational vehicles
 5. Standards of behavior for tenants that could lead to eviction.
 6. The tenant shall be required to read and sign the Tenant Agreement and have a copy provided to them prior to occupancy.
6. That there be a minimum 5 feet of usable rear yard landscape setback between the rear lot line and any parking area or residential unit on tentative lot numbers 1 through 6. This condition will not apply to the area designated for the individual trash can storage area.

7. That on all lots adjacent to block walls, setbacks shall be measured from the inside face of the block wall.
8. That all other city codes and ordinances be met.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2004-41, prior to the issuance of any building permits for this project.

PASSED AND ADOPTED: 11/15/04

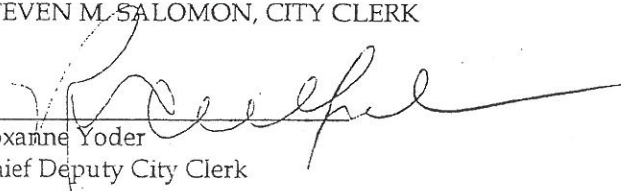
STEVEN M. SALOMON, CITY CLERK

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

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2004-337 passed and adopted by the Council of the City of Visalia at a regular meeting held on November 15, 2004.

Dated: 12/3/2004

STEVEN M. SALOMON, CITY CLERK



Roxanne Yoder
Chief Deputy City Clerk

EMERALD CREEK
TENTATIVE SUBDIVISION MAP

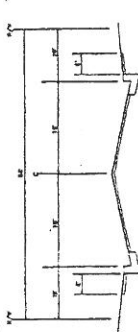
DATE: 3/23/04
 SHEET NO. 1 OF 1
 JOB NO. 041301-001

OWNERS:
 BOB AUSHERMAN
 410 W. MAIN ST.
 VISALIA CA 93291

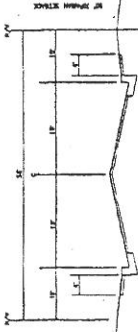
SUBDIVIDER:
 KEVIN FISTOLERA
 110 S. MOODY, SUITE "Y"
 VISALIA CA 93281

ENGINEER:
 FORESTER, WEBER & ASSOCIATES
 1620 W. IRMICAL KING AVE., SUITE 0
 VISALIA, California 93281
 (559) 732-0102

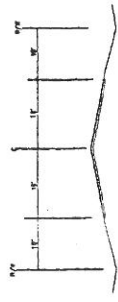
NOTES:
 1. EXISTING PROJECT INFO, APPROVALS
 2. PROPERTY LINE, ADJACENT TO PROPERTY
 3. BOUNDARY LINE, ADJACENT TO PROPERTY
 4. EASEMENTS, ADJACENT TO PROPERTY
 5. EASEMENTS, ADJACENT TO PROPERTY
 6. EASEMENTS, ADJACENT TO PROPERTY
 7. EASEMENTS, ADJACENT TO PROPERTY
 8. EASEMENTS, ADJACENT TO PROPERTY
 9. EASEMENTS, ADJACENT TO PROPERTY
 10. EASEMENTS, ADJACENT TO PROPERTY



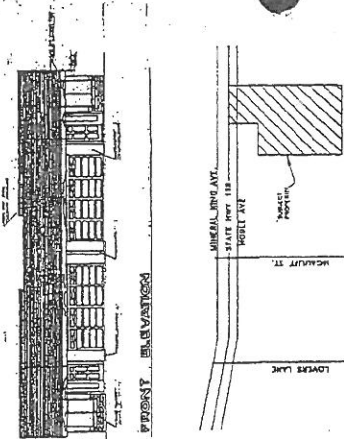
INTERIOR STREETS X-SECTION (TYP)



ARROYO STREET X-SECTION
 S. OF INT. KAWEAH & ARROYO



ARROYO STREET X-SECTION
 N. OF INT. KAWEAH & ARROYO



Vicinity Map
 NO SCALE

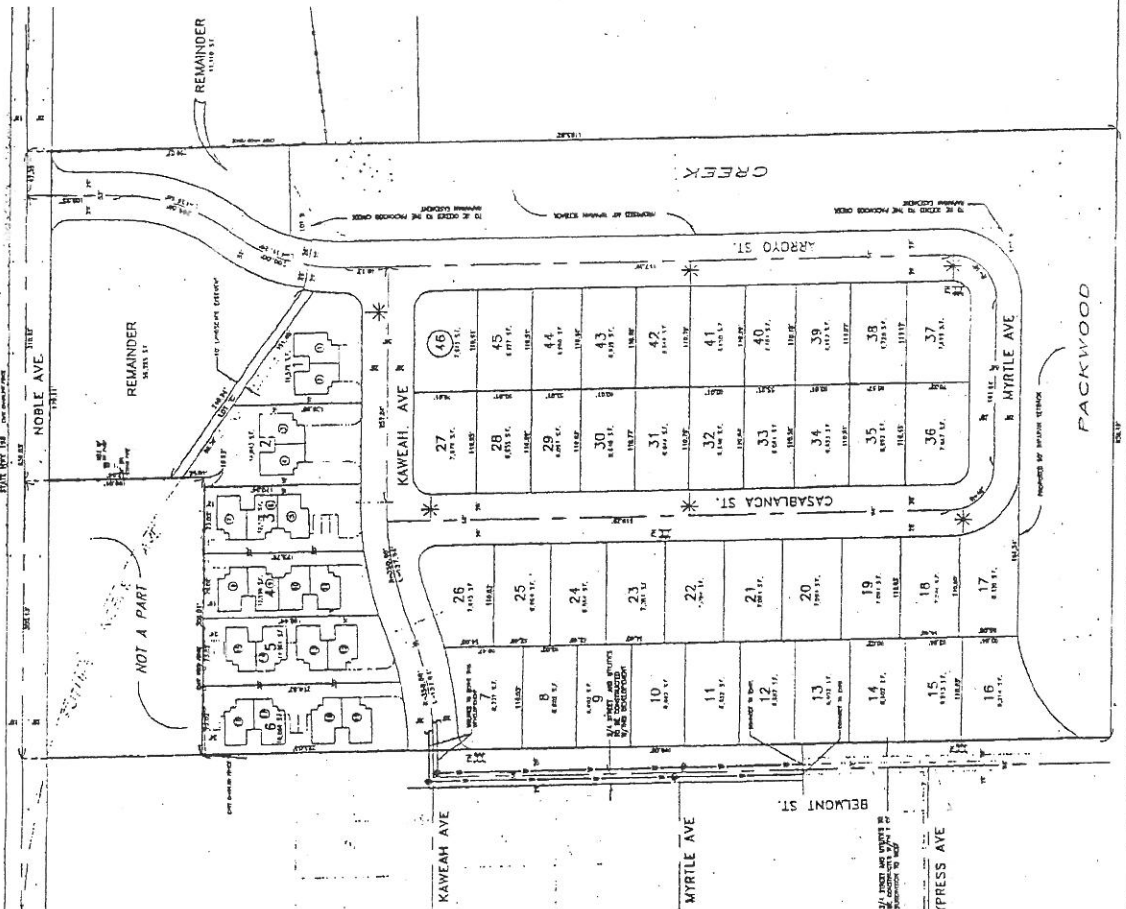
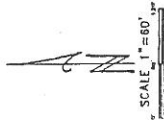


Exhibit "A"

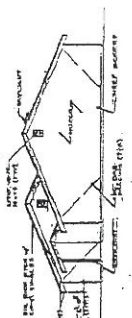
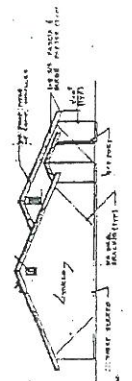
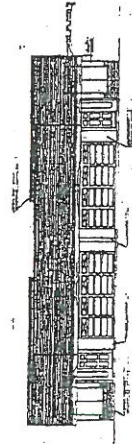
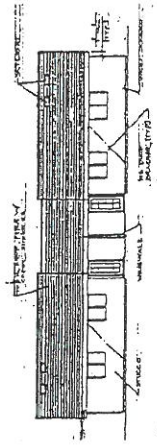
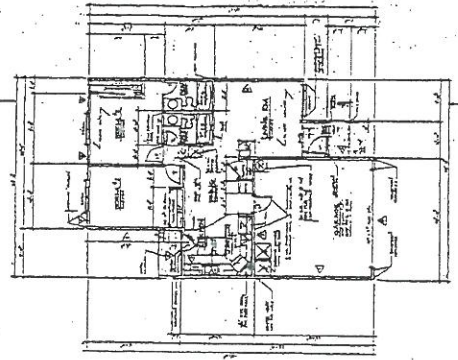
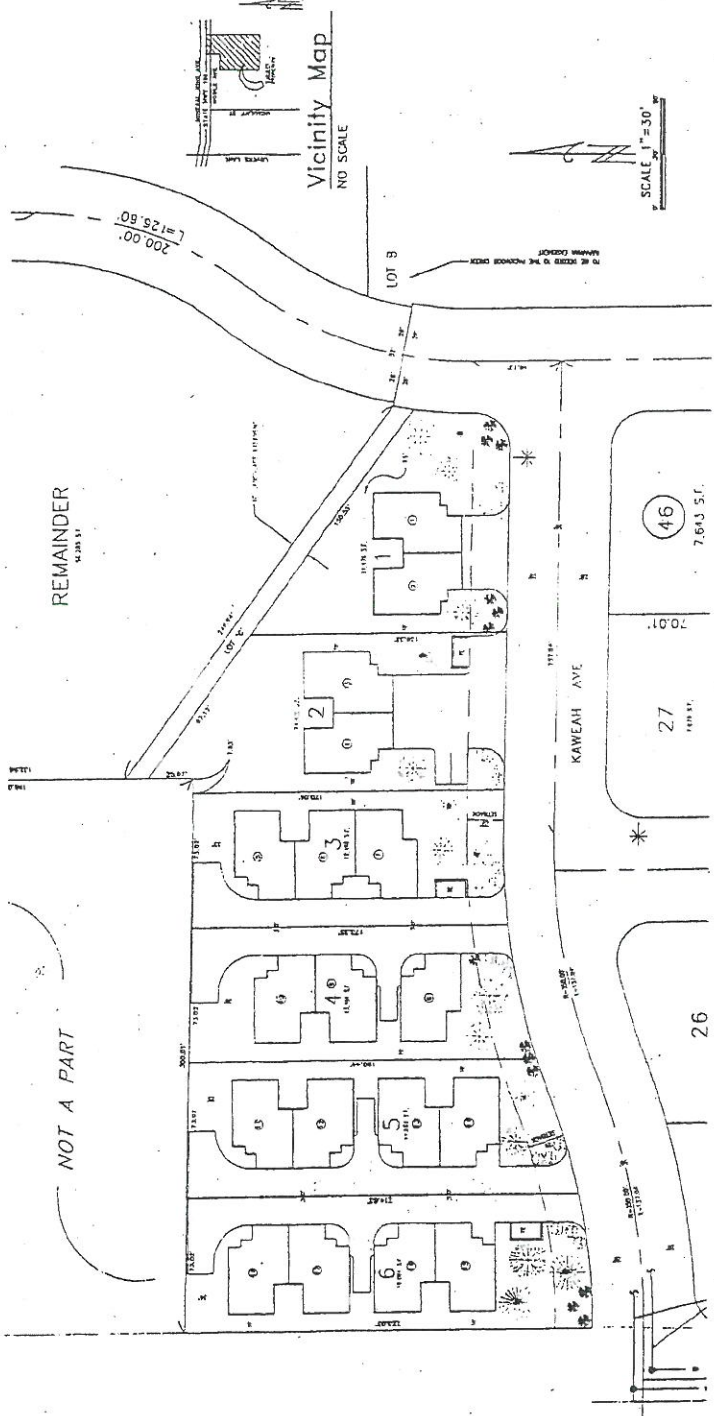
SCALE: AS NOTED DATE: 3/23/04 DRAWN BY: BW CHECKED BY:		REVISION: 1 NO. 1 DATE: 3/23/04	FORESTER, WEBER & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 1620 WEST IRMICAL KING AVENUE, VISALIA, CALIFORNIA 93291 (559) 732-0102, fax 732-1700		FOR: FISTOLERA -- AUSHERMAN	SHEET TITLE TENTATIVE SUBDIVISION MAP	SHEET 1 OF 1 SHEETS JOB NUMBER 041301-001
APPROVED BY:							

**EMERALD CREEK
PLANNED RESIDENTIAL DEV.**

OWNERS:
BOB AUSSERMAN
810 W. JAHN ST.
VISALIA CA 93281

SUBDIVIDER:
KEVIN FISTOLERA
310 W. JAHN ST.
VISALIA CA 93281

ENGINEERS:
FORESTER, WEBER & ASSOCIATES
1820 WEST MINERAL KING AVENUE
VISALIA, CALIFORNIA 93281
(559) 732-0102



PLANNED RESIDENTIAL DEVELOPMENT PLAN

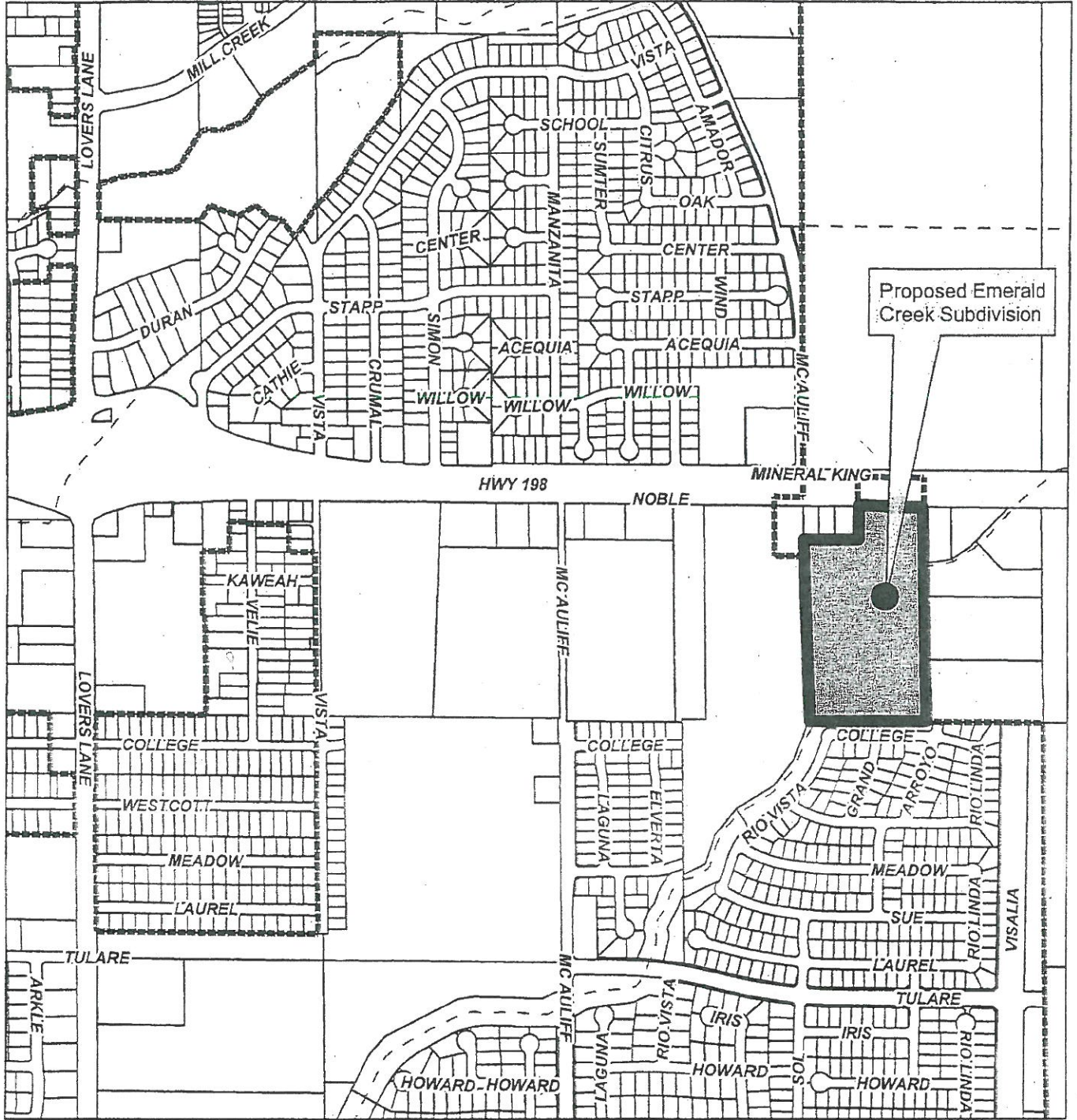
ELEVATIONS/FLOORPLAN

SCALE AS NOTED	NO. REVISION	DATE	NO. SHEET	1
DATE 9/27/04			OF 1 SHEETS	
DRAWN BY BM			JOB NUMBER	
CHECKED BY			APPROVED BY:	
FOR: FORESTER, WEBER & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 1820 WEST MINERAL KING AVENUE VISALIA, CALIFORNIA 93281 (559) 732-0102 or 732-1708			SHEET TITLE PLANNED RESIDENTIAL DEVELOPMENT EXHIBIT	
NOT A PART			APPROVED BY: FISTOLERA - AUSSERMAN	

Exhibit "B"

Emerald Creek Tentative Subdivision Map

Location: The project is located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliffe Street. (APN: 101-060-02)



Location Map

